

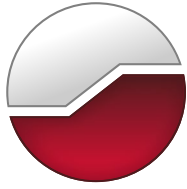


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**Phase One Environmental Site Assessment
5384 Boundary Road
Ottawa, Ontario**

GEMTEC Project: 100011.122



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Submitted to:

NOVATECH Planners & Landscape Architects
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Phase One Environmental Site Assessment
5384 Boundary Road
Ottawa, Ontario

June 2, 2025
GEMTEC Project: 100011.122

GEMTEC Consulting Engineers and Scientists Limited
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June 2, 2025

File: 100011.122

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Suite 200 240 Michael Cowpland Drive
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Attention: Ryan Poulton, MCIP, RPP, Project Manager

**Re: Phase One Environmental Site Assessment
5384 Boundary Road,
Ottawa, Ontario**

Enclosed is our Phase One Environmental Site Assessment (ESA) report for the above-noted property. The report presented herein is based on the scope of work summarized in the proposal dated March 24, 2025. This report was prepared by Jeffrey Gauthier, B.Eng. and reviewed with input by Nicole Soucy, M.A.Sc., P.Eng., QP_{ESA}, and Mike Kosiw, B.Sc., EP, CESA_{II}.



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1.0 EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by NOVATECH Planners & Landscape Architects (Novatech) to carry out a Phase One Environmental Site Assessment (ESA) of the property located at 5384 Boundary Road, in Ottawa, Ontario (hereafter referred to as the Site and Phase One Property). It is understood that the Phase One ESA is required to support the proposed rezoning for the property located at 5384 Boundary Road.

This Phase One ESA was carried out in general accordance with Ontario Regulation (O. Reg) 153/04. The Phase One Property is not considered an enhanced investigation property as defined by O. Reg 153/04.

The primary objective of this Phase One ESA is to identify and document current and historical environmental conditions and operations or practices at and in the vicinity of the Site that have the potential to impact soil and/or groundwater quality at the Site, and to determine if such operations or practices result in any Areas of Potential Environmental Concern (APECs) in association with the Site. The general objectives were met through the evaluation of the information gathered from the review of records, interviews, and a Site reconnaissance.

Based on the Phase One ESA findings, potentially contaminating activities (PCAs) were identified resulting in the following APECs:

- APEC 1 – Historic development of the property, likely with fill of unknown quality. Contaminants of Potential Concern (COPCs) include Metals, Other Regulated Parameters (ORPs) (electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg), Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Polycyclic Aromatic Hydrocarbons (PAHs);
- APEC 2 – Presence of shop where landscaping equipment is maintained. COPCs include Volatile Organic Compounds (VOCs), PAHs, Metals, PHCs, and BTEX with potential for impacts in soil and groundwater;
- APEC 3 – Presence of vehicle maintenance. COPCs include VOCs, PAHs, Metals, PHCs, and BTEX with potential for impacts in soil and groundwater; and,
- APEC 4 – Presence of gasoline Underground Storage Tanks (USTs) located at 5425 Boundary Road. COPCs include PAHs, PHCs, and BTEX with potential for impacts in soil and groundwater.

Based on the identification of APECs associated with the Site, a subsurface investigation would be required to assess for potential impacts to soil and/or groundwater.

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2.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by NOVATECH Planners & Landscape Architects (Novatech) to carry out a Phase One Environmental Site Assessment (ESA) of the property located at 5384 Boundary Road, in Ottawa, Ontario (hereafter referred to as the Site and Phase One Property).

The Site consists of 4.91 acres (1.99 hectares) of land at 5384 Boundary Road.

It is understood that the Phase One ESA is required to support the proposed rezoning for the property located at 5384 Boundary Road. The location of the Site is provided on Figure A.1 in Appendix A.

This Phase One ESA was carried out in general accordance with Ontario Regulation (O. Reg) 153/04. The Phase One Property is considered an enhanced investigation property as defined by O. Reg 153/04 based on its current property use.

The primary objective of this Phase One ESA is to identify and document current and historical environmental conditions and operations or practices at and in the vicinity of the Site that have the potential to impact soil and/or groundwater quality at the Site, and to determine if such operations or practices result in any APECs in association with the Site. The general objectives were met through the evaluation of the information gathered from the review of records, interviews, and a Site reconnaissance.

The Phase One ESA was conducted by GEMTEC staff members whose qualifications are provided in Appendix B.

2.1 Phase One Property Information

GEMTEC was retained by Novatech to conduct a Phase One ESA of the following property:

Information	Description
Municipal Address	5384 Boundary Road, Ottawa, Ontario, K0A 1K0
Property Identification Number	04324-0165 (LT)
Legal Description	PT LT 1 CON 9 (O.F.) GLOUCESTER PT 1 5R4318; S/T NS60057; OTTAWA

The contact information for the Phase One Property is:

Owner / Client	Address	Contact Information
Client: Missac Dokmajian	5384 Boundary Road Ottawa, Ontario K0A 1K0	Missac Dokmajian tel: (613) 863-2258 email: ugc.services@hotmail.ca

3.0 SCOPE OF THE INVESTIGATION

3.1 General Objectives

The Phase One ESA was carried out in general accordance with O. Reg 153/04. The primary objective of the Phase One ESA is to identify any former, or current, operations or practices that may represent APECs with respect to the Site.

The general objectives were met through the evaluation of the information gathered from the review of records and available documents, interviews with relevant persons, and a Site reconnaissance.

3.2 Records Review

A review of information was conducted to identify actual or potential sources of contamination within the Study Area from the following sources:

- Fire Insurance Maps and Reports – Verisk was contacted and requested to search for fire insurance plans and insurance records. Relevant records, where available, were obtained for the Site and Phase One Study Area;
- Title Abstract – A chain of title abstract for the Site was requested through Environmental Risk Information Services (ERIS);
- City Directories – A City Directory Report was requested through ERIS for the Site and surrounding streets within the Study Area;
- ERIS Databases – The ERIS report searches 78 public and private information databases to identify potential environmental concerns. An ERIS report was obtained for the Site and Phase One Study Area;
- Ministry of Environment, Conservation and Parks (MECP) - A Freedom of Information (FOI) request was submitted to the MECP for environmental records relating to the Site.
- Technical Standards and Safety Authority (TSSA) - A records search request was submitted to the TSSA for information relating to fuel storage at the Site and/or surrounding properties, where applicable;
- Aerial Photographs - Aerial photographs for various years were obtained from ERIS and reviewed on-line, where available. Aerial photos were reviewed for the Site and Study Area to identify areas of potential environmental concern resulting from historical land uses on the Site and surrounding areas;

- Bedrock and Overburden Geology Maps – Overburden and bedrock geology maps provided by Natural Resources Canada were reviewed to identify the underlying soil deposits and bedrock types; and
- Well Records – The MECP Well Records website was searched for the Site and the Study Area. Any records obtained were reviewed for depth to groundwater and soil stratigraphy.
- “Mapping of Federally owned Contaminated Project Areas” website prepared by Treasury Board of Canada Secretariat was reviewed;
- ‘Old Landfill Management Strategy – Phase 1 – Identification of Sites, City of Ottawa, Ontario’ prepared by Golder Associates Ltd. dated October 2004 was reviewed;
- ‘Small Landfill Sites List’ and ‘Large Landfill Sites List’ prepared by the Ontario MECP were reviewed; and,
- Historic Land Use Inventory (HLUI) – A HLUI request for records on the Site was sent to the City of Ottawa in March 2025.

3.3 Interview

An interview was conducted with Missac Dokmajman, current owner of the property at 5384 Boundary Road, on May 9, 2025, as outlined in Section 5.0.

3.4 Site Reconnaissance

The Site was visually assessed to document current conditions and to evaluate the potential for environmental impacts to on-Site soil and groundwater. Adjacent and neighbouring properties within the Study Area were assessed from publicly accessible boundaries to evaluate the potential for environmental impacts to the Site.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

For the purpose of this Phase One ESA, the Phase One Study Area is the area within a 250 metre (m) radius of the boundary of the Phase One Property. Based on GEMTEC’s review of the historical and current information compiled as part of this Phase One ESA for the area surrounding the Site and observations of neighbouring properties made during the Site reconnaissance, it was concluded that an assessment of information pertaining to properties within 250 m of the boundary of the Phase One Property was sufficient to achieve the objectives of the Phase One ESA.

The Site and limits of the Phase One Study Area are provided on Figure A.1, Appendix A.

4.1.2 First Developed Use Determination

Based on the review of the historical records obtained as part of this assessment as well as the interview with the Site representative, the Phase One Property appears to have been historically used for agricultural and residential purposes. Based on the 1945 aerial photograph (the earliest

year for which an aerial was available), the Site was an agricultural field with associated structures. Based on the above-noted information, the first developed use of the Site is approximately 1945.

4.1.3 Fire Insurance Plans

Fire insurance plans (FIPs), insurance and/or inspection reports were requested from Verisk related to the Site and surrounding properties. Verisk informed GEMTEC that there were no records pertaining to the Phase One Property.

A copy of the Verisk response is provided in Appendix C.

4.1.4 Chain of Title

A chain of title search from crown to present-day was obtained from ERIS and is included in Appendix D. The following are of note based on a review of the title abstracts going back to the late 1970s which includes the first developed use:

Owners Name	Dates of Ownership
PIN 04346-0054 (LT) – 4296 Anderson Road	
Marc Perron	Prior to March 22, 2019
11190300 Canada Inc. Missac Dokmajian	March 22, 2019 to Present

4.1.5 Environmental Reports

There were no previous environmental reports for the property provided to GEMTEC for review during the preparation of this Phase One ESA report.

4.2 Environmental Source Information

4.2.1 ERIS Database Report

GEMTEC contacted ERIS to conduct a search of 74 public and private information databases for the Site and the Study Area. The complete ERIS report, including a list of databases searched, is provided in Appendix E. The listings of note for the Site and adjacent properties are provided in the table below:

Address / Location	Distance from Site	Company / Name	Description
5384 Boundary Road	Ditch adjacent to Site	N/A	The property was registered with a 40 L gasoline spill to ditch with soil contamination in 2018.
Across from 5384 Boundary Road	Adjacent to Site	Les Fondations Brisson Inc.	The property was registered with a 30 L hydraulic oil spill to road with soil contamination in 2010.
5425 Boundary Road	27 m east of the Site	Regent Pomerleau Limited	<p>The property was registered in the Ontario Regulation 347 Waste Generator Database with a waste generator number ON2049900 between 1995 and 2024 for the generation of one or more of the following: waste oils & lubricants and oil skimmings & sludges; and</p> <p>The property was listed as operating as a private fuel outlet with an underground storage tank (UST) of 22,700 L containing diesel installed in 1992, and two 13,600 L USTs containing diesel installed in 1985.</p>
5455 Boundary Road	42 m east of the Site	Ottawa D-Squared Asphalt Limited	<p>The property was registered with an unknown hydrocarbon migrating from Aqua Drain to property in 2023; and</p> <p>The property was registered in the Ontario Regulation 347 Waste Generator Database with a waste generator number ON001063520 in 2024 for the generation of oil skimmings & sludges.</p>
5329 Boundary Road	129 m north of the Site	RKK Developments Inc.	The property was listed with an UST of 50,000 L installed in 2022, a 50,000 L split UST containing diesel and premium gasoline installed in 2022, and a 150,000 L UST.
5336 Boundary Road	163 m north of the Site	Boundary Road Sunoco Inc.	<p>The property was listed as a service station for gasoline, oil, and natural gas;</p> <p>The property was listed as having four 25,000 L gasoline USTs and one 25,000 L diesel UST, all removed in 1990; and</p>

Address / Location	Distance from Site	Company / Name	Description
			The property was listed as operating as a retail fuel outlet with three 50,000 L gasoline USTs and one 50,000 L diesel UST, all installed in 2003. Listed as having a 200,000 L tank.

The unplottable report summary was reviewed to determine if any of the records were located on the Site or within the Study Area. The entries were only located geographically by concession, lot number, or company. Due to the uncertainty related to the location of the entries, which could not be confirmed as being present within the Study Area, these activities were not summarized in this report.

Based on the above, and coupled with information know from other areas of this investigation, the following PCAs were identified:

- PCA #28: Gasoline and Associated Products Storage in Fixed Tanks.
- OT.1 – Listed as a waste generator.
- OT.2 – Listed as a spill.

4.2.2 City Directories

A review of the city directories from 2012 to 2023 was completed for the Site and the surrounding properties. A summary of relevant information based on a review of the city directory information is provided in the table below. A copy of the city directory records is provided in Appendix F.

Civic Address	City Directory information
5336 Boundary Road	Petro-Canada (2017, 2021, 2023) Highway 417 Boundary Road Sunoco (2012, 2017)

Based on the above the following PCA was identified:

- PCA #28: Gasoline and Associated Products Storage in Fixed Tanks.

4.2.3 Technical Standards and Safety Authority (TSSA)

The TSSA was contacted for available records for properties listed below. The response, dated April 14, 2025, indicated that there were records available.

Location	Records Identified
5348 Boundary Road	FS Appliance - Active
5383 Boundary Road	No records
5384 Boundary Road	No records
5393 Boundary Road	No records
5425 Boundary Road	FS Private Fuel Outlet – Self Serve - Active Three records FS Liquid Fuel Tank - Active
5329 Boundary Road	FS Gasoline Station – Self Serve - Active FS Cylinder Exchange - Draft Three records FS Liquid Fuel Tank - Active
5336 Boundary Road	FS Gasoline Station – Self Serve - Active FS Cylinder Exchange - Active Five records FS Liquid Fuel Tank – Expired Four records FS Liquid Fuel Tank - Active
5455 Boundary Road	No records

A copy of the search requests and the response from the TSSA are provided in Appendix G.

Based on the TSSA response, the following PCA was identified:

- PCA #28: Gasoline and Associated Products Storage in Fixed Tanks.

4.2.4 Ontario Ministry of Environment, Conservation and Parks (MECP)

A Freedom of Information (FOI) request was submitted to the MECP for a search of environmental records relating to the Site on April 22, 2025. Two records were identified and are summarized below. A copy of the request and the MECP response is provided in Appendix H.

Location	Description
5348 Boundary Road	Spill of 5 to 40 litre (L) of gasoline to ditch adjacent to 5348 Boundary Road in December 2018. Spill cleaned with absorbal pads. Gasoline impacted soil from ditch was piled for disposal.
1506 Route 500 West	Spill of 10-11 L of hydraulic oil to ditch and roadway shoulder in April 2010. Contaminated soil was excavated, and booms were installed to absorb material.

Based on the above, and coupled with information know from other areas of this investigation, the following PCA was identified:

- OT.2 – Listed as a spill.

4.2.5 Mapping of Federally Contaminated Sites

A Government of Canada, Treasury Board of Canada Secretariat, interactive map illustrating the database of over 4,000 federally contaminated sites was reviewed. The database did not identify any federally owned contaminated sites within the Phase One Study Area.

4.2.6 Landfills

The MECP published maps entitled “Small Landfill Sites List” and “Large Landfill Sites Map” published March 2014 – Updated October 2021. The publication includes information to identify old landfill sites for potential environmental considerations within the boundary of the province of Ontario. No landfills were identified at the Site or within the Phase One Study Area.

4.2.7 HLUI

A Historical Land Use Inventory request for the Site was submitted to the City of Ottawa on April 22, 2025. No response has been obtained at the time of this report. A copy of the request is provided in Appendix I.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs were provided to GEMTEC by ERIS and were obtained from various sources including the National Air Photo Library (NAPL), and/or Maxar Technologies (Maxar). Aerials were selected for review considering suitable scale for analysis and coverage area. The earliest photograph obtained was from 1945. Observations made with respect to the reviewed aerial photographs are summarized in the table below.

Date	Photograph Source	Observations (Phase One Property)	Observations (Surrounding Properties)
1945	NAPL	The Site appears to be agricultural fields with two structures on the southern portion of the Site.	<p>North: Agricultural land with associated structures and a community use roadway.</p> <p>East: Agricultural land with associated structures and a community use roadway.</p> <p>West: Agricultural land followed by woodlands.</p> <p>South: Agricultural land.</p>
1955	NAPL	There are no significant changes compared to the 1945 aerial photograph.	There are no significant changes compared to the 1945 aerial photograph.
1965	GeoOttawa	A structure is present on the northeast portion of the Site.	A structure is present directly east of the Site.
1976	GeoOttawa	The two structures on the southern portion of the Site appear to have been demolished. Two small structures are present on the north portion of the Site. The Site appears to be covered with low lying brush and trees.	Structures are present north of the Site along with a new roadway. Structures east and south of the Site appear to have been demolished.
1985	NAPL	There are no significant changes compared to the 1976 aerial photograph.	Significant ground disturbance and associated structures observed east of the Site. A new structure is present south of the Site.
1991	GeoOttawa	There are no significant changes compared to the 1985 aerial photographs.	A possible gasoline service station, is present north of the Site. Significant ground disturbance is present northwest (with a new waterbody) and southeast of the Site.

Date	Photograph Source	Observations (Phase One Property)	Observations (Surrounding Properties)
2002	GeoOttawa	There are no significant changes compared to the 1991 aerial photographs.	The ground disturbance to the east has expanded with an influx of vehicles and machinery. Some structures to the east are gone. Further development of structures to the south. A gravel roadway is present north of the Site.
2008	GeoOttawa	Ground disturbance in the central portion of the Site is present.	New ground disturbance is present east of the Site. A small parking area is present north of the Site. Further development to the south is observed with a new waterbody (stormwater management pond).
2011	GeoOttawa	There are no significant changes compared to the 2008 aerial photographs.	Significant ground disturbance and stockpiling of materials present east of the Site. A small parking lot is present east of the Site.
2017	GeoOttawa	There are no significant changes compared to the 2011 aerial photographs.	Further ground disturbance and stockpiling east of the Site with a new waterbody.
2023	Maxar	Structures, likely containers, are scattered along the Site boundaries to the east and west. The majority of the Site appears to be gravel graded.	Significant tree clearing to the northwest with a gravel roadway. Most stockpiling is gone to the east. A large structure and associated roadway is present northeast of the Site.

Photographs provided by ERIS are included in Appendix J. Aerial photographs reviewed through GeoOttawa as part of the investigation are not reproduced in this report due to copyright limitations.

Based on the above, the following PCAs were identified:

- PCA # 28: Gasoline and Associated Products Storage in Fixed Tanks.
- PCA # 30: Importation of Fill Material of Unknown Quality.

4.3.2 Topography, Hydrology and Geology

Topic	Description	Comment / Source
Topography of Site and Surrounding Area	The Site is at an elevation of between approximately 77 and 81 m above sea level (asl). Based on topographic mapping, the Site is relatively flat. The Site generally appears to be at grade with the surrounding properties.	ERIS report
Overburden Soils	Coarse-textured glacial deposits consisting of sand, gravel, minor silt and clay. Deltaic deposits.	Ontario Geologic Survey
Type of Bedrock	Shale, limestone, dolostone, siltstone. Listed as Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; Eastview Member.	Ontario Geologic Survey
Depth to Bedrock	Approximately 23.5 m below ground surface (bgs).	Well Records
Inferred Near Surface Groundwater Flow	Regional groundwater flow is inferred to be westwards towards a provincially significant wetland, located on Site and extending west. An unnamed waterbody is located approximately 285 m south of the Site and the Simpson Municipal Drain is located approximately 556 m south of the Site. Shallow groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers, and wetland areas. Based on this, the wetland located west of the Site and the waterbody to the south may influence local groundwater flow direction to the west/southwest.	City of Ottawa, GeoOttawa
Site Grade Relative to the Adjoining Properties	Based on topographic mapping, the Site appears to follow the topography of the area and is at grade with respect to properties located adjacent to the Site.	ERIS report

Topic	Description	Comment / Source
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Depth to Groundwater	Approximately 28.95 m bgs.	MECP Water Well Records
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4.3.3 Fill Materials

Topic	Description	Comment / Source
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Fill Materials	Based on the records review, with historic structure deconstruction and ground disturbance, the presence of fill materials at the Site is likely.	Aerial photographs
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4.3.4 Water Bodies, Areas of Natural Significance and Groundwater

Topic	Description	Comment / Source
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Nearest Open Water Body	The South Bear Brook Wetland is located on Site and continues west of the Site. An unnamed waterbody is located approximately 285 m south of the Site and the Simpson Municipal Drain is located approximately 556 m south of the Site.	GeoOttawa
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Areas of Natural and Scientific Interest (“ANSI”)	None identified.	Ministry of Natural Resources
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Provincial Parks or Conservation Reserves	None identified.	City of Ottawa
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Provincially Significant Wetlands or Designated Wilderness Areas	The South Bear Brook Wetland, a provincially significant wetland, is present on Site and continues west from the Site.	Ministry of Natural Resources
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Topic	Description	Comment / Source
Environmentally Significant Areas per Municipal Official Plan(s)	None identified.	City of Ottawa, Ministry of Natural Resources
Threatened or Endangered Species Habitat	A natural heritage report was not available for review.	No source available
Wellhead Protection Areas	The Phase One Study Area is not located within a well-head protection area or other area identified by a municipality in its official plan for the protection of ground water.	City of Ottawa
Municipal Drinking Water Distribution Systems	A formal municipal service check was not completed. Based on the rural nature of the Phase One Study Area, the Phase One Property and other properties within the Phase One Study Area are not likely served by a municipal drinking water system, as defined in the Safe Drinking Water Act, 2002. This is supported through a review of water and wastewater infrastructure through municipal references.	GeoOttawa

4.3.5 Well Records

Topic	Description	Comment / Source
Wells (location, stratigraphy of the overburden, from ground surface to bedrock, depth to	<p>Seven well records were registered in the Phase One Property or Study Area.</p> <p>The closest well record was located approximately 150 m northwest of the Site. Using the wells records, the following was identified: One well were used for commercial purposes, the</p>	ERIS report, MECP well records

Topic	Description	Comment / Source
bedrock, depth to water table)	<p>remaining wells did not have an identified use. The wells were advanced between 1990 and 2022, and the maximum end depth was 30.48 m bgs. In general, the stratigraphy was characterized as yellow sand underlain by blue clay underlain by grey till overlying limestone. Depth to bedrock (limestone) was reported at 23.46 m bgs. Static groundwater was reported to be encountered at 28.95 m bgs.</p> <p>The location of potable water wells, where known or observed, are indicated on Figure 1, Appendix A.</p>	

4.4 Site Operating Records

At the time of the Site visit, the Phase One Property was used for residential and agricultural purposes. Based on the information reviewed as part of this Phase One ESA, there is evidence suggesting the Site is an enhanced investigation property (refer to Section 6.2.1). No Site operating records were available for review.

Topic	Description of the Information or Document	Information Relevant to the Phase One ESA
Regulatory Permits and Records	Not available	None
Materials Safety Data Sheets (MSDS)	Not available	None
Underground utility drawings	Not available	None
Inventory of ASTs and USTs	Not available	None
Environmental monitoring data, including data created in response to an order or request of the Ministry	Not available	None

Topic	Description of the Information or Document	Information Relevant to the Phase One ESA
Waste management records, including current and historical waste storage location and waste receiver information maintained by the Ministry	Not available	None
Process, production and maintenance documents related to APECs	Not available	None
Records of spills and records of discharges of contaminants, including records of spills and records of discharges of contaminants of which notice is required to be given to the Ministry under the Act and records of such spills and discharges required to be kept pursuant to O. Reg. 675/98	Not available	None
Emergency response and contingency plans, including spill prevention and contingency plans prepared pursuant to section 91.1 of the Act, and O. Reg. 224/07	Not available	None
Environmental audit reports	Not available	None
A Site plan of the facility	Not available	None

5.0 INTERVIEWS

Mr. Missac Dokmajian, the current property owner (hereinafter referred to as the “Site Representative”), responded to a detailed environmental questionnaire on May 9, 2025 – Mr. Dokmajian was identified as a knowledgeable interview candidate as he has owned the property for approximately 5 years. Pursuant to the requirements O. Reg 153/04, the Site Representative

was interviewed as the “current owner” with knowledge of current Site operations. Relevant information obtained during the interview and site visit, including that relating to PCAs and APECs, is provided in Section 6.0.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The Site reconnaissance was completed by Mr. Jeffrey Gauthier, B.Eng, and Nicole Soucy, M.A.Sc., P.Eng, QP_{ESA} of GEMTEC on May 9, 2025, from approximately 9:00 AM to 10:30 AM. The weather at the time of the Site reconnaissance was cloudy and approximately 8 degrees Celsius. An additional Site reconnaissance was completed by Jeffrey Gauthier on May 13, 2025 from approximately 9:00 AM to 10:00 AM.

The Site reconnaissance was completed to identify any PCAs associated with the current activities on the Site and / or within the Study Area.

At the time of the Site reconnaissance, the Site was developed with one residential dwelling, two office buildings, one shop, a dome, and nine sea cans used for residential and industrial purposes.

Photographs of the Site were taken during the Site reconnaissance to document the general condition of the Site and any PCAs. The relevant photographs are presented in Appendix K.

6.2 Specific Observation at Phase One Property

The following observations were made during the Site reconnaissance:

Topic	Observations	Source
Number and Age of Buildings on the Site	<p>Building 1: Residential/office dwelling constructed between 1940 and 1970.</p> <p>Building 2: Small shop constructed in approximately 2021.</p> <p>Building 3: Large dome constructed in 2025.</p> <p>Building 4: Small office building constructed approximately in 2021.</p> <p>Building 5: Small office building constructed approximately in 2021.</p>	<p>Site representative, Site observation,</p>

Topic	Observations	Source
General Descriptions of Each Building (including improvements)	<p>Building 1: One residential dwelling, one occupied by tenants at the time of the Site reconnaissance.</p> <p>Building 2: Small shop used for storage and minor repairs at the time of the Site reconnaissance. A small drain leading outside of the structure into the ground. The drain is reported to be rarely if ever used. No significant staining observed. Storage of gasoline/oil, automotive batteries, antifreeze, chemical cleaners, and compressed gases.</p> <p>Building 3: Large domed structure used for minor maintenance of large trucks with sea cans used for storage of gasoline/oil and antifreeze. Drums of antifreeze, methanol, and transmission fluid present adjacent to structure.</p> <p>Building 4: A small structure used as an office.</p> <p>Building 5: A small structure used as an office.</p> <p>Although not building, it is noted nine Sea Cans were also present on the Phase One Property at the time of the site reconnaissance.</p>	Site representative, Site observation
Approximate Building Areas	<p>Building 1: approximately 175 m².</p> <p>Building 2: approximately 115 m².</p> <p>Building 3: approximately 165 m².</p> <p>Building 4: approximately 30 m².</p> <p>Building 5: approximately 30 m².</p>	Site representative, Site observation
Number of Floors Above Ground	<p>Building 1: two-storey.</p> <p>Building 2: one-storey.</p> <p>Building 3: one-storey.</p> <p>Building 4: one-storey.</p> <p>Building 5: one-storey.</p>	Site observations
Number, Age, and Depth of Levels Below Ground Level	<p>Building 1: one storey.</p> <p>Building 2: no basement.</p> <p>Building 3: no basement.</p>	Site representative, Site observation

Topic	Observations	Source
	Building 4: no basement. Building 5: no basement.	
Number and Details of all Aboveground Storage Tanks (ASTs)	Two propane tanks used for heating of buildings 1 and 2 are present adjacent to building 1.	Site representative, Site observation
Number and Details of all Underground Storage Tanks (USTs)	None identified or reported.	Site representative, Site observation
<u>Underground Utilities</u> Potable and Non-Potable Water Sources	The Phase One Property was serviced by potable water from the water well located on Site. Further some utility lines are known to connect the propane tank into heaters in buildings 1 and 2.	Site representative
Utility Lines Present (i.e., Electrical, Natural Gas, other)	No utility drawings are available for the Site.	Site observations, Site representative
Sanitary/Process Wastewater Receptor	None identified or reported.	Site observations, Site representative
Sanitary Sewer Connection	The Site is not connected to the municipal sewer system.	Site representative, Site observations
Septic Systems	One septic system was identified on site, present north of building 1.	Site observations, Site representative
Storm Water Flow	Overland flow to ditch and infiltration.	Site observations, Site representative
Storm Sewer Connection	None identified or reported.	Site observations, Site representative
<u>Interior of Structures</u> Entry and Exit Points for Site Buildings	Entry and exit points were available on various sides of all on Site structures.	Site observations
Existing and Former Heating System(s) (include fuel type / source)	Building 1-2: Propane gas heating system. Building 3-5: none.	Site observations, Site representative

Topic	Observations	Source
Existing and Former Cooling System(s) (include fuel type / source)	None identified or reported.	Site observations
Drains, Pits, and Sumps (include current use, if any, and former use)	Building 1: Sump pump observed in basement. Building 2: Drain leading to exterior of building observed. Discharge location is unknown.	Site observations
Unidentified Substances	None identified.	Site observations
Floor Stains or Corrosion Located near a Potential Discharge Location	Building 2: Some minor staining on concrete flooring – no odour accompanies the staining.	Site observations
<u>Miscellaneous Exterior</u> Location of any Current and Former Wells	One potable water well was identified to be present underneath on Site.	Site observations, Site representative
Ground Cover (i.e., grass, gravel, soil, or pavement, etc.)	At the time of the Site visit the majority of the Site was covered in gravel, paved, and grass areas.	Site observations, Site representative
Current or Former Railway Lines or Spurs	None observed.	Site observations
Presence of Stained Soil, Vegetation, or Pavement	Small stains were observed inside building 2. Staining was observed on the gravel lot with vehicle storage. Likely from automotive fluids.	Site observations
Presence of Stressed Vegetation	None observed.	Site observations
Areas Where Fill and/or Debris Materials Appear to Have Been Placed	The Site representative indicated that the fill material brought to Site for construction or for storage comes Greely Sand & Gravel, which obtain their fill material from a licensed quarry. However, some development of the Site occurred prior to the current owner taking ownership – accordingly areas on the Site that were developed prior to 2020 the soil quality remains unknown.	Site observations, Site representative

Topic	Observations	Source
Unidentified Substances	None observed.	Site observations, Site representative
Potentially Contaminating Activity	<p>At the time of the Site visit, the following PCAs (based on O. Reg 153/04, Table 2 – Potentially Contaminating Activities) were observed and/or reported:</p> <ul style="list-style-type: none"> • #27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles. • #30. Importation of Fill Material of Unknown Quality 	Site observations, Site representative

6.2.1 Enhanced Investigation Property

Based on the information reviewed as part of this Phase One ESA, there is evidence suggesting the Site is an enhanced investigation.

Topic	Observations	Source
Operations at the property, including processing or manufacturing	The Site was used as an equipment storage, vehicle storage, semitruck maintenance, and residential purposes.	Site observation, Site representative
Hazardous materials used or stored at the Phase One property	<p>Building 2: Storage of gasoline/oil, automotive batteries, antifreeze, chemical cleaners, and compressed gases.</p> <p>Building 3: Storage of gasoline/oil and antifreeze. Drums of antifreeze, methanol, and transmission fluid.</p>	Site observation, Site representative
Products manufactured at the Phase One property	None observed or reported.	Site observation, Site representative
By-products and wastes at the Phase One property	None observed or reported.	Site observation, Site representative
Raw materials handling and storage locations at the Phase One property	None observed or reported.	Site observation, Site representative

Topic	Observations	Source
Location and contents of drums, totes and bins at the Phase One property	Three drums located at the southwest portion of the Site, adjacent to the dome. The contents include transmission fluid, methanol, and anti-freeze.	Site observation, Site representative
The location, installation date, source of incoming liquid and effluent discharge location for all oil-water separators	None observed or reported.	Site observation, Site representative
All vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage, and waste storage areas	An equipment maintenance area is located at the western portion of the Site at building 2. A vehicle maintenance area is located on the southwest portion of the Site at building 3.	Site observation, Site representative
Details of all spills including the dates, locations, materials involved, and volumes of material spilled	None observed or reported.	Site observation, Site representative EcoLog ERIS
Details of liquid discharge points such as water and French drains, including their locations	None observed or reported.	Site observations, Site representative
Details of all hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks	None observed or reported.	Site observations, Site representative

6.2.2 Surrounding Land Use

During the Site reconnaissance, a visual assessment of the outdoor operations in the Phase One Study Area was carried out from the Site and publicly accessible areas. The surrounding properties include agricultural, commercial, and undeveloped land uses, as illustrated in Figure 2, in Appendix A.

North (cross-gradient): Vacant/undeveloped land followed by a community use roadway, commercial properties, and an industrial (gasoline service station) property located beyond 200 m from the Site.

East (cross-gradient): A community use roadway followed by an industrial property.

West (down/cross-gradient): Forested land to beyond 250 m from the Site.

South (down/cross-gradient): Forested land to beyond 200 m from the Site followed by two storm water management ponds.

6.3 Written Description of Investigation

At the time of the Site reconnaissance, conducted on May 9, 2025, the Site was developed with one residential dwelling, two office buildings, one shop, and nine sea cans used for residential and commercial/industrial purposes. The surrounding properties within the Phase One Study Area included undeveloped, commercial, and industrial land uses.

The findings from the Site reconnaissance indicated the presence of PCAs contributing to APECs, as summarized below.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Current and past uses of the Phase One Property since the date of first developed use are summarized in the table below.

Year	Owner	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
PIN 04346-0054 (LT) – 4296 Anderson Road				
Prior to March 22, 2019	Marc Perron	Agricultural then residential/commercial use	Assumed agricultural then residential/commercial	Based on the 1945 to 2017 aerial photographs.
March 22, 2019 to present	11190300 Canada Inc. Missac Dokmajian	Residential/Commercial/industrial use	Commercial/industrial	Based on aerials from 2017 to 2023.

7.2 Potentially Contaminating Activity

As per O. Reg 153/04, a potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred on the Phase One Property or in the Phase One Study Area. As per the regulation, a PCA located on the Phase One Property or in the Phase One Study Area may require the identification of an APEC. As per the regulation, an APEC means the area on, in or under the Phase One Property where one or more contaminants are potentially present, as determined through the identification of past or present uses on, in or under the Phase One Property and the identification of a PCA.

A summary of the identified PCAs and the rationale for the identification of PCAs as an APEC are provided in the table below. PCA locations are shown on Figure 3, Appendix A.

PCA Reference # on Figure 3	Address/ Location	PCA ID	Distance from Site	Description	APEC Rationale
27-1 30-1 OT.3-1	5384 Boundary Road	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles #30. Importation of Fill Material of Unknown Quality	On-Site	A small shop and dome used for the maintenance of vehicles and equipment. Historic construction of structures likely required the importation of fill of unknown quality.	Yes. PCA is located on the Phase One Property and must be identified as an APEC, as per O. Reg 153/04.
OT.2-1	Across from 5384 Boundary Road	OT.2 – Listed as a spill	Adjacent to Site	The property was registered with a 30 L hydraulic oil spill to road with soil contamination in 2010. The property was registered with a 40 L gasoline spill to ditch with soil contamination in 2018.	No. Based on FOI, spills were remediated.
28-1	5425 Boundary Road	#28. Gasoline and Associated Products Storage in Fixed Tanks OT.1 – Listed as a waste generator	27 m east of the Site	The property was listed as operating as a private fuel outlet with an UST of 22,700 L containing diesel installed in 1992, and two 13,600 L USTs containing diesel installed in 1985. FS Private Fuel Outlet – Self Serve - Active Three records FS Liquid Fuel Tank – Active Listed as a waste generator between 1995 and 2024 for the generation of one or more of the	Yes. Based on distance and inferred groundwater flow direction.

PCA Reference # on Figure 3	Address/ Location	PCA ID	Distance from Site	Description	APEC Rationale
				following: waste oils & lubricants and oil skimmings & sludges. These waste support the presence of tanks on the property.	
OT.1-1 OT.2-2	5455 Boundary Road	OT.1 – Listed as a waste generator OT.2 – Listed for a spill	75 m east of the Site	The property was registered with an unknown hydrocarbon migrating from Aqua Drain to property in 2023; The property was registered in the Ontario Regulation 347 Waste Generator Database with a waste generator number ON001063520 in 2024 for the generation of oil skimmings & sludges.	No. Based on distance.
28-2	5329 Boundary Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	129 m north of the Site	The property was listed with a UST of 50,000 L installed in 2022, a 50,000 L split UST containing diesel and premium gasoline installed in 2022, and a 150,000 L tank. FS Gasoline Station – Self Serve - Active FS Cylinder Exchange - Draft Three records FS Liquid Fuel Tank - Active	No. Based on distance.

PCA Reference # on Figure 3	Address/ Location	PCA ID	Distance from Site	Description	APEC Rationale
28-3	5336 Boundary Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	180 m north of the Site	<p>The property was listed as a service station for gasoline, oil, and natural gas.</p> <p>The property was listed as having four 25,000 L gasoline USTs and one 25,000 L diesel UST, all removed in 1990.</p> <p>The property was listed as operating as a retail fuel outlet with three 50,000 L gasoline USTs and one 50,000 L diesel UST, all installed in 2003. Listed as having a 200,000 L tank.</p> <p>Petro-Canada (2017, 2021, 2023)</p> <p>Highway 417 Boundary Road Sunoco (2012, 2017)</p> <p>FS Gasoline Station – Self Serve - Active</p> <p>FS Cylinder Exchange - Active</p> <p>Five records FS Liquid Fuel Tank – Expired</p> <p>Four records FS Liquid Fuel Tank - Active</p>	No. Based on distance.

7.3 Areas of Potential Environmental Concern

A summary of the APECs identified at the Phase One Property is provided in the table below. The APEC locations are presented in Figure A.3, Appendix A. Contaminants of potential concern (COPCs) are specified using the method groups as identified in the MECP document "*Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality*", dated February 19, 2021.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1 – Historic development of property, likely with fill of unknown quality	Central to southern portion of Site	#30. Importation of Fill Material of Unknown Quality	On-Site	Metals, ORPs (electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg)), PHCs, BTEX, PAHs	Soil
APEC 2 – Presence of shop where landscaping equipment is maintained	Building 2	OT.3. Maintenance of machinery/equipment	On-Site	Metals, PHCs, VOCs, PAHs, BTEX	Soil and groundwater

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 3 – Presence of vehicle maintenance	Building 3	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	Metals, PHCs, VOCs, PAHs, BTEX	Soil and groundwater
APEC 4 – Presence of off-site gasoline USTs at 5425 Boundary Road	Southeastern portion of the Site	#28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX	Soil and groundwater

Notes:

Metals – metals parameters as per O. Reg 153/04 including hydride forming metals (antimony, arsenic, selenium)

VOCs – volatile organic compounds

PAHs – polycyclic aromatic hydrocarbons

PHCs – petroleum hydrocarbon fractions F1 to F4

BTEX - benzene, toluene, ethylbenzene, toluene, xylenes

ORP – Other regulated parameters

7.4 Phase One Conceptual Site Model

The following key features (as required by O. Reg 153/04) are presented in Figures A.1, A.2, and A.3, Appendix A:

- Existing buildings and structures;
- Water bodies and areas of natural significance located in the Phase One Study Area;
- Drinking water wells on the Phase One Property;
- Roads (including names) within the Phase One Study Area;
- Uses of properties adjacent to the Phase One Property; and,
- Location of identified PCAs in the Phase One Study Area (including any storage tanks).

The following describes the Phase One ESA Conceptual Site Model (CSM) based on the information obtained and reviewed as part of this Phase One ESA:

- The Phase One Property consists of 4.91 acres (1.99 hectares) of land at 5384 Boundary Road.
- At the time of the Site reconnaissance, the Site was developed with one residential dwelling, one shop, one domed structure, and nine sea cans used for residential and commercial/industrial purposes;
- Historically, the Phase One Property was used for agricultural, residential, and commercial/industrial purposes. One structure was present as of the 1965 aerial photograph. Five structures and material storage are present on-Site at the time of the Site reconnaissance;
- Current surrounding land uses include undeveloped land, commercial, and industrial;
- The Site representative stated that the Phase One Property was serviced with potable water from a water well located on Site;
- The Site is at an elevation of between approximately 77 and 81 masl. Based on topographic mapping, the Site is relatively flat. The Site generally appears to be at grade with the surrounding properties;
- Surficial soil conditions are primarily characterized by coarse-textured glacial deposits consisting of sand, gravel, minor silt and clay;
- Bedrock geology consists of shale, limestone, dolostone, siltstone. Based on the well records, bedrock is reported at approximately 23.46 m bgs;
- Based on the well records, the wells located outside of the Study Area reported static groundwater was encountered at depths from 28.95 m bgs;
- Regional groundwater flow is inferred to be westwards towards a provincially significant wetland, located on Site and extending west. An unnamed waterbody is located approximately 285 m south of the Site and the Simpson Municipal Drain is located approximately 556 m south of the Site. Shallow groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers, and wetland areas.

Based on this, the wetland located west of the Site and the waterbody to the south may influence local groundwater flow direction to the west/southwest.

- No areas of natural and scientific interest (ANSIs) were identified on the Site or within the Study Area. The South Bear Brook Wetland, a provincially significant wetland, is present on Site and continues west and south from the Site;
- The South Bear Brook Wetland is located on Site and continues west of the Site. An unnamed waterbody is located approximately 285 m south of the Site and the Simpson Municipal Drain is located approximately 556 m south of the Site;
- Based on available information, buried services are likely associated with the on-Site water well and septic system. Given their location, these buried services are not anticipated to influence the distribution of contamination, if any, at the Site.
- Based on the Phase One ESA findings, PCAs were identified resulting in the following APECs:
 - APEC 1 – Historic development of the property, likely with fill of unknown quality. Contaminants of Potential Concern (COPCs) include Metals, Other Regulated Parameters (ORPs) (electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg), Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Polycyclic Aromatic Hydrocarbons (PAHs);
 - APEC 2 – Presence of shop where landscaping equipment is maintained. COPCs include Volatile Organic Compounds (VOCs), PAHs, Metals, PHCs, and BTEX with potential for impacts in soil and groundwater;
 - APEC 3 – Presence of vehicle maintenance. COPCs include VOCs, PAHs, Metals, PHCs, and BTEX with potential for impacts in soil and groundwater; and,
 - APEC 4 – Presence of gasoline Underground Storage Tanks (USTs) located at 5425 Boundary Road. COPCs include PAHs, PHCs, and BTEX with potential for impacts in soil and groundwater.

7.4.1 Uncertainty and Absence of Information

There are no material deviations to the Phase One ESA requirements set out in O. Reg 153/04 that would cause uncertainty or absence of information that would affect the validity of the Phase One ESA CSM or the findings of this Phase One ESA.

8.0 CONCLUSIONS

8.1 Whether Phase Two ESA Required

Based on the information obtained and reviewed as part of this Phase One ESA which is considered as fulfilling the specific objectives and requirements of Parts II through V of Schedule

D to O. Reg 15/304, four APECs were identified at the Phase One Property. Based on the identification of APECs associated with the Site, a subsurface investigation would be required to assess for potential impacts to soil and groundwater.

9.0 REFERENCES

Aerial Photographs for the years 1945, 1955, 1985, and 2023 – obtained by EcoLog ERIS on April 25, 2025.

GeoOttawa aerials for the years 1965, 1976, 1991, 2002, 2008, 2011, and 2017.

City Directories, obtained by Ecolog ERIS – April 25, 2025.

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Chain of Titles – requested by EcoLog ERIS – April 30, 2025.

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10.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of NOVATECH Planners & Landscape Architects and is based on data and information collected during the Phase One ESA of the Site conducted by GEMTEC. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC and NOVATECH Planners & Landscape Architects. In evaluating this Site, GEMTEC has relied in good faith on information provided by others. We accept no responsibility for any deficiencies or inaccuracies in this report as a result of omissions, misinterpretations, or fraudulent acts of others. GEMTEC disclaims any responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The scope and the period of GEMTEC's assessment are described in this Report, and are subject to restrictions, assumptions and limitations. Except as noted herein, the work was conducted in accordance with the scope of work and terms and conditions within GEMTEC's proposal. Distances noted in this report were determined using mapping data of variable accuracy and should therefore be considered approximate. GEMTEC did not perform a complete assessment of all possible conditions or circumstances that may exist at the Site referenced in the report. Conditions may therefore exist which were not detected given the limited nature of the assessment GEMTEC was retained to undertake with respect to the Site and additional environmental studies and actions may be required. In addition, it is recognized that the passage of time affects the information provided in the report. It is understood that the services provided for in the scope of work allowed GEMTEC to form no more than an opinion of the actual conditions at the Site at the time of the Site visit and cannot be used to assess the effect of any subsequent changes in any laws or regulations and the environmental quality of the Site or its surroundings. Asbestos and mould surveys were not performed. If a service is not expressly indicated, do not assume it has been provided. The conclusions provided herein represent the best judgment of GEMTEC based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities.

The scope of the Phase One ESA is sufficient to identify existing and/or potential environmental liabilities that are obvious from visual examination of surface features and from available sources of information. This level of work is a method of risk reduction, not risk elimination. No building materials, water, liquid, gas, products or chemical sampling and/or testing on or in the vicinity of the Site was carried out as part of this assessment. The Phase One ESA does not include a program of intrusive observation/testing. These activities would be carried out as part of a Phase Two ESA. This environmental assessment included only a cursory overview of the neighbouring land uses from public right of ways and from the Site and does not constitute a complete assessment of the adjacent sites.

11.0 ESIGNATURES

The undersigned Qualified Person confirms that the Phase One ESA was conducted and/or supervised by the Qualified Person and that all findings and conclusions of the Phase One ESA are included in the report.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Regards,

GEMTEC Consulting Engineers and Scientists Limited



Jeffrey Gauthier, B.Eng.
Environmental Technician



Nicole Soucy, M.A.Sc., P.Eng, QP_{ESA}
Environmental Engineer



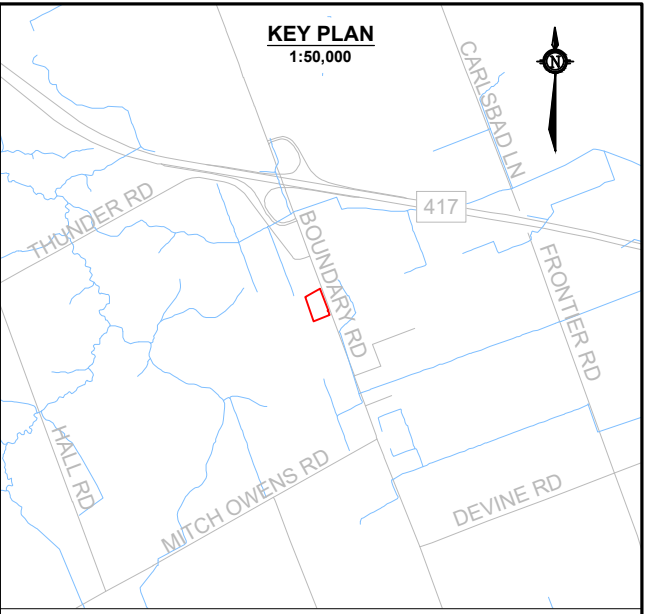
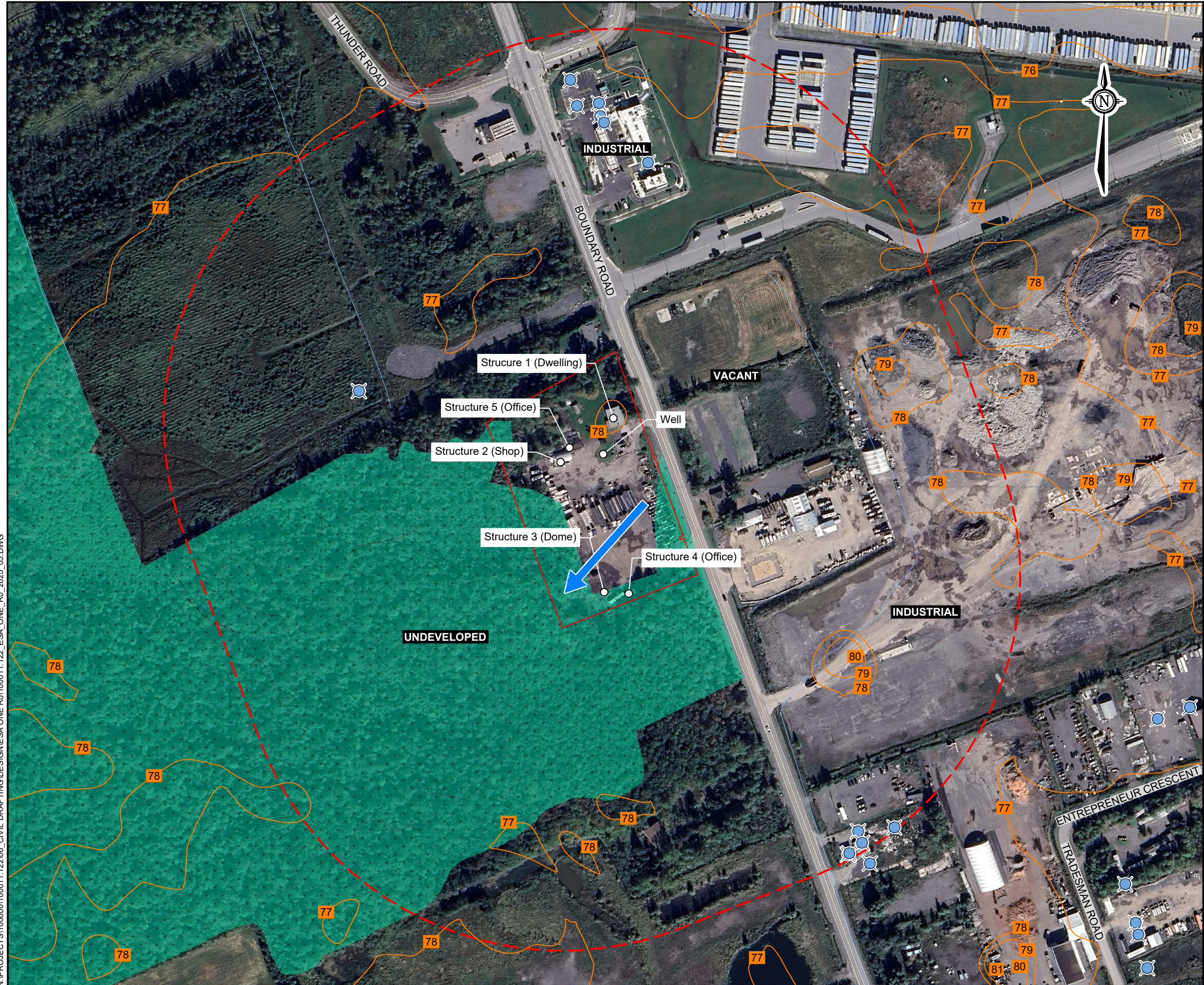
Mike Kosiw, B.Sc., EP, CESA_{II}
Contaminated Sites Lead



APPENDIX A

Figures

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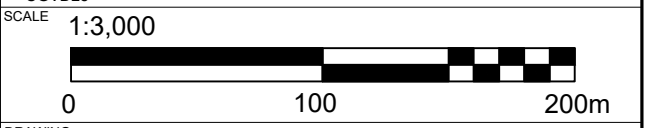


LEGEND

- MECP PUBLIC WELL RECORD
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 m RADIUS AROUND PHASE ONE PROPERTY BOUNDARY)
- GROUND SURFACE CONTOUR
- WATERBODY
- PROVINCIALLY SIGNIFICANT WETLAND
- INFERRED GROUNDWATER DIRECTIONAL FLOW

DATA SOURCES AND REFERENCES

- Coordinate system: NAD83 (CSRS), UTM ZONE 18N
- Distances, elevations, and coordinates are shown in metres unless denoted otherwise
- This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
- Image @2025 Google Maps, CNES / Airbus, First Base Solutions, Maxar Technologies
- Contains information licensed under the Open Government Licence – Ontario
- Geographic dataset source: Ontario GeoHub
- Ground surface contour elevation derived from Provincial Digital Elevation Model, CGVD28



DRAWING		PHASE ONE STUDY AREA AND PHASE ONE PROPERTY BOUNDARY	
CLIENT		NOVATECH PLANNERS & LANDSCAPE ARCHITECTS	
PROJECT		PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 5384 BOUNDARY ROAD OTTAWA, ONTARIO	
DRAWN BY	SL	CHECKED BY	NS
PROJECT NO.	100011.122	REVISION NO.	0
DATE	MAY 2025	FIGURE NO.	FIGURE A.1
		32 Steacie Drive Ottawa, ON, K2K 2A9 Tel: (613) 836-1422 www.gemtec.ca ottawa@gemtec.ca	

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LEGEND

- PCA# PCA LOCATION CONTRIBUTING TO AN APEC
- PCA# PCA LOCATION NOT CONTRIBUTING TO AN APEC
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 m RADIUS AROUND PHASE ONE PROPERTY BOUNDARY)
- WATERBODY

POTENTIALLY CONTAMINATING ACTIVITIES

PCA #	DESCRIPTION
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
28	Gasoline and Associated Products Storage in Fixed Tanks
30	Importation of Fill Material of Unknown Quality
OT.1	Listed as a waste generator
OT.2	Listed as a spill

DATA SOURCES AND REFERENCES

- Coordinate system: NAD83 (CSRS), UTM ZONE 18N
- Distances, elevations, and coordinates are shown in metres unless denoted otherwise
- This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
- Image @2025 Google Maps, CNES / Airbus, First Base Solutions, Maxar Technologies
- Contains information licensed under the Open Government Licence – Ontario
- Geographic dataset source: Ontario GeoHub

SCALE 1:3,000

DRAWING PHASE ONE STUDY AREA AND PHASE ONE PROPERTY BOUNDARY

CLIENT NOVATECH PLANNERS & LANDSCAPE ARCHITECTS

PROJECT PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
5384 BOUNDARY ROAD
OTTAWA, ONTARIO

DRAWN BY SL	CHECKED BY NS
PROJECT NO. 100011.122	REVISION NO. 0
DATE MAY 2025	FIGURE NO. FIGURE A.2

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LEGEND

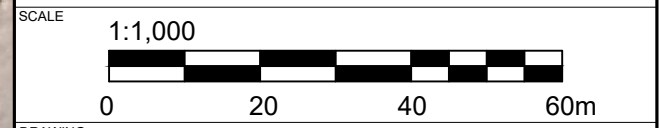
	PHASE ONE PROPERTY BOUNDARY
	PHASE ONE STUDY AREA (250 m RADIUS AROUND PHASE ONE PROPERTY BOUNDARY)
	WATERBODY

AREA OF POTENTIAL ENVIRONMENTAL CONCERN

APEC #	DESCRIPTION
	1 Historic development of property, likely with fill of unknown quality
	2 Presence of shop where landscaping equipment is maintained
	3 Presence of vehicle maintenance
	4 Presence of off-site gasoline USTs at 5425 Boundary Road

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 18N
2. Distances, elevations, and coordinates are shown in metres unless denoted otherwise
3. This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
4. Image @2025 Google Maps, CNES / Airbus, First Base Solutions, Maxar Technologies
5. Contains information licensed under the Open Government Licence – Ontario
6. Geographic dataset source: Ontario GeoHub



DRAWING
AREA OF POTENTIAL ENVIRONMENTAL CONCERN

CLIENT
NOVATECH PLANNERS &
LANDSCAPE ARCHITECTS

PROJECT
PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
5384 BOUNDARY ROAD
OTTAWA, ONTARIO

DRAWN BY SL	CHECKED BY NS
PROJECT NO. 100011.122	REVISION NO. 0
DATE MAY 2025	FIGURE NO. FIGURE A.3

GEMTEC
CONSULTING ENGINEERS
AND SCIENTISTS

32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca



APPENDIX B

Qualifications of Assessors

QUALIFICATION OF ASSESSORS

Jeffrey Gauthier, B.Eng – Environmental Technician

The primary assessor for this Phase One Environmental Site Assessment (ESA) was Mr. Jeffrey Gauthier, Junior Environmental Technician with GEMTEC. Jeffrey has Bachelor of Environmental Engineering with a specialization in contaminated sites. Mr. Gauthier's formal education and work experience in environmental consulting with GEMTEC has provided him with the knowledge and expertise to identify sources of environmental concern and evaluate their potential to cause adverse environmental impacts.

Nicole Soucy, M.Sc., P.Eng., QP_{ESA} – Environmental Engineer

The APU was carried out under the supervision of Ms. Nicole Soucy, M.A.Sc., P.Eng., a registered Professional Engineer in the Province of Ontario and Qualified Person ESA (QP_{ESA}) under Ontario Regulation 153/04 and 406/19. Ms. Soucy has a Master of Applied Science with specialization in Environmental Engineering and vapour intrusion. Ms. Soucy's formal education and experience working in environmental consulting has provided her with the knowledge and expertise to identify sources of environmental concern and evaluate their potential to cause adverse environmental impacts.

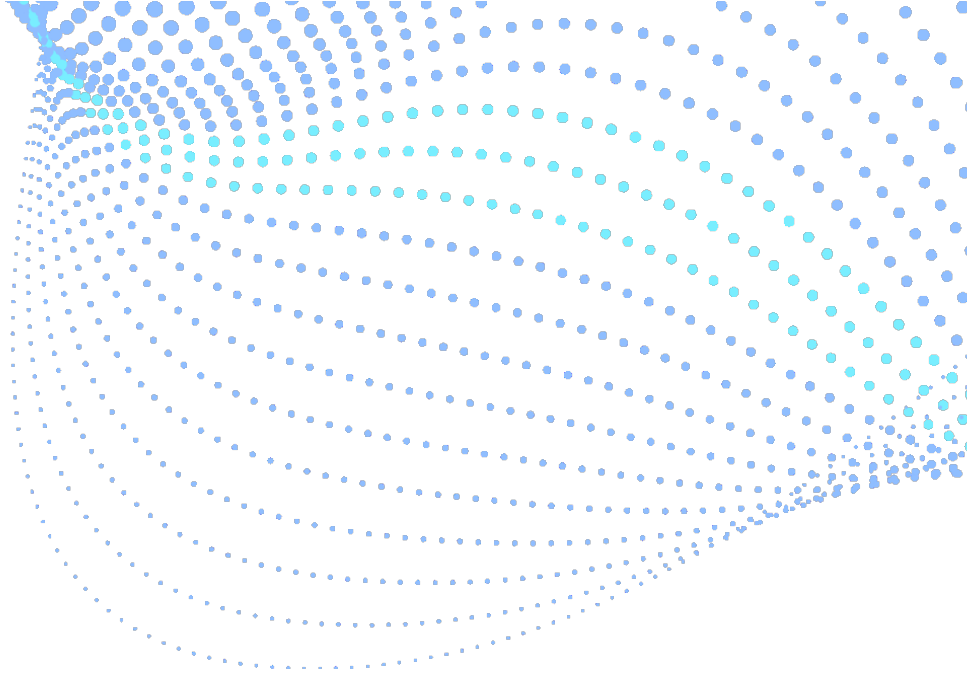
Mike Kosiw, B.Sc (Hons), EP, CESAI – Contaminated Sites Lead

The Phase I ESA was carried out under the supervision of Mr. Mike Kosiw, B.Sc (Hons), EP, CESAI. Mr. Kosiw has over 14 years of experience in the completion of Phase I and Phase II Environmental Site Assessments (ESAs) in accordance with the CSA Group Standards and Phase One and Two ESAs completed in accordance with O.Reg. 153/04, in addition to, oversight related to Excess Soils under O.Reg. 406/19.



APPENDIX C

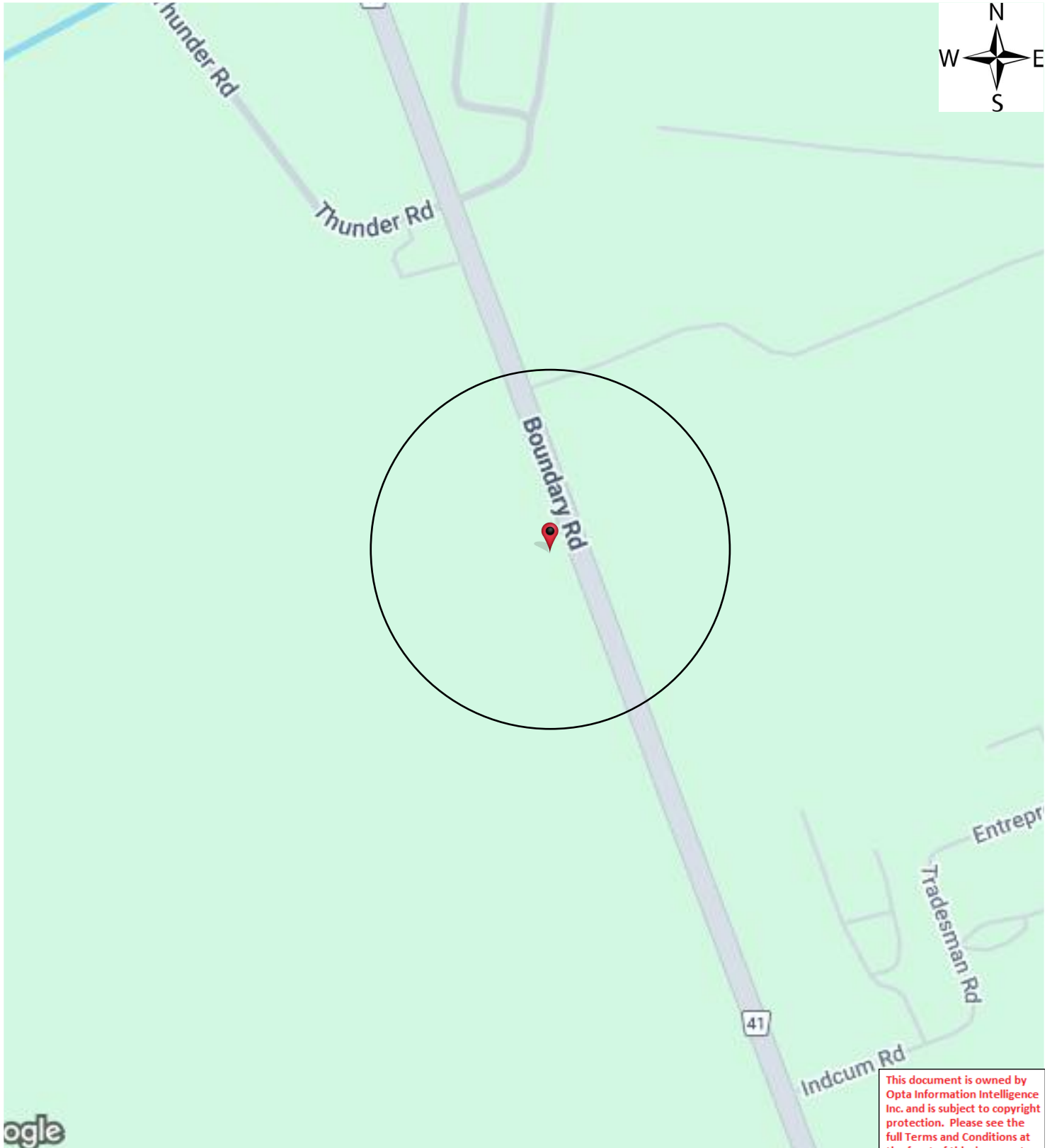
Fire Insurance Records



Enviroscan Report

Site address: 5384 Boundary Rd Ottawa ON
Project #: 25032000611
P.O. #: 158757
Requested by: Eleanor Goolab
Date Completed: 4/25/2025 11:08:08 AM

Search Area: 5384 Boundary Rd Ottawa ON



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Historical Environmental Services Enviroscan Terms and Conditions

Terms and Conditions

Report

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Disclaimer

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Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



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CONFIDENTIAL

Selected Fire Insurance Plans and Inspection Reports

Search Fee	\$50.00
-------------------	----------------

Selected Fire Insurance Plans

None

Selected Inspection Reports

None

Total	\$50.00
--------------	----------------

Excluded Fire Insurance Plans and Inspection Reports

Excluded Fire Insurance Plans

None

Excluded Inspection Reports

None



APPENDIX D

Title Abstract

PROPERTY DESCRIPTION: PT LT 1 CON 9 (O.F.) GLOUCESTER PT 1 5R4318; S/T NS60057; OTTAWA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 04324-0355

PIN CREATION DATE:

2011/01/24

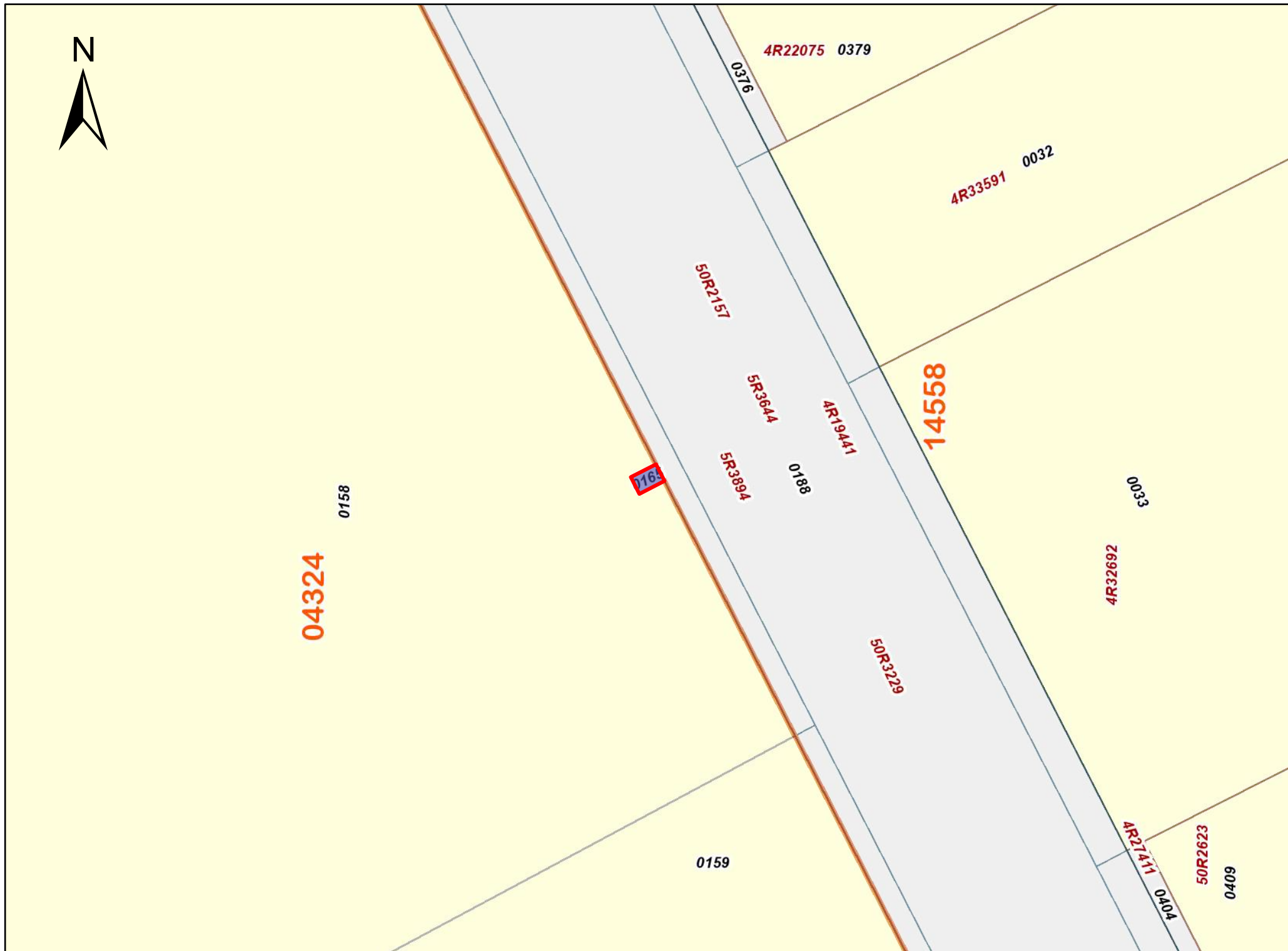
OWNERS' NAMES

11190300 CANADA INC.

CAPACITY SHARE

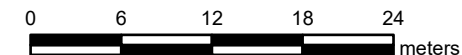
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2011/01/24 **</p>						
5R4318	1979/06/06	PLAN REFERENCE				C
NS60057	1979/07/20	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
OC2086362	2019/03/22	TRANSFER	\$550,000	PERRON, MARC	11190300 CANADA INC.	C
OC2086363	2019/03/22	CHARGE	\$440,000	11190300 CANADA INC. DOKMAJIAN, MISSAC	AUDICORP LTD. CENTUM BANK STREET MORTGAGE	C



PRINTED ON 30 APR, 2025 AT 16:00:38
FOR EEOOLAB

SCALE



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





APPENDIX E

EcoLog ERIS Report



DATABASE REPORT

Project Property: *Phase One Environmental Site Assessment
- 5384 Boundary Road
5384 Boundary Rd
Ottawa ON K0A 1K0*

Project No: *100011.121*

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

Order No: *25032000611*

Requested by: *GEMTEC Consulting Engineers and
Scientists Limited (Ontario)*

Date Completed: *April 24, 2025*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *Phase One Environmental Site Assessment - 5384 Boundary Road
5384 Boundary Rd Ottawa ON K0A 1K0*

Project No: 100011.121

Order Information:

Order No: 25032000611
Date Requested: March 20, 2025
Requested by: GEMTEC Consulting Engineers and Scientists Limited (Ontario)
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Aerial Photographs *Aerials - National Collection*
City Directory Search *CD - QUOTE Custom City Directory Search*
ERIS Xplorer [ERIS Xplorer](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Land Title Search *Current Land Title Search*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	2	2
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	1	1
EBR	<i>Environmental Registry</i>	Y	0	2	2
ECA	<i>Environmental Compliance Approval</i>	Y	0	7	7
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	8	8
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	12	12
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	4	4
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	6	6
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPR2	<i>National Pollutant Release Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PFAS	<i>Ontario PFAS Spills</i>	Y	0	0	0
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PPHA	<i>Potential PFAS Handlers from EASR</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	1	1
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	4	4
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	2	1	3
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	5	5
<hr/>			Total:	2	53
					55

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	SPL	Les Fondations Brisson Inc. <UNOFFICIAL>	across from 5384 Boundary Rd Ottawa ON K4B 1P4	N/0.0	-0.15	23
1	SPL		5384 Boundary Road (Thunder Rd &) Ottawa ON	N/0.0	-0.15	24

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	EHS		5393 Boundary Road Navan ON K4B 1P6	ENE/77.1	0.85	24
3	CA	R. POMERLEAU LIMITED	5425 BOUNDARY RD.,PT.LOT 22 CUMBERLAND TWP. ON K4B 1P6	E/84.9	-0.15	25
3	GEN	R. POMERLEAU LIMITED	5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON K4B 1P6	E/84.9	-0.15	25
3	GEN	R. POMERLEAU LIMITED	5425 BOUNDARY ROAD PART LOT 22, CONCESSION 11 CUMBERLAND TOWNSHIP ON K0A 1K0	E/84.9	-0.15	25
3	FSTH	REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND TWP ON K4B 1P6	E/84.9	-0.15	26
3	FSTH	REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	E/84.9	-0.15	26
3	EBR	Pomerleau Sand & Gravel Inc.	5425 Boundary Road Ottawa CITY OF OTTAWA ON	E/84.9	-0.15	27
3	GEN	R. POMERLEAU LIMITED	5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON	E/84.9	-0.15	27
3	GEN	R. POMERLEAU LIMITED	5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON	E/84.9	-0.15	27
3	FST	REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	E/84.9	-0.15	28
3	FST	REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	E/84.9	-0.15	28
3	FST	REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	E/84.9	-0.15	28

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
3	ECA	R. Pomerleau Limited	5425 Boundary Road Ottawa ON	E/84.9	-0.15	28
3	ECA	Pomerleau Sand & Gravel Inc.	5425 Boundary Rd Ottawa ON K4B 1P6	E/84.9	-0.15	29
3	ECA	R. Pomerleau Limited	5425 Boundary Rd Ottawa ON K4B 1P6	E/84.9	-0.15	29
3	GEN	Aqua Drain	5425 Boundary Road Ottawa ON	E/84.9	-0.15	29
4	EHS		5383 Boundary Rd Ottawa ON K4B1P6	NNE/88.1	0.85	30
5	EHS		5368 Boundary Rd Navan ON K4B 1P6	NNW/99.5	0.85	30
6	WWIS		lot 1 con 9 ON Well ID: 1525164	WNW/113.2	-3.36	30
7	PTTW	Boundary Road Development Inc.	5371 Boundary Road City of Ottawa, Ontario CITY OF OTTAWA ON	NNE/141.5	0.85	34
8	EHS		5371 Boundary Road Navan ON K4B 1P6	NNE/141.6	0.85	34
9	EHS		5348 Boundary Road Carlsbad Springs ON K0A 1K0	NNW/151.1	-0.18	35
10	FST	RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	N/168.1	0.85	35
10	FST	RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	N/168.1	0.85	35
10	FST	RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	N/168.1	0.85	35

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
10	FST	RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	N/168.1	0.85	36
11	WWIS		ON <i>Well ID: 7406981</i>	N/193.3	0.85	36
12	EHS		5329 Boundary Rd Navan ON K4B 1P6	N/200.2	0.09	37
13	CA	Krzysztof Jablonski	5329 Boundary Road Ottawa ON	N/203.9	0.09	37
13	ECA	Krzysztof Jablonski	5329 Boundary Road Ottawa ON K4B 1P6	N/203.9	0.09	37
13	EASR	TAGGART CONSTRUCTION LIMITED	5329 BOUNDARY RD NAVAN ON K4B 1P6	N/203.9	0.09	37
13	EHS		5329 Boundary Road Ottawa Navan ON K4B 1P6	N/203.9	0.09	38
13	ECA	RKK Developments Inc.	5329 Boundary Rd Ottawa ON K2T 0P2	N/203.9	0.09	38
14	RST	HWY 417 BOUNDARY ROAD SUNOCO INC	5336 BOUNDARY RD CARLSBAD SPRINGS ON K0A1K0	NW/206.8	-1.65	38
14	RST	HWY 417 BOUNDARY ROAD SUNOCO	5336 BOUNDARY RD RR 1 CARLSBAD SPRINGS ON K0A 1K0	NW/206.8	-1.65	38
14	FSTH	4011350 CANADA INC O/A GAS STN	5336 BOUNDARY RD GLOUCESTER ON	NW/206.8	-1.65	39
14	FSTH	6151892 CANADA INC O/A GAS STN	5336 BOUNDARY RD GLOUCESTER ON	NW/206.8	-1.65	39
14	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	NW/206.8	-1.65	40

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
14	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	NW/206.8	-1.65	40
14	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	NW/206.8	-1.65	40
14	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	NW/206.8	-1.65	41
14	RST	PETRO CANADA SUNOCO	5336 BOUNDARY RD CARLSBAD SPRINGS ON K0A1K0	NW/206.8	-1.65	41
14	RST	PETRO CANADA SUNOCO	5336 BOUNDARY RD RR 1 CARLSBAD SPRINGS ON K0A1K0	NW/206.8	-1.65	41
14	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	NW/206.8	-1.65	41
15	WWIS		ON Well ID: 7406982	N/208.6	0.09	41
16	WWIS		ON Well ID: 7406983	N/209.0	0.18	42
17	EHS		5455 Boundary Rd Ottawa ON	ESE/225.9	-0.15	43
17	EBR	Ottawa D-Squared Asphalt Limited	5455 Boundary Road Navan, ON K4B 1P6 Canada ON	ESE/225.9	-0.15	43
17	ECA	Ottawa D-Squared Asphalt Limited	5455 Boundary Rd Ottawa ON K4P 1A2	ESE/225.9	-0.15	44
17	ECA	Ottawa D-Squared Asphalt Limited	5455 Boundary Rd Ottawa ON K4P 1A2	ESE/225.9	-0.15	44
17	SPL		5455 Boundary Rd., Ottawa OTTAWA ON	ESE/225.9	-0.15	44

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
17	GEN	D-SquaredConstruction	5455 Boundary Road Ottawa ON	ESE/225.9	-0.15	45
18	WWIS		lot 23 con 11 ON <i>Well ID: 7418506</i>	SE/243.6	-1.15	46

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 2 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R. POMERLEAU LIMITED	5425 BOUNDARY RD.,PT.LOT 22 CUMBERLAND TWP. ON K4B 1P6	84.9	<u>3</u>
Krzysztof Jablonski	5329 Boundary Road Ottawa ON	203.9	<u>13</u>

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Mar 31, 2025 has found that there are 1 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
TAGGART CONSTRUCTION LIMITED	5329 BOUNDARY RD NAVAN ON K4B 1P6	203.9	<u>13</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Feb 28, 2025 has found that there are 2 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Pomerleau Sand & Gravel Inc.	5425 Boundary Road Ottawa CITY OF OTTAWA ON	84.9	<u>3</u>
Ottawa D-Squared Asphalt Limited	5455 Boundary Road Navan, ON K4B 1P6 Canada ON	225.9	<u>17</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Mar 31, 2025 has found that there are 7 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Pomerleau Sand & Gravel Inc.	5425 Boundary Rd Ottawa ON K4B 1P6	84.9	<u>3</u>
R. Pomerleau Limited	5425 Boundary Rd Ottawa ON K4B 1P6	84.9	<u>3</u>
R. Pomerleau Limited	5425 Boundary Road Ottawa ON	84.9	<u>3</u>
RKK Developments Inc.	5329 Boundary Rd Ottawa ON K2T 0P2	203.9	<u>13</u>
Krzysztof Jablonski	5329 Boundary Road Ottawa ON K4B 1P6	203.9	<u>13</u>
Ottawa D-Squared Asphalt Limited	5455 Boundary Rd Ottawa ON K4P 1A2	225.9	<u>17</u>
Ottawa D-Squared Asphalt Limited	5455 Boundary Rd Ottawa ON K4P 1A2	225.9	<u>17</u>

EHS - ERIS Historical Searches

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

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5393 Boundary Road Navan ON K4B 1P6	77.1	<u>2</u>
	5383 Boundary Rd Ottawa ON K4B1P6	88.1	<u>4</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5368 Boundary Rd Navan ON K4B 1P6	99.5	<u>5</u>
	5371 Boundary Road Navan ON K4B 1P6	141.6	<u>8</u>
	5348 Boundary Road Carlsbad Springs ON K0A 1K0	151.1	<u>9</u>
	5329 Boundary Rd Navan ON K4B 1P6	200.2	<u>12</u>
	5329 Boundary Road Ottawa Navan ON K4B 1P6	203.9	<u>13</u>
	5455 Boundary Rd Ottawa ON	225.9	<u>17</u>

FST - Fuel Storage Tank

A search of the FST database, dated Oct 2023 has found that there are 12 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	84.9	<u>3</u>
REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	84.9	<u>3</u>
REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	84.9	<u>3</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	168.1	<u>10</u>
RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	168.1	<u>10</u>
RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	168.1	<u>10</u>
RKK DEVELOPMENTS INC.	5329 Boundary Rd Navan ON	168.1	<u>10</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	206.8	<u>14</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	206.8	<u>14</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	206.8	<u>14</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	206.8	<u>14</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	5336 BOUNDARY RD CARLSBAD SPRINGS ON	206.8	<u>14</u>

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 4 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND ON	84.9	<u>3</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGENT POMERLEAU LTD	5425 BOUNDARY RD CUMBERLAND TWP ON K4B 1P6	84.9	<u>3</u>
4011350 CANADA INC O/A GAS STN	5336 BOUNDARY RD GLOUCESTER ON	206.8	<u>14</u>
6151892 CANADA INC O/A GAS STN	5336 BOUNDARY RD GLOUCESTER ON	206.8	<u>14</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jun 30, 2024 has found that there are 6 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Aqua Drain	5425 Boundary Road Ottawa ON	84.9	<u>3</u>
R. POMERLEAU LIMITED	5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON	84.9	<u>3</u>
R. POMERLEAU LIMITED	5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON	84.9	<u>3</u>
R. POMERLEAU LIMITED	5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON K4B 1P6	84.9	<u>3</u>
R. POMERLEAU LIMITED	5425 BOUNDARY ROAD PART LOT 22, CONCESSION 11 CUMBERLAND TOWNSHIP ON K0A 1K0	84.9	<u>3</u>
D-SquaredConstruction	5455 Boundary Road Ottawa ON	225.9	<u>17</u>

PTTW - Permit to Take Water

A search of the PTTW database, dated 1994 - Feb 28, 2025 has found that there are 1 PTTW site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Boundary Road Development Inc.	5371 Boundary Road City of Ottawa, Ontario CITY OF OTTAWA ON	141.5	<u>7</u>

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Apr 30, 2024 has found that there are 4 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
PETRO CANADA SUNOCO	5336 BOUNDARY RD CARLSBAD SPRINGS ON K0A1K0	206.8	<u>14</u>
HWY 417 BOUNDARY ROAD SUNOCO INC	5336 BOUNDARY RD CARLSBAD SPRINGS ON K0A1K0	206.8	<u>14</u>
HWY 417 BOUNDARY ROAD SUNOCO	5336 BOUNDARY RD RR 1 CARLSBAD SPRINGS ON K0A 1K0	206.8	<u>14</u>
PETRO CANADA SUNOCO	5336 BOUNDARY RD RR 1 CARLSBAD SPRINGS ON K0A1K0	206.8	<u>14</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug-Jan 2025 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

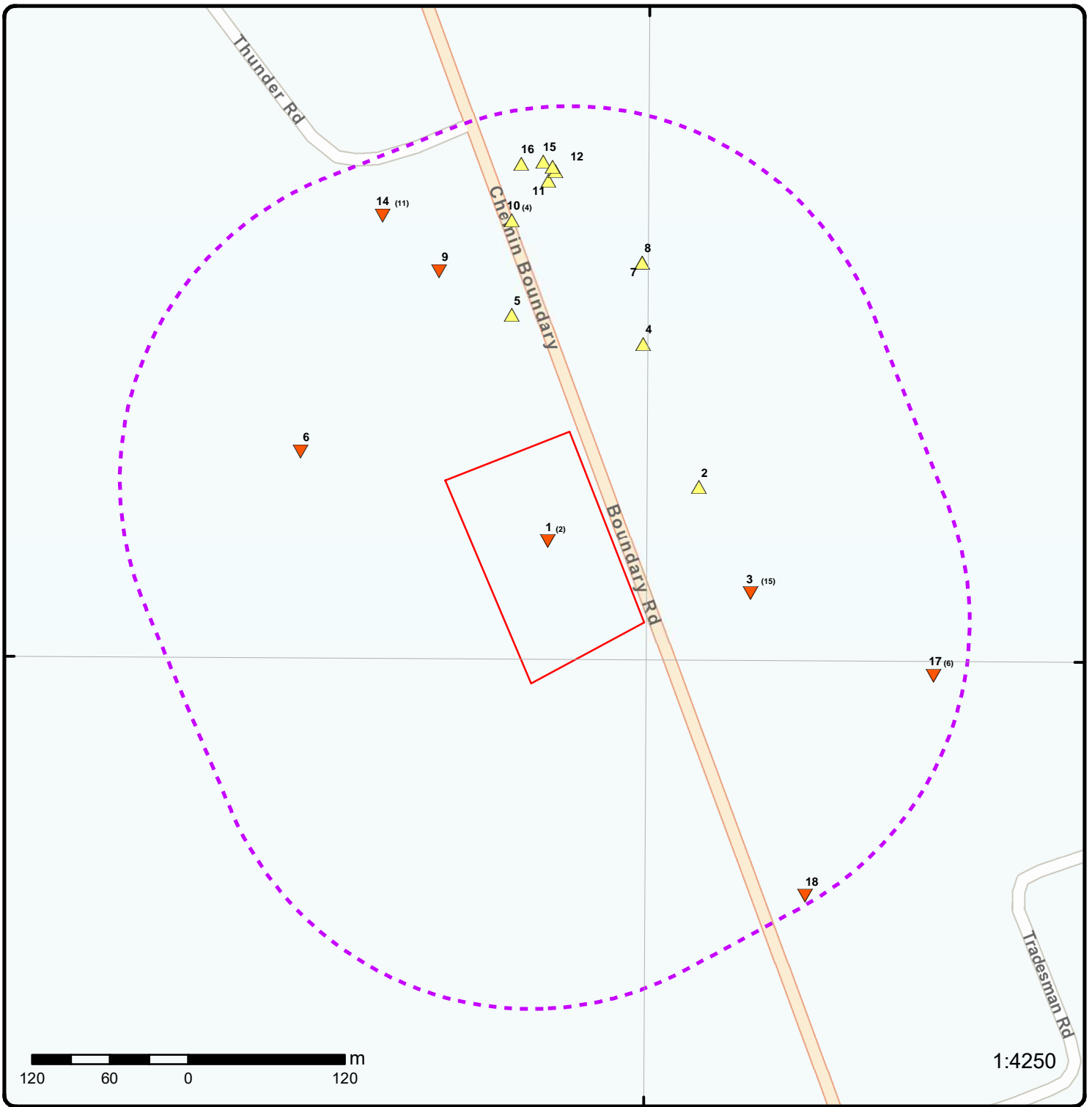
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5384 Boundary Road (Thunder Rd &) Ottawa ON	0.0	<u>1</u>
Les Fondations Brisson Inc. <UNOFFICIAL>	across from 5384 Boundary Rd Ottawa ON K4B 1P4	0.0	<u>1</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5455 Boundary Rd., Ottawa OTTAWA ON	225.9	17

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 5 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 1 con 9 ON <i>Well ID:</i> 1525164	113.2	6
	ON <i>Well ID:</i> 7406981	193.3	11
	ON <i>Well ID:</i> 7406982	208.6	15
	ON <i>Well ID:</i> 7406983	209.0	16
	lot 23 con 11 ON <i>Well ID:</i> 7418506	243.6	18



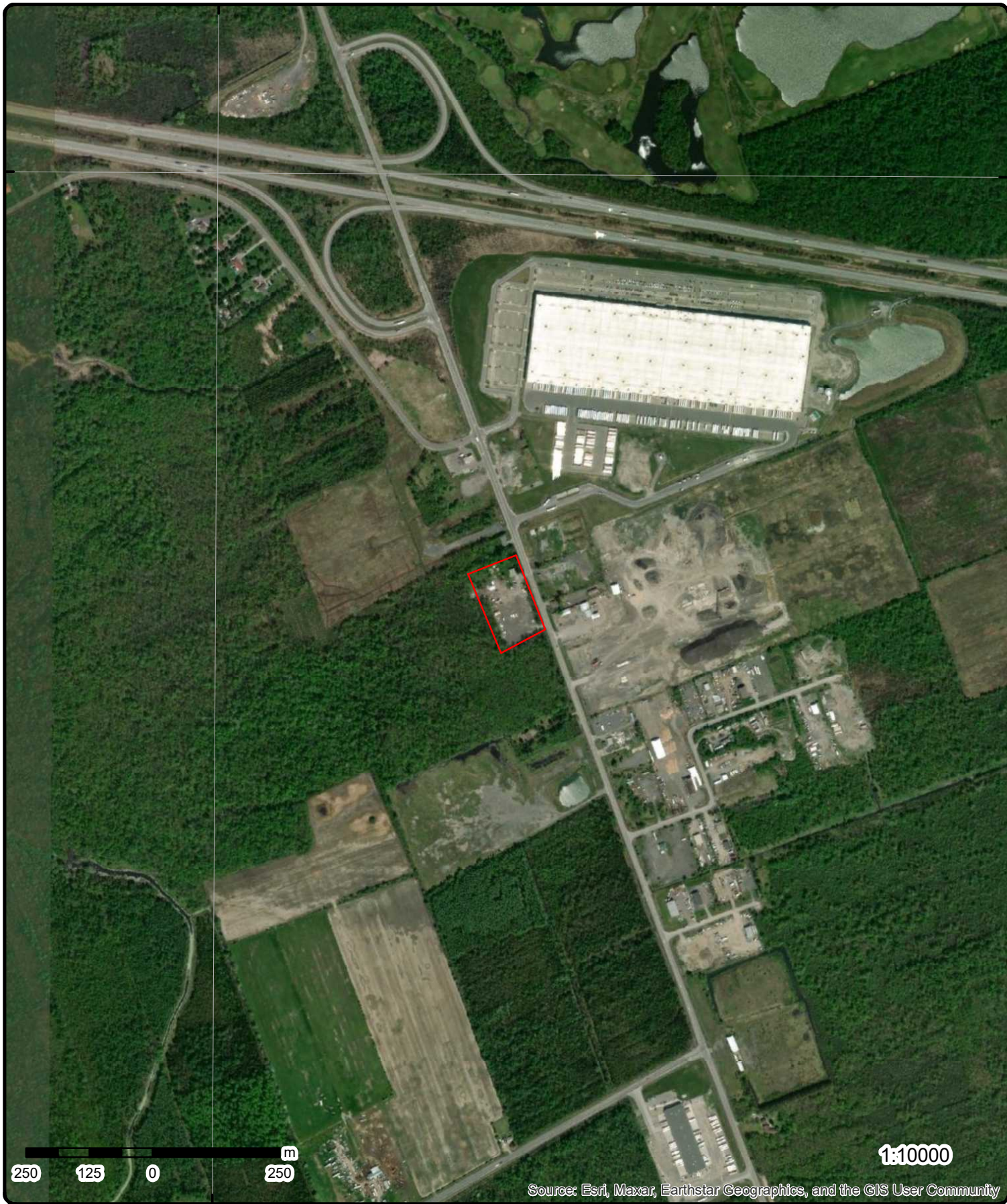
Map: 0.25 Kilometer Radius

Order Number: 25032000611

Address: 5384 Boundary Rd, Ottawa, ON



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



250 125 0 250 m

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2023

Order Number: 25032000611

Address: 5384 Boundary Rd, Ottawa, ON

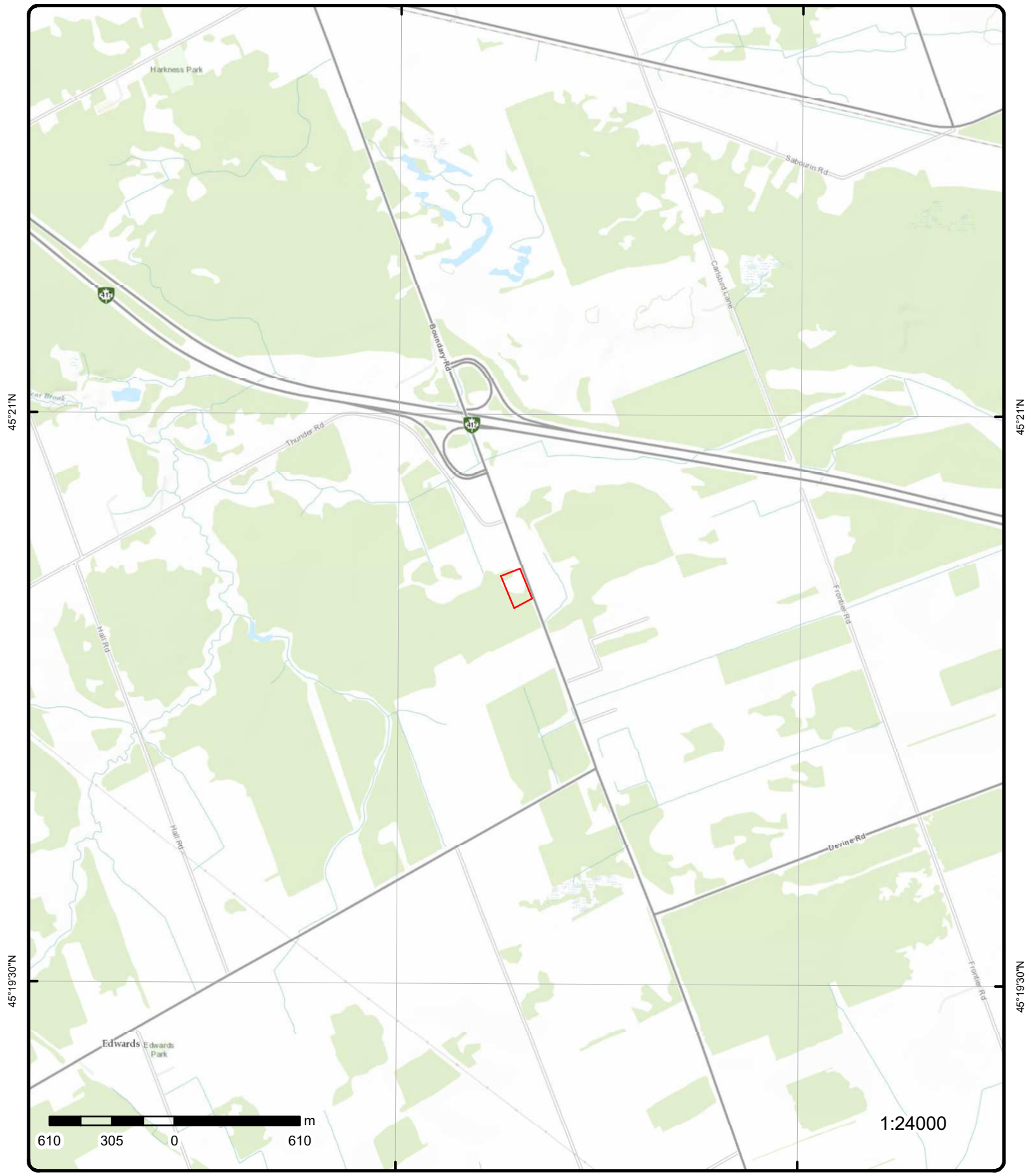


Source: ESRI World Imagery

© ERIS Information Limited Partnership

75°27'W

75°25'30"W



45°21'N

45°21'N

45°19'30"N

45°19'30"N



1:24000

Topographic Map

Order Number: 25032000611

Address: 5384 Boundary Rd, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB		
1	1 of 2	N/0.0	77.9 / -0.15	Les Fondations Brisson Inc. <UNOFFICIAL> across from 5384 Boundary Rd Ottawa ON K4B 1P4	SPL		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Ref No: 5135-84Z43N Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: 4/29/2010 Dt Document Closed: 5/7/2010 Site No: MOE Response: No Field Response Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: MVA - Cement truck spill of hydraulic oil<UNOFFICIAL> Site Address: Site Region: Site Municipality: Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Les Fondations Brisson Inc. <UNOFFICIAL> Client Type: Source Type: Incident Cause: Other Transport Accident Incident Preceding Spill: Incident Reason: Error- Operator error Incident Summary: Les Fondations Brisson Inc: 30L hydraulic oil to road Environment Impact: Not Anticipated Health Env Consequence: Nature of Impact: Contaminant Qty: 30 L Contaminant Qty 1: 30 Contaminant Unit: L Contaminant Code: 15 Contaminant Name: HYDRAULIC OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Land Spills Call Report Locatn Geodata: Time Reported: System Facility Address: </td> <td style="width: 50%; vertical-align: top;"> Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved: </td> </tr> </table>						Ref No: 5135-84Z43N Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: 4/29/2010 Dt Document Closed: 5/7/2010 Site No: MOE Response: No Field Response Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: MVA - Cement truck spill of hydraulic oil<UNOFFICIAL> Site Address: Site Region: Site Municipality: Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Les Fondations Brisson Inc. <UNOFFICIAL> Client Type: Source Type: Incident Cause: Other Transport Accident Incident Preceding Spill: Incident Reason: Error- Operator error Incident Summary: Les Fondations Brisson Inc: 30L hydraulic oil to road Environment Impact: Not Anticipated Health Env Consequence: Nature of Impact: Contaminant Qty: 30 L Contaminant Qty 1: 30 Contaminant Unit: L Contaminant Code: 15 Contaminant Name: HYDRAULIC OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Land Spills Call Report Locatn Geodata: Time Reported: System Facility Address:	Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:
Ref No: 5135-84Z43N Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: 4/29/2010 Dt Document Closed: 5/7/2010 Site No: MOE Response: No Field Response Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: MVA - Cement truck spill of hydraulic oil<UNOFFICIAL> Site Address: Site Region: Site Municipality: Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: Les Fondations Brisson Inc. <UNOFFICIAL> Client Type: Source Type: Incident Cause: Other Transport Accident Incident Preceding Spill: Incident Reason: Error- Operator error Incident Summary: Les Fondations Brisson Inc: 30L hydraulic oil to road Environment Impact: Not Anticipated Health Env Consequence: Nature of Impact: Contaminant Qty: 30 L Contaminant Qty 1: 30 Contaminant Unit: L Contaminant Code: 15 Contaminant Name: HYDRAULIC OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Land Spills Call Report Locatn Geodata: Time Reported: System Facility Address:	Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:						

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	2 of 2	N/0.0	77.9 / -0.15	5384 Boundary Road (Thunder Rd &) Ottawa ON	SPL
Ref No:		5748-B53LF5		Municipality No:	
Year:				Nature of Damage:	
Incident Dt:		2018/09/29		Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:		2018/09/29		Impact to Health: 0 - No Impact	
Dt Document Closed:				Agency Involved:	
Site No:		NA			
MOE Response:		No			
Site County/District:					
Site Geo Ref Meth:					
Site District Office:		Ottawa			
Nearest Watercourse:					
Site Name:		spill site<UNOFFICIAL>			
Site Address:		5384 Boundary Road (Thunder Rd &)			
Site Region:		Eastern			
Site Municipality:		Ottawa			
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:		5021149			
Easting:		465353			
Entity Operating Name:					
Client Name:					
Client Type:					
Source Type:		Motor Vehicle			
Incident Cause:					
Incident Preceding Spill:		Collision/Accident			
Incident Reason:		Operator/Human Error			
Incident Summary:		Pvt MV: gasoline spill to ditch			
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		40 L			
Contaminant Qty 1:		40			
Contaminant Unit:		L			
Contaminant Code:		12			
Contaminant Name:		GASOLINE			
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:		1203			
Receiving Medium:		Land			
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:		Miscellaneous Communal			
SAC Action Class:		Primary Assessment of Spills			
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					

2	1 of 1	ENE/77.1	78.9 / 0.85	5393 Boundary Road Navan ON K4B 1P6	EHS
Order No:		22022800709		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Standard Select Report		Client Prov/State: QC	
Report Date:		01-MAR-22		Search Radius (km): .25	
Date Received:		28-FEB-22		X: -75.4411522	
Previous Site Name:				Y: 45.3428621	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Lot/Building Size:

Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Title Searches; Topographic Maps; City Directory; Aerial Photos

<u>3</u>	1 of 15	E/84.9	77.9 / -0.15	R. POMERLEAU LIMITED 5425 BOUNDARY RD.,PT.LOT 22 CUMBERLAND TWP. ON K4B 1P6	CA
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Certificate #: 8-4028-94-
Application Year: 94
Issue Date: 3/31/1994
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: WASTE OIL FURNACE MODEL RA(D)-235
Contaminants:
Emission Control:

<u>3</u>	2 of 15	E/84.9	77.9 / -0.15	R. POMERLEAU LIMITED 5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON K4B 1P6	GEN
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Generator Info

Generator No: ON2049900
Approval Years: 95,96,97,98,02,03,04,05,06,07,08
Status:
PO Box No:
Country:
Co Admin:
Phone No Admin:
SIC Description: OTHER SERVICES

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code: 9999

Waste Detail(s)

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

<u>3</u>	3 of 15	E/84.9	77.9 / -0.15	R. POMERLEAU LIMITED 5425 BOUNDARY ROAD PART LOT 22, CONCESSION 11 CUMBERLAND TOWNSHIP ON K0A 1K0	GEN
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Generator Info

Generator No: ON2049900
Approval Years: 99,00,01
Status:
PO Box No:
Country:
Co Admin:
Phone No Admin:
SIC Description: OTHER SERVICES

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code: 9999

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
<u>3</u>	4 of 15	E/84.9	77.9 / -0.15	REGENT POMERLEAU LTD 5425 BOUNDARY RD CUMBERLAND TWP ON K4B 1P6	FSTH
License Issue Date:		7/9/1990			
Tank Status:		Licensed			
Tank Status As Of:		August 2007			
Operation Type:		Private Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
<u>--Details--</u>					
Status:		Active			
Year of Installation:		1992			
Corrosion Protection:					
Capacity:		22700			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
Status:		Active			
Year of Installation:		1985			
Corrosion Protection:					
Capacity:		13600			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
Status:		Active			
Year of Installation:		1985			
Corrosion Protection:					
Capacity:		13600			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
<u>3</u>	5 of 15	E/84.9	77.9 / -0.15	REGENT POMERLEAU LTD 5425 BOUNDARY RD CUMBERLAND ON	FSTH
License Issue Date:		7/9/1990			
Tank Status:		Licensed			
Tank Status As Of:		December 2008			
Operation Type:		Private Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
<u>--Details--</u>					
Status:		Active			
Year of Installation:		1992			
Corrosion Protection:					
Capacity:		22700			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
Status:		Active			
Year of Installation:		1985			
Corrosion Protection:					
Capacity:		13600			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
Status:		Active			
Year of Installation:		1985			
Corrosion Protection:					
Capacity:		13600			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel

3	6 of 15	E/84.9	77.9 / -0.15	Pomerleau Sand & Gravel Inc. 5425 Boundary Road Ottawa CITY OF OTTAWA ON	EBR
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EBR Registry No: 011-4963
Ministry Ref No: 5223-8LFQ35
Notice Type: Instrument Decision
Notice Stage:
Notice Date: March 05, 2013
Proposal Date: November 07, 2011
Year: 2011
Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:
Instrument Type: (EPA Part II.1-air) - Environmental Compliance Approval (project type: air)
Off Instrument Name:
Posted By:
Company Name: Pomerleau Sand & Gravel Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 5425 Boundary Road, Ottawa Ontario, Canada K4B 1P6
Comment Period:
URL:
Summary:

Site Location Details:

5425 Boundary Road Ottawa CITY OF OTTAWA

3	7 of 15	E/84.9	77.9 / -0.15	R. POMERLEAU LIMITED 5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON	GEN
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Generator Info

Generator No: ON2049900
Approval Years: 2009
Status:
PO Box No:
Country:
Co Admin:
Phone No Admin:
SIC Description: Site Preparation Contractors
Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code: 238910

Waste Detail(s)

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

3	8 of 15	E/84.9	77.9 / -0.15	R. POMERLEAU LIMITED 5425 BOUNDARY ROAD CUMBERLAND TOWNSHIP ON	GEN
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Generator Info

Generator No: ON2049900
Choice of Contact:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Years: 2010 Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description:		Site Preparation Contractors		Contaminated Fac: MHSW Facility: SIC Code: 238910	
Waste Detail(s)					
Waste Class: Waste Class Name:		252 WASTE OILS & LUBRICANTS			
<u>3</u>	9 of 15	E/84.9	77.9 / -0.15	REGENT POMERLEAU LTD 5425 BOUNDARY RD CUMBERLAND ON	FST
Inventory No: 11372189 Inventory Status: Active Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description:		UNDERGROUND TANK Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK			
<u>3</u>	10 of 15	E/84.9	77.9 / -0.15	REGENT POMERLEAU LTD 5425 BOUNDARY RD CUMBERLAND ON	FST
Inventory No: 10901283 Inventory Status: Active Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description:		UNDERGROUND TANK Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK			
<u>3</u>	11 of 15	E/84.9	77.9 / -0.15	REGENT POMERLEAU LTD 5425 BOUNDARY RD CUMBERLAND ON	FST
Inventory No: 10901268 Inventory Status: Active Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description:		UNDERGROUND TANK Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK			
<u>3</u>	12 of 15	E/84.9	77.9 / -0.15	R. Pomerleau Limited 5425 Boundary Road Ottawa ON	ECA

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval No:	6467-9T5UYE			MOE District:	
Approval Date:	1/28/15			City:	Ottawa
Status:	Approved			Longitude:	-75.4405555555555622504471102729439735 41259765625
Record Type:				Latitude:	45.34222222222222598020380246452987194 061279296875
Link Source:				Geometry X:	
SWP Area Name:				Geometry Y:	
Approval Type:					
Project Type:	Air/Noise				
Business Name:	R. Pomerleau Limited				
Address:					
Full Address:	5425 Boundary Road Ottawa City, Ontario				
Full PDF Link:					
PDF Site Location:					

3 13 of 15 E/84.9 77.9 / -0.15 **Pomerleau Sand & Gravel Inc.**
5425 Boundary Rd
Ottawa ON K4B 1P6 **ECA**

Approval No:	1377-8ZUTSA			MOE District:	Ottawa
Approval Date:	2013-02-27			City:	
Status:	Revoked and/or Replaced			Longitude:	-75.44065
Record Type:	ECA			Latitude:	45.34213
Link Source:	IDS			Geometry X:	
SWP Area Name:	South Nation			Geometry Y:	
Approval Type:	ECA-AIR				
Project Type:	AIR				
Business Name:	Pomerleau Sand & Gravel Inc.				
Address:	5425 Boundary Rd				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/5223-8LFQ35-14.pdf				
PDF Site Location:					

3 14 of 15 E/84.9 77.9 / -0.15 **R. Pomerleau Limited**
5425 Boundary Rd
Ottawa ON K4B 1P6 **ECA**

Approval No:	6467-9T5UYE			MOE District:	Ottawa
Approval Date:	2015-01-28			City:	
Status:	Approved			Longitude:	-75.44065
Record Type:	ECA			Latitude:	45.34213
Link Source:	IDS			Geometry X:	
SWP Area Name:	South Nation			Geometry Y:	
Approval Type:	ECA-AIR				
Project Type:	AIR				
Business Name:	R. Pomerleau Limited				
Address:	5425 Boundary Rd				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/0752-95SRF2-14.pdf				
PDF Site Location:					

3 15 of 15 E/84.9 77.9 / -0.15 **Aqua Drain**
5425 Boundary Road
Ottawa ON **GEN**

Generator Info as of July 2024

Generator No: ONS0402-1-4J7LOP-1

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Generator Company Name: Aqua Drain					
Street: 5425 Boundary Road					
City: Ottawa					
Province State: Ontario					
Country: Canada					
Postal Code: K4B 1P6					
Waste Class: 251 L					
Waste Class Decoded:					
251 - OIL SKIMMINGS & SLUDGES					
<u>4</u>	1 of 1	NNE/88.1	78.9 / 0.85	5383 Boundary Rd Ottawa ON K4B1P6	EHS
Order No: 20170912137		Status: C		Nearest Intersection:	
Report Type: Custom Report		Report Date: 18-SEP-17		Municipality:	
Date Received: 12-SEP-17		Previous Site Name:		Client Prov/State: ON	
Lot/Building Size:		Additional Info Ordered:		Search Radius (km): .25	
				X: -75.441706	
				Y: 45.343851	
<u>5</u>	1 of 1	NNW/99.5	78.9 / 0.85	5368 Boundary Rd Navan ON K4B 1P6	EHS
Order No: 20200406012		Status: C		Nearest Intersection:	
Report Type: Standard Report		Report Date: 09-APR-20		Municipality:	
Date Received: 06-APR-20		Previous Site Name:		Client Prov/State: ON	
Lot/Building Size:		Additional Info Ordered:		Search Radius (km): .25	
				X: -75.4429938	
				Y: 45.3440428	
<u>6</u>	1 of 1	WNW/113.2	74.7 / -3.36	lot 1 con 9 ON	WWIS
Well ID: 1525164		Flowing (Y/N):		Flow Rate:	
Construction Date:		Use 1st: Commerical		Data Entry Status:	
Use 2nd:		Final Well Status: Water Supply		Data Src: 1	
Water Type:		Water Type:		Date Received: 12/04/1990	
Casing Material:		Water Type:		Selected Flag: TRUE	
Audit No: 51138		Tag:		Abandonment Rec:	
Constructn Method:		Constructn Method:		Contractor: 4609	
Elevation (m):		Elevation (m):		Form Version: 1	
Elevatn Reliabilty:		Elevatn Reliabilty:		Owner:	
Depth to Bedrock:		Depth to Bedrock:		County: OTTAWA-CARLETON	
Well Depth:		Well Depth:		Lot: 001	
Overburden/Bedrock:		Overburden/Bedrock:		Concession: 09	
Pump Rate:		Pump Rate:		Concession Name: OF	
Static Water Level:		Static Water Level:		Easting NAD83:	
Clear/Cloudy:		Clear/Cloudy:		Northing NAD83:	
Municipality: GLOUCESTER TOWNSHIP		Municipality:		Zone:	
Site Info:		Site Info:		UTM Reliability:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/152\1525164.pdf			

Additional Detail(s) (Map)

Well Completed Date: 05/03/1990
Year Completed: 1990
Depth (m): 30.48
Latitude: 45.3430915557172
Longitude: -75.4450528680529
X: -75.44505270568072
Y: 45.34309154855309
Path: 152\1525164.pdf

Bore Hole Information

Bore Hole ID:	10046905	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	465133.00
Code OB Desc:		North83:	5021161.00
Open Hole:		Org CS:	N83
Cluster Kind:		UTMRC:	8
Date Completed:	05/03/1990	UTMRC Desc:	margin of error : 3 km - 10 km
Remarks:		Location Method:	lot
Location Method Desc:	Lot centroid		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 931060305
Layer: 4
Color: 2
General Color: GREY
Material 1: 15
Material 1 Desc: LIMESTONE
Material 2: 74
Material 2 Desc: LAYERED
Material 3:
Material 3 Desc:
Formation Top Depth: 77.0
Formation End Depth: 100.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 931060302
Layer: 1
Color: 5
General Color: YELLOW
Material 1: 28
Material 1 Desc: SAND
Material 2: 02
Material 2 Desc: TOPSOIL
Material 3: 77
Material 3 Desc: LOOSE

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation Top Depth:		0.0			
Formation End Depth:		2.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931060304			
Layer:		3			
Color:		2			
General Color:		GREY			
Material 1:		34			
Material 1 Desc:		TILL			
Material 2:		79			
Material 2 Desc:		PACKED			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		70.0			
Formation End Depth:		77.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931060303			
Layer:		2			
Color:		3			
General Color:		BLUE			
Material 1:		05			
Material 1 Desc:		CLAY			
Material 2:		66			
Material 2 Desc:		DENSE			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		2.0			
Formation End Depth:		70.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933111104			
Layer:		1			
Plug From:		2.0			
Plug To:		77.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961525164			
Method Construction Code:		4			
Method Construction:		Rotary (Air)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10595475			
Casing No:		1			
Comment:					
Alt Name:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Construction Record - Casing

Casing ID: 930082140
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 100.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930082139
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 77.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 991525164
Pump Set At:
Static Level: 6.0
Final Level After Pumping: 40.0
Recommended Pump Depth: 40.0
Pumping Rate: 25.0
Flowing Rate:
Recommended Pump Rate: 25.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934111162
Test Type: Draw Down
Test Duration: 15
Test Level: 16.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934386568
Test Type: Draw Down
Test Duration: 30
Test Level: 26.0
Test Level UOM: ft

Draw Down & Recovery

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Pump Test Detail ID: 934656344
Test Type: Draw Down
Test Duration: 45
Test Level: 36.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934904713
Test Type: Draw Down
Test Duration: 60
Test Level: 40.0
Test Level UOM: ft

Water Details

Water ID: 933484060
Layer: 1
Kind Code: 3
Kind: SULPHUR
Water Found Depth: 95.0
Water Found Depth UOM: ft

<u>7</u>	1 of 1	NNE/141.5	78.9 / 0.85	Boundary Road Development Inc. 5371 Boundary Road City of Ottawa, Ontario CITY OF OTTAWA ON	PTTW
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EBR Registry No:	013-2730	Decision Posted:
Ministry Ref No:	1314-AXGSPF	Exception Posted:
Notice Type:	Instrument Decision	Section:
Notice Stage:		Act 1:
Notice Date:	September 19, 2018	Act 2:
Proposal Date:	April 04, 2018	Site Location Map:
Year:	2018	
Instrument Type:	Permit to Take Water - OWRA s. 34	
Off Instrument Name:		
Posted By:		
Company Name:	Boundary Road Development Inc.(OWRA s. 34) - Permit to Take Water	
Site Address:		
Location Other:		
Proponent Name:	Boundary Road Development Inc.	
Proponent Address:	16766 Transcanadienne Route Suite 500 Kirkland Quebec Canada H9H 4M7	
Comment Period:		
URL:	http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM1MDY0&statusId=MjA3Mzg&language=en	

Summary:

Site Location Details:

5371 Boundary Road
City of Ottawa, Ontario
CITY OF OTTAWA

<u>8</u>	1 of 1	NNE/141.6	78.9 / 0.85	5371 Boundary Road Navan ON K4B 1P6	EHS
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Order No:	20190401023	Nearest Intersection:
Status:	C	Municipality:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Report Type: Standard Report Report Date: 05-APR-19 Date Received: 01-APR-19 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos					
9	1 of 1	NNW/151.1	77.8 / -0.18	5348 Boundary Road Carlsbad Springs ON KOA 1K0	EHS
Order No: 21062300197 Status: C Report Type: Custom Report Report Date: 28-JUN-21 Date Received: 23-JUN-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; City Directory; Aerial Photos					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.44370626 Y: 45.34434194					
10	1 of 4	N/168.1	78.9 / 0.85	RKK DEVELOPMENTS INC. 5329 Boundary Rd Navan ON	FST
Inventory No: 100013702 Inventory Status: active Installation Year: 2022 Capacity: 50000 Capacity Unit: L Tank Type: Double Wall UST Manufacturer: Model: Description: Regular					
Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protection: Inventory Context: FS Liquid Fuel Inventory Item: FS Liquid Fuel Tank					
10	2 of 4	N/168.1	78.9 / 0.85	RKK DEVELOPMENTS INC. 5329 Boundary Rd Navan ON	FST
Inventory No: 100013704 Inventory Status: active Installation Year: 2022 Capacity: 50000 Capacity Unit: L Tank Type: Double Wall UST Manufacturer: Model: Description: Split tank: 25,000 Diesel / 25,000 Premium					
Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protection: Inventory Context: FS Liquid Fuel Inventory Item: FS Liquid Fuel Tank					
10	3 of 4	N/168.1	78.9 / 0.85	RKK DEVELOPMENTS INC. 5329 Boundary Rd Navan ON	FST
Inventory No: 1371 Inventory Status: Active Installation Year: Capacity: 150000 Capacity Unit: L Tank Type: Manufacturer: Model:					
Tank Material: Corrosion Protect: Overfill Protection: Inventory Context: Liquid Fuels Inventory Item: FS Gasoline Station - Self Serve					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<i>Description:</i>					
10	4 of 4	N/168.1	78.9 / 0.85	RKK DEVELOPMENTS INC. 5329 Boundary Rd Navan ON	FST
Inventory No:	100013703			Tank Material:	Fiberglass (FRP)
Inventory Status:	active			Corrosion Protect:	Fiberglass
Installation Year:	2022			Overfill Protection:	
Capacity:	50000			Inventory Context:	FS Liquid Fuel
Capacity Unit:	L			Inventory Item:	FS Liquid Fuel Tank
Tank Type:		Double Wall UST			
Manufacturer:					
Model:					
Description:		Regular			
11	1 of 1	N/193.3	78.9 / 0.85	ON	WWIS
Well ID:	7406981			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	Yes
Use 2nd:				Data Src:	
Final Well Status:				Date Received:	12/29/2021
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z368486			Contractor:	7241
Tag:	A331005			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliability:				Lot:	
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		CUMBERLAND TOWNSHIP			
Site Info:					
<u>Additional Detail(s) (Map)</u>					
Bore Hole ID:	1008904905			Tag No:	A331005
Depth M:				Contractor:	7241
Year Completed:	2021			Latitude:	45.3449732112668
Well Completed Dt:	11/09/2021			Longitude:	-75.4426423141577
Audit No:	Z368486			Y:	45.34497320340586
Path:				X:	-75.44264215181816
<u>Bore Hole Information</u>					
Bore Hole ID:	1008904905			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	18
Code OB:				East83:	465323.00
Code OB Desc:				North83:	5021369.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	11/09/2021			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Location Method Desc:		on Water Well Record			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
12	1 of 1	N/200.2	78.1 / 0.09	5329 Boundary Rd Navan ON K4B 1P6	EHS
Order No:	21062100164			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	24-JUN-21			Search Radius (km):	.25
Date Received:	21-JUN-21			X:	-75.44257569
Previous Site Name:				Y:	45.34503861
Lot/Building Size:					
Additional Info Ordered:	Topographic Maps				
13	1 of 5	N/203.9	78.1 / 0.09	Krzysztof Jablonski 5329 Boundary Road Ottawa ON	CA
Certificate #:	3478-6FDNY7				
Application Year:	2005				
Issue Date:	8/22/2005				
Approval Type:	Industrial Sewage Works				
Status:	Approved				
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
13	2 of 5	N/203.9	78.1 / 0.09	Krzysztof Jablonski 5329 Boundary Road Ottawa ON K4B 1P6	ECA
Approval No:	3478-6FDNY7			MOE District:	Ottawa
Approval Date:	2005-08-22			City:	
Status:	Approved			Longitude:	-75.44256
Record Type:	ECA			Latitude:	45.3451
Link Source:	IDS			Geometry X:	
SWP Area Name:	South Nation			Geometry Y:	
Approval Type:	ECA-INDUSTRIAL SEWAGE WORKS				
Project Type:	INDUSTRIAL SEWAGE WORKS				
Business Name:	Krzysztof Jablonski				
Address:	5329 Boundary Road				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/9082-6E7PAX-14.pdf				
PDF Site Location:					
13	3 of 5	N/203.9	78.1 / 0.09	TAGGART CONSTRUCTION LIMITED 5329 BOUNDARY RD NAVAN ON K4B 1P6	EASR
Approval No:	R-009-6110604370			MOE District:	Ottawa

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: REGISTERED Date: 2018-09-26 Record Type: EASR Link Source: MOFA Project Type: Water Taking - Construction Dewatering Full Address: Approval Type: EASR-Water Taking - Construction Dewatering SWP Area Name: South Nation PDF NAICS Code: PDF URL: PDF Site Location:					
13	4 of 5	N/203.9	78.1 / 0.09	5329 Boundary Road Ottawa Navan ON K4B 1P6	EHS
Order No: 20180727053 Status: C Report Type: Standard Report Report Date: 01-AUG-18 Date Received: 27-JUL-18 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -75.442602 Y: 45.345071					
13	5 of 5	N/203.9	78.1 / 0.09	RKK Developments Inc. 5329 Boundary Rd Ottawa ON K2T 0P2	ECA
Approval No: 9233-CN2RN5 Approval Date: February 15, 2023 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: South Nation Approval Type: ECA-INDUSTRIAL SEWAGE WORKS Project Type: INDUSTRIAL SEWAGE WORKS Business Name: RKK Developments Inc. Address: 5329 Boundary Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/8132-CLN83H-14.pdf PDF Site Location: 5329 Boundary Road Commercial Development 5329 Boundary Road, City of Ottawa Ontario, K4B 1P6 MOE District: Ottawa City: Longitude: Latitude: Geometry X: -8398299.7210000008 Geometry Y: 5676022.1516000032					
14	1 of 11	NW/206.8	76.4 / -1.65	HWY 417 BOUNDARY ROAD SUNOCO INC 5336 BOUNDARY RD CARLSBAD SPRINGS ON K0A1K0	RST
Headcode: 1186800 Headcode Desc: Service Stations-Gasoline, Oil & Natural Gas Phone: 6138226642 List Name: Description:					
14	2 of 11	NW/206.8	76.4 / -1.65	HWY 417 BOUNDARY ROAD SUNOCO 5336 BOUNDARY RD RR 1 CARLSBAD SPRINGS ON K0A 1K0	RST
Headcode: 01186800					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Headcode Desc: SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS
 Phone:
 List Name:
 Description:

14	3 of 11	NW/206.8	76.4 / -1.65	4011350 CANADA INC O/A GAS STN 5336 BOUNDARY RD GLOUCESTER ON	FSTH
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License Issue Date: 4/12/2006
 Tank Status: Licensed
 Tank Status As Of: August 2007
 Operation Type: Retail Fuel Outlet
 Facility Type: Gasoline Station - Self Serve

--Details--

Status: Removed
 Year of Installation: 1990
 Corrosion Protection:
 Capacity: 25000
 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Removed
 Year of Installation: 1990
 Corrosion Protection:
 Capacity: 25000
 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Removed
 Year of Installation: 1990
 Corrosion Protection:
 Capacity: 25000
 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Removed
 Year of Installation: 1990
 Corrosion Protection:
 Capacity: 25000
 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Removed
 Year of Installation: 1990
 Corrosion Protection:
 Capacity: 25000
 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel

14	4 of 11	NW/206.8	76.4 / -1.65	6151892 CANADA INC O/A GAS STN 5336 BOUNDARY RD GLOUCESTER ON	FSTH
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License Issue Date: 1/21/2008 3:03:00 PM
 Tank Status: Licensed
 Tank Status As Of: December 2008
 Operation Type: Retail Fuel Outlet
 Facility Type: Gasoline Station - Self Serve

--Details--

Status: Active
 Year of Installation: 2003
 Corrosion Protection:
 Capacity: 50000

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tank Fuel Type:		Liquid Fuel Double Wall UST - Diesel			
Status:		Active			
Year of Installation:		2003			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2003			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2003			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
14	5 of 11	NW/206.8	76.4 / -1.65	SUNCOR ENERGY PRODUCTS PARTNERSHIP 5336 BOUNDARY RD CARLSBAD SPRINGS ON	FST
Inventory No:		25665956		Tank Material: Fiberglass (FRP)	
Inventory Status:		active		Corrosion Protect: Fiberglass	
Installation Year:		2003		Overfill Protection:	
Capacity:		50000		Inventory Context: FS Liquid Fuel	
Capacity Unit:		L		Inventory Item: FS Liquid Fuel Tank	
Tank Type:		Double Wall UST			
Manufacturer:					
Model:					
Description:		2009VBS			
14	6 of 11	NW/206.8	76.4 / -1.65	SUNCOR ENERGY PRODUCTS PARTNERSHIP 5336 BOUNDARY RD CARLSBAD SPRINGS ON	FST
Inventory No:		25665959		Tank Material: Fiberglass (FRP)	
Inventory Status:		active		Corrosion Protect: Fiberglass	
Installation Year:		2003		Overfill Protection:	
Capacity:		50000		Inventory Context: FS Liquid Fuel	
Capacity Unit:		L		Inventory Item: FS Liquid Fuel Tank	
Tank Type:		Double Wall UST			
Manufacturer:					
Model:					
Description:		2009VBS ULTRA			
14	7 of 11	NW/206.8	76.4 / -1.65	SUNCOR ENERGY PRODUCTS PARTNERSHIP 5336 BOUNDARY RD CARLSBAD SPRINGS ON	FST
Inventory No:		25665958		Tank Material: Fiberglass (FRP)	
Inventory Status:		active		Corrosion Protect: Fiberglass	
Installation Year:		2003		Overfill Protection:	
Capacity:		50000		Inventory Context: FS Liquid Fuel	
Capacity Unit:		L		Inventory Item: FS Liquid Fuel Tank	
Tank Type:		Double Wall UST			
Manufacturer:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Model:					
Description:		2009VBS REGULAR			
14	8 of 11	NW/206.8	76.4 / -1.65	SUNCOR ENERGY PRODUCTS PARTNERSHIP 5336 BOUNDARY RD CARLSBAD SPRINGS ON	FST
Inventory No:		25665957	Tank Material:		Fiberglass (FRP)
Inventory Status:		active	Corrosion Protect:		Fiberglass
Installation Year:		2003	Overfill Protection:		
Capacity:		50000	Inventory Context:		FS Liquid Fuel
Capacity Unit:		L	Inventory Item:		FS Liquid Fuel Tank
Tank Type:		Double Wall UST			
Manufacturer:					
Model:		2009VBS			
Description:		REGULAR			
14	9 of 11	NW/206.8	76.4 / -1.65	PETRO CANADA SUNOCO 5336 BOUNDARY RD CARLSBAD SPRINGS ON K0A1K0	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS GASOLINE OIL & NATURAL GAS			
Phone:		6138226642			
List Name:		INFO-DIRECT(TM) BUSINESS FILE			
Description:					
14	10 of 11	NW/206.8	76.4 / -1.65	PETRO CANADA SUNOCO 5336 BOUNDARY RD RR 1 CARLSBAD SPRINGS ON K0A1K0	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS GASOLINE OIL & NATURAL			
Phone:		6138226642			
List Name:					
Description:					
14	11 of 11	NW/206.8	76.4 / -1.65	SUNCOR ENERGY PRODUCTS PARTNERSHIP 5336 BOUNDARY RD CARLSBAD SPRINGS ON	FST
Inventory No:		9831233	Tank Material:		
Inventory Status:		Active	Corrosion Protect:		
Installation Year:			Overfill Protection:		
Capacity:		200000	Inventory Context:		Liquid Fuels
Capacity Unit:		L	Inventory Item:		FS Gasoline Station - Self Serve
Tank Type:					
Manufacturer:					
Model:					
Description:					
15	1 of 1	N/208.6	78.1 / 0.09	ON	WWIS
Well ID:		7406982		Flowing (Y/N):	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	Yes
Use 2nd:				Data Src:	
Final Well Status:				Date Received:	12/29/2021
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z368484			Contractor:	7241
Tag:	A331007			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliabilty:				Lot:	
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		CUMBERLAND TOWNSHIP			
Site Info:					

Additional Detail(s) (Map)

Bore Hole ID:	1008904908	Tag No:	A331007
Depth M:		Contractor:	7241
Year Completed:	2021	Latitude:	45.345108030063
Well Completed Dt:	11/09/2021	Longitude:	-75.4426944238799
Audit No:	Z368484	Y:	45.3451080225443
Path:		X:	-75.44269426216091

Bore Hole Information

Bore Hole ID:	1008904908	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	465319.00
Code OB Desc:		North83:	5021384.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	11/09/2021	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

16 1 of 1 **N/209.0** **78.2 / 0.18** **ON** **WWIS**

Well ID:	7406983	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	Yes
Use 2nd:		Data Src:	
Final Well Status:		Date Received:	12/29/2021
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z368485	Contractor:	7241
Tag:	A331006	Form Version:	7
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA-CARLETON
Elevatn Reliabilty:		Lot:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Clear/Cloudy: Municipality: Site Info:		CUMBERLAND TOWNSHIP		Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:	

Additional Detail(s) (Map)

Bore Hole ID:	1008904911	Tag No:	A331006
Depth M:		Contractor:	7241
Year Completed:	2021	Latitude:	45.3450891865868
Well Completed Dt:	11/09/2021	Longitude:	-75.4429112777941
Audit No:	Z368485	Y:	45.34508917939881
Path:		X:	-75.44291111629846

Bore Hole Information

Bore Hole ID:	1008904911	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	465302.00
Code OB Desc:		North83:	5021382.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	11/09/2021	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

[17](#) 1 of 6 ESE/225.9 77.9 / -0.15 5455 Boundary Rd Ottawa ON **EHS**

Order No:	20130422019	Nearest Intersection:	
Status:	C	Municipality:	
Report Type:	Custom Report	Client Prov/State:	ON
Report Date:	01-MAY-13	Search Radius (km):	.25
Date Received:	22-APR-13	X:	0
Previous Site Name:		Y:	0
Lot/Building Size:			
Additional Info Ordered:	City Directory		

[17](#) 2 of 6 ESE/225.9 77.9 / -0.15 Ottawa D-Squared Asphalt Limited 5455 Boundary Road Navan, ON K4B 1P6 Canada ON **EBR**

EBR Registry No:	019-1933	Decision Posted:	March 19, 2021
Ministry Ref No:	8946-BPJQDD	Exception Posted:	
Notice Type:	Instrument	Section:	Part II.1 (20.3 or 20.5)
Notice Stage:	Decision	Act 1:	Environmental Protection Act, R.S.O. 1990
Notice Date:		Act 2:	Environmental Protection Act
Proposal Date:	June 15, 2020	Site Location Map:	45.342159,-75.438568
Year:	2020		
Instrument Type:	Environmental Compliance Approval (air)		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Off Instrument Name: Environmental Compliance Approval (air) (EPA s.9) Posted By: Ministry of the Environment, Conservation and Parks Company Name: Site Address: 5455 Boundary Road Navan, ON K4B 1P6 Canada Location Other: Proponent Name: Ottawa D-Squared Asphalt Limited Proponent Address: Ottawa D-Squared Asphalt Limited 6811 Hiram Road Greely, ON K4P 1A2 Canada Comment Period: June 15, 2020 - July 30, 2020 (45 days) Closed URL: https://ero.ontario.ca/notice/019-1933 Summary: Site Location Details:					
17	3 of 6	ESE/225.9	77.9 / -0.15	Ottawa D-Squared Asphalt Limited 5455 Boundary Rd Ottawa ON K4P 1A2	ECA
Approval No: 5708-BXUJV4 Approval Date: 2021-02-18 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-AIR Project Type: AIR Business Name: Ottawa D-Squared Asphalt Limited Address: 5455 Boundary Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/8946-BPJQDD-14.pdf PDF Site Location:					
17	4 of 6	ESE/225.9	77.9 / -0.15	Ottawa D-Squared Asphalt Limited 5455 Boundary Rd Ottawa ON K4P 1A2	ECA
Approval No: 3899-BYPS9X Approval Date: 2021-03-11 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-INDUSTRIAL SEWAGE WORKS Project Type: INDUSTRIAL SEWAGE WORKS Business Name: Ottawa D-Squared Asphalt Limited Address: 5455 Boundary Rd Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/5260-BXVMGU-14.pdf PDF Site Location:					
17	5 of 6	ESE/225.9	77.9 / -0.15	5455 Boundary Rd., Ottawa OTTAWA ON	SPL
Ref No: 1-4J7L0P Year: Incident Dt: 12/20/2023 7:00:53 AM Dt MOE Arvl on Scn: MOE Reported Dt: 12/20/2023 8:06:53 AM Dt Document Closed: Site No:					
Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MOE Response:		Desktop Response			
Site County/District:					
Site Geo Ref Meth:					
Site District Office:		Ottawa District Office			
Nearest Watercourse:					
Site Name:					
Site Address:		5455 Boundary Rd., Ottawa			
Site Region:					
Site Municipality:		OTTAWA			
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Entity Operating Name:					
Client Name:					
Client Type:					
Source Type:					
Incident Cause:					
Incident Preceding Spill:					
Incident Reason:					
Incident Summary:		D-Squared Constructions: unknown hydrocarbon migrating from Aqua Drain to property			
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:					
Contaminant Qty 1:					
Contaminant Unit:					
Contaminant Code:					
Contaminant Name:					
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:		Land			
Activity Preceding Spill:					
Property 2nd Watershed:		Lower Ottawa			
Property Tertiary Watershed:		02LB-Lower Ottawa - South Nation			
Sector Type:		PLUMBING, HEATING AND AIR-CONDITIONING CONTRACTORS			
SAC Action Class:					
Call Report Locatn Geodata:		{"integration_ids":["PR00004289222"],"wkts":["POINT (-75.4385678000 45.3421587000)"],"creation_date":"2023-12-20"}			
Time Reported:					
System Facility Address:					

17	6 of 6	ESE/225.9	77.9 / -0.15	D-SquaredConstruction 5455 Boundary Road Ottawa ON	GEN
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Generator Info as of July 2024

Generator No: ON001063520
Generator Company Name: D-SquaredConstruction
Street: 5455 Boundary Road
City: Ottawa
Province State: Ontario
Country: Canada
Postal Code: K4B 1P6
Waste Class: 251 L

Waste Class Decoded:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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251 - OIL SKIMMINGS & SLUDGES

18	1 of 1	SE/243.6	76.9 / -1.15	lot 23 con 11 ON	WWIS
Well ID:	7418506			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	Yes
Use 2nd:				Data Src:	
Final Well Status:				Date Received:	06/01/2022
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z369297			Contractor:	6964
Tag:	A343201			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA-CARLETON
Elevatn Reliabilty:				Lot:	023
Depth to Bedrock:				Concession:	11
Well Depth:				Concession Name:	CON
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:	CUMBERLAND TOWNSHIP				
Site Info:					

Additional Detail(s) (Map)

Bore Hole ID:	1009044871	Tag No:	A343201
Depth M:		Contractor:	6964
Year Completed:	2022	Latitude:	45.3400413143643
Well Completed Dt:	05/05/2022	Longitude:	-75.4400894503468
Audit No:	Z369297	Y:	45.340041306371575
Path:		X:	-75.44008928836394

Bore Hole Information

Bore Hole ID:	1009044871	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	465520.00
Code OB Desc:		North83:	5020820.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	05/05/2022	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Petro-Canada		Ottawa ON	
ECA	Petro-Canada Inc.		Ottawa ON	L6L 6N5
PRT	REGENT POMERLEAU	BOUNDARY RD	OTTAWA ON	
PRT	417 BOUNDRY OIL INC	LOT 1 CON 9	GLOUCESTER ON	
SPL	PETRO PASS	SERVICE STATION	OTTAWA CITY ON	

Unplottable Report

Site: Petro-Canada
Ottawa ON

Database:
CA

Certificate #: 5607-79YMZ8
Application Year: 2008
Issue Date: 2/12/2008
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Petro-Canada Inc.
Ottawa ON L6L 6N5

Database:
ECA

Approval No: 4810-4UMJP8
Approval Date: 2001-03-12
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-INDUSTRIAL SEWAGE WORKS
Project Type: INDUSTRIAL SEWAGE WORKS
Business Name: Petro-Canada Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7825-4UCP9D-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: REGENT POMERLEAU
BOUNDARY RD OTTAWA ON

Database:
PRT

Location ID: 10882
Type: private
Expiry Date:
Capacity (L): 27276.00
Licence #: 0001028875

Site: 417 BOUNDARY OIL INC
LOT 1 CON 9 GLOUCESTER ON

Database:
PRT

Location ID: 5296
Type: retail
Expiry Date: 1995-08-31
Capacity (L): 125000
Licence #: 0056225001

Site: PETRO PASS

Database:

Ref No: 161221
Year:
Incident Dt: 10/16/1998
Dt MOE Arvl on Scn:
MOE Reported Dt: 10/16/1998
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: OTTAWA CITY
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause: CONTAINER OVERFLOW
Incident Preceding Spill:
Incident Reason: ERROR
Incident Summary: PETRO PASS- 40 L DIESEL FUEL TO A CATCHBASIN, CLEANED.
Environment Impact: NOT ANTICIPATED
Health Env Consequence:
Nature of Impact: Water course or lake
Contaminant Qty:
Contaminant Qty 1:
Contaminant Unit:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Municipality No: 20101
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2024

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -Feb 2025

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Dec 2024

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Feb 28, 2025

Drill Hole Database:Provincial [DRL](#)

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Aug 2024**Delisted Fuel Tanks:**Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023**Environmental Activity and Sector Registry:**Provincial [EASR](#)

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

Government Publication Date: Oct 2011-Mar 31, 2025**Environmental Registry:**Provincial [EBR](#)

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

Government Publication Date: 1994 - Feb 28, 2025**Environmental Compliance Approval:**Provincial [ECA](#)

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

Government Publication Date: Oct 2011-Mar 31, 2025**Environmental Effects Monitoring:**Federal [EEM](#)

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

Government Publication Date: 1992-2007***ERIS Historical Searches:**Private [EHS](#)

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

Government Publication Date: 1999-Aug 31, 2024**Environmental Issues Inventory System:**Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2023

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Jan 2025

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. As of January 1, 2023, businesses and institutions subject to the amended Reg. 347: General – Waste Management are required to report their activities and pay fees through Resource Productivity & Recovery Authority (RPRA) online Hazardous Waste Program Registry (HWPR) rather than the Hazardous Waste Information Network (HWIN) system previously operated by the Ministry of the Environment, Conservation and Parks (MECP). Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Jun 30, 2024

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Apr 2024

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing in a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

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

Government Publication Date: 1846-Feb 2025

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

The Ministry of the Environment Conservation and Parks (MECP) provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Dec 31, 2024

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024

National Pollutant Release Inventory - Historic:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-May 31, 2024

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database includes well owner/operator, location, permit issue date, and well cap date, license number, status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provided for each well record.

Government Publication Date: 1800-Aug 2024

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994 - Feb 28, 2025

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: Oct 2011-Mar 31, 2025

Ontario PFAS Spills:

Provincial

PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct-Nov 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR:

Provincial

PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994 - Feb 28, 2025

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2025

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Jun 2024; Aug-Jan 2025

Wastewater Discharger Registration Database:

Provincial SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation, Mining, Petroleum Refining, Organic Chemicals, Inorganic Chemicals, Pulp & Paper, Metal Casting, Iron & Steel, and Quarries.

Government Publication Date: 1990-Dec 31, 2021

Anderson's Storage Tanks:

Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal TCFT

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

Government Publication Date: 1970 - Apr 2024

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011 - Mar 31, 2025

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31 2023

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



APPENDIX F

City Directory Records



CITY
DIRECTORY

Project Property: *Phase One Environmental Site Assessment - 5384 Boundary Road
5384 Boundary Rd
CARLSBAD SPRINGS, ON K0A 1K0*

Project No: *100011.121*

Requested By: *GEMTEC Consulting Engineers and Scientists Limited
(Ontario)*

Order No: *25032000611*

Date Completed: *April 25, 2025*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

April 25, 2025
RE: CITY DIRECTORY RESEARCH
5384 Boundary Rd
CARLSBAD SPRINGS, ON K0A 1K0

Thank you for contacting ERIS regarding our City Directory Search services. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. When searching a range of addresses, all civic addresses within that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on highly developed areas, while newly developed areas may be covered in the more recent years, older directories tend to cover only "central" parts of the city. To complete the search, we have either utilized the Toronto Reference Library, Library & Archives Canada and multiple digitized directories. While these do not claim to be a complete collection of all reverse listing city directories produced, ERIS has made every effort to provide accurate and complete information. ERIS shall not be held liable for missing, incomplete, or inaccurate information. If you believe there are additional addresses or streets that require searching, please contact us.

Search Criteria:

5325-5495 of Boundary Road

Search Notes:

Carlsbad Springs ON is last listed in 2012

Search Results Summary

Data from 2012 to 2017 does not include residential information

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

5336 PETRO-CANADA...SERVICE STATIONS-GASOLINE & OIL
5336 PETRO-CANADA...ALTERNATIVE FUELS
5368 R MALO...RESIDENTIAL
5376 K WILSON...RESIDENTIAL

5336 ATM...AUTOMATED TELLER MACHINES
5336 PETRO-CANADA...ALTERNATIVE FUELS
5368 R MALO...RESIDENTIAL
5376 K WILSON...RESIDENTIAL

5336 HIGHWAY 417 BOUNDARY RD SUNOCO...OTHER GASOLINE STATIONS
5336 HIGHWAY 417 BOUNDARY RD SUNOCO...ALTERNATIVE FUELS
5336 PETRO-CANADA...OTHER GASOLINE STATIONS
5348 PRESTIGE COACH...LIMOUSINE SVC
5348 PRESTIGE COACH...LIMITEDSERVICE RESTAURANTS

5336 HIGHWAY 417 BOUNDARY RD SUNOCO...OTHER GASOLINE STATIONS
5348 BOUNDARY FRESH MARKET...FRUIT & VEGETABLE MARKETS
5348 LUNCH BOX...LIMITED-SERVICE RESTAURANTS



APPENDIX G

TSSA Records



345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Tel.: 416.734.3300
 Fax: 416.231.1626
 Toll Free: 1.877.682.8772
 www.tssa.org

22 May 2025

Jeffrey Gauthier
 148 Chemin Vanier
 Gatineau, QC J9H 1Z1

Subject: 5348 Boundary Rd, Navan, Ontario, Canada, K0A 1K0
 52456 5348 Boundary Road
WO No.: 14657838

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted address.

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

K. Gage

Kimberly Gage
 Public Information Services

Limitations and Notices:

General:

TSSA, as a safety regulator, uses inspection resources to address the greatest harm posed to the public. Thus, inspection only follows up on safety orders it issues based on the degree of risk posed by the non-compliance identified in the order(s). All high-risk orders will result in a follow-up inspection by TSSA until the non-compliance is resolved. TSSA no longer follows up on low or medium risk orders referred to as safety tasks, therefore, TSSA can no longer provide you with a report indicating the safety tasks (low and medium-risk orders) have been resolved. This information should be obtained from the device/facility owner or their contractor. One can also engage a third-party contractor to confirm device/facility compliance.

The Public Information Department, (PID), can only provide **existing** records for a specific location, facility, or device. If an inspection or any other type of record does not exist, PID cannot instruct TSSA to do work, such as an inspection, to create a record. TSSA, as an outcome-based regulator, deploys all of its resources, including inspections to address the greatest harm posed to the public; and as such, cannot deploy resources to create records to satisfy an inquiry.

Please Note: While the PID provides existing records for a specific location, facility, or device; it does not interpret or provide further explanations of the content contained in the document.

Change of Ownership

Please be advised, if the new owner has acquired a property that contains TSSA regulated devices, i.e. elevators, boilers and pressure vessels, they would be required to complete a change of ownership to obtain new licences. Visit our website at www.tssa.org under the Licencing & Registration section for the Change of Ownership process or contact our Customer Service department at 1.877.682.8772

TSSA Fuels Safety:

If you have environmental concerns regarding this property, you should consider hiring an environmental consultant to conduct an environmental assessment of the property in question.

- Sites that have not been licensed since 1987 may not be in TSSA records.
- Be advised, TSSA Fuels Safety Division did not register:
 - private fuel underground/ aboveground storage tanks prior to January of 1990; and
 - furnace oil tanks prior to May 1, 2002.
- If records being released to you relate to private fuel outlets (“PFOs”) or fuel oil furnace tanks, please note the following:
 - PFOs are defined in O. Reg. 217/01 (Liquid Fuels), where “private outlet” means “any premise, other than a retail outlet, where gasoline or an associated product is put into the fuel tanks of motor vehicles or floating motorized watercraft or into portable containers”. After 2001, PFOs were no longer required to be licensed in Ontario. Thus, TSSA’s records and information regarding PFOs is dated and unverified.
 - Underground furnace fuel oil tanks were required to be registered with TSSA commencing in 2001. These underground tanks are registered; however, TSSA does not inspect or verify the registered tank information. It is incumbent on the fuel distributor to ensure that the tanks are registered. Above ground fuel oil furnace tanks do not require TSSA registration.
 - Please be advised that while the TSSA releases information relating to PFOs or fuel oil furnace tanks pursuant to the TSSA’s Access and Privacy Code, the TSSA cautions against reliance on this information.

- In particular, because PFOs do not require a license and there is no requirement to submit any documentation to TSSA for review or approval, TSSA has limited information on these facilities. The TSSA cautions that any information provided may be inaccurate, incomplete, or out of date.
- Fuels Safety Division does not register.
 - private waste oil tanks in apartments, office buildings, residences etc.; and
 - aboveground gas or diesel tanks.
- The *Technical Standards and Safety Act* and associated regulations do not require the registration of private fuel outlets, nor does it require that any documentation on these facilities be submitted to or reviewed or approved by TSSA. As a result, TSSA has limited information on these facilities. TSSA cautions that any information provided may be inaccurate, incomplete, or out of date.

TSSA Elevating & Amusement Devices Program Notice:

- All orders and/or directions issued by the TSSA Inspector have a compliance date and the owner or designated contractor are required to comply within the specified time limit. Compliance is the responsibility of the owner or operator of the device.
- All written declarations of compliance (where eligible) should be sent to TSSA. Once a declaration of compliance has been received, the outstanding order will be resolved.
- Each report shows the details and date of the inspection conducted by TSSA at the requested location.
- The Ontario Amusement Devices Regulation (O. Reg. 221/01) was adopted in 2001. Since that time, TSSA retains copies of technical dossiers of new amusement devices in Ontario (as per TSSA's retention policy). However, for rides that existed prior to the adoption of the Regulation, which were subject to a "grandfathering-in" clause, technical dossiers were not required to be filed with the TSSA. However, if the amusement ride remains in operation, as per ASTM requirements, the owner/licensee must possess an operations document for the device in question.

Federal Elevators

- Please be advised that without the express written consent of the owner, the TSSA does not release any information with respect to federal elevators or federal elevating equipment. The TSSA is a provincial regulator for the province of Ontario and federal elevators do not fall within the scope of TSSA's provincial mandate and the *Technical Standards and Safety Act* and associated Regulations. Further, the TSSA's Access and Privacy Code only applies to information collected, used, or disclosed by the TSSA in the course of TSSA's administration of the *Act*. Therefore, information with respect to federal elevators or federal elevator equipment is outside of the administration of the *Act*, and outside of the scope of the TSSA's Access and Privacy Codes.

Indigenous Lands

- Please be advised that the TSSA does not release any information with respect to indigenous lands, which are outside of the TSSA's mandate, without the express written permission from the Band. The *Technical Standards and Safety Act*, associated regulations, and TSSA's Access and Privacy Code does not apply to indigenous lands.

TSSA Boilers and Pressure Vessels (BPVs) Program Notice:

- Be advised, TSSA does not typically periodically inspect BPVs. These inspections are usually performed by insurance companies.
- ******Inspection reports may not be submitted to TSSA by insurance companies; therefore, while TSSA may have some evidence of a BPV at a location on file, there may be no inspection records pertaining to BPVs located at the address provided.
- As of July 1, 2018, BPVs in Ontario may not be operated unless the Director has issued a current certificate of inspection (COI) to the owner or operator. A COI will be issued to the owner or operator of the BPV by TSSA after TSSA has received a Record of Inspection (ROI) from the insurer/third-party inspector, the associated fees have been paid and the BPV has passed a periodic inspection.
- Please note that if the BPV in question is insured, the insurance company may have additional inspection records. Please contact the insurer directly should you wish to obtain further information.

5348 Boundary Road - Inventory Attributes

Inventory Address	Inventory City	Inventory Province	Inventory Postal Code	Asset Type / Inventory Item	Inventory Status Reason Code	Inventory Number	FS Description	FS Field Approval Label Number
5348 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	FS APPLIANCE	Active	64724577	Mobile Food Service Trailer	15058



Service Request #	1840260
Inspection Report #	6122489

Inspection Address: 5348 BOUNDARY RD CARLSBAD SPRINGS;ON CA K0A 1K0	Reference Number(s):	Inspection Completion Date: APR 19, 2016
	Facility Type: FS Appliance	Equipment Type: Mobile Food Service Vehicle
Customer Name and Address: GUY LANDRY 4808 FARMERS WAY CARLSBAD SPRINGS;ON CA K0A 1K0	Task Type: FS-FA Inspect	
	The facility/equipment is inspected in accordance with Ontario's Technical Standards & Safety Act and the appropriate regulations and codes. When an Inspector's order is issued, time limits for compliance reflect the severity of the violation and serve to avoid disruption of service.	

Orders Issued To: N/A

Task Notes
<p>TSSA Inspector Craig Wilson attended 5348 Boundary Road in Carlsbad Springs on April 12th, 2016 to conduct a Field Approval Inspection on a mobile food service trailer "Country Grill" for Guy Landry.</p> <p>The trailer in question (VIN# 2L9ES26T4FL068060) contained the following equipment:</p> <ol style="list-style-type: none"> 1 x Garland Range (Model # X36-6R) 1 x Garland Griddle Griddle (Model # GD-36G) 3 x Frymaster Fryer (Model # GF-14SE) 1 x Garland Charbroiler (Model # GD-24RB) <p>The following tests were conducted by Yves Regimbald (Cert. # 00737669) of Fernand Denis Inc.:</p> <ol style="list-style-type: none"> 1. Soap and Manometer test 2. Pressure drop test 3. Air flow sensing and manual reset tests 4. Combustion and Ventilation Air proving tests 5. All equipment tested for proper and safe operation 6. All manifold pressures verified and adjusted <p>The installation was found in compliance with the terms and conditions of the approval letter dated April 8th, 2016.</p> <p>Field approval sticker label number 15058 was affixed to the rating plate accordingly.</p> <p>The above Client is billed for this Inspection, according to the TSSA billing policy and the TSSA Act / 2011, Section 19.</p>

Customer Signature & Position / Date:		Inspector Name: Wilson, Craig	Inspector Contact Number: 416-734-3209
Report Received By: Guy Landry via: Email	Customer Contact Number: 613-298-4336	Inspector Email: cwilson@tssa.org	Inspector Fax: 416-734-3209

As a not-for-profit regulatory authority, TSSA operates on a cost recovery basis. An Invoice will be issued for the Total Charges Incurred.

(Note: This is not an invoice)



**TECHNICAL STANDARDS
and SAFETY AUTHORITY**

14th Floor, Centre Tower
3300 Bloor Street West
Toronto, Ontario M8X 2X4
Toll free 1-877-682-8772
www.tssa.org

FS Inspection Report

Service Request #	1840260
Inspection Report #	6122489

Inspection Address: 5348 BOUNDARY RD CARLSBAD SPRINGS;ON CA K0A 1K0	Reference Number(s):	Inspection Completion Date: APR 19, 2016
	Facility Type: FS Appliance	Equipment Type: Mobile Food Service Vehicle
Customer Name and Address: GUY LANDRY 4808 FARMERS WAY CARLSBAD SPRINGS;ON CA K0A 1K0	Task Type: FS-FA Inspect	
	The facility/equipment is inspected in accordance with Ontario's Technical Standards & Safety Act and the appropriate regulations and codes. When an Inspector's order is issued, time limits for compliance reflect the severity of the violation and serve to avoid disruption of service.	

Customer Signature & Position / Date:		Inspector Name: Wilson, Craig	Inspector Contact Number: 416-734-3209
Report Received By: Guy Landry via: Email	Customer Contact Number: 613-298-4336	Inspector Email: cwilson@tssa.org	Inspector Fax: 416-734-3209

As a not-for-profit regulatory authority, TSSA operates on a cost recovery basis. An Invoice will be issued for the Total Charges Incurred.

(Note: This is not an invoice)

Putting Public Safety First

RE: TSSA Search - Boundary Road

From Public Information Services <publicinformationsservices@tssa.org>
 Date Wed 5/7/2025 10:51 AM
 To Jeffrey Gauthier <jeffrey.gauthier@gemtec.ca>

RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are records in our current database of any fuel storage tanks at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
64724577	5348 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	Active	FS APPLIANCE

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
01371	5329 Boundary Rd	NAVAN	ON	K4B 1P6	Active	FS GASOLINE STATION - SELF SERVE
03108	5329 Boundary Rd	NAVAN	ON	K4B 1P6	Draft	FS CYLINDER EXCHANGE
100013702	5329 Boundary Rd	NAVAN	ON	K4B 1P6	Active	FS LIQUID FUEL TANK
100013703	5329 Boundary Rd	NAVAN	ON	K4B 1P6	Active	FS LIQUID FUEL TANK
100013704	5329 Boundary Rd	NAVAN	ON	K4B 1P6	Active	FS LIQUID FUEL TANK

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
10225749	5336 BOUNDARY RD	GLOUCESTER	ON	K0A 1K0	Active	FS CYLINDER EXCHANGE
10762658	5336 BOUNDARY RD	GLOUCESTER	ON	K0A 1K0	EXPIRED	FS LIQUID FUEL TANK
11285066	5336 BOUNDARY RD	GLOUCESTER	ON	K0A 1K0	EXPIRED	FS LIQUID FUEL TANK
11285094	5336 BOUNDARY RD	GLOUCESTER	ON	K0A 1K0	EXPIRED	FS LIQUID FUEL TANK
11285114	5336 BOUNDARY RD	GLOUCESTER	ON	K0A 1K0	EXPIRED	FS LIQUID FUEL TANK
11285130	5336 BOUNDARY RD	GLOUCESTER	ON	K0A 1K0	EXPIRED	FS LIQUID FUEL TANK
25665956	5336 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	Active	FS LIQUID FUEL TANK
25665957	5336 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	Active	FS LIQUID FUEL TANK
25665958	5336 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	Active	FS LIQUID FUEL TANK
25665959	5336 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	Active	FS LIQUID FUEL TANK
9831233	5336 BOUNDARY RD	CARLSBAD SPRINGS	ON	K0A 1K0	Active	FS GASOLINE STATION - SELF SERVE

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
10901268	5425 BOUNDARY RD	CUMBERLAND	ON	K4B 1P6	Active	FS LIQUID FUEL TANK

10901283	5425 BOUNDARY RD	CUMBERLAND	ON	K4B 1P6	Active	FS LIQUID FUEL TANK
11372189	5425 BOUNDARY RD	CUMBERLAND	ON	K4B 1P6	Active	FS LIQUID FUEL TANK
9310504	5425 BOUNDARY RD	CUMBERLAND	ON	K4B 1P6	Active	FS PRIVATE FUEL OUTLET - SELF SERVE

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,



Kimberly Gage | Public Information & Records Agent

Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Jeffrey Gauthier <jeffrey.gauthier@gemtec.ca>
Sent: May 7, 2025 8:01 AM

To: Public Information Services <publicinformationservices@tssa.org>
Subject: TSSA Search - Boundary Road

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hi,

Can you please conduct a fuel database search for the following civic addresses:

5348, 5383, 5384, 5393, 5425, 5329, 5336, 5455 Boundary Road,

In Ottawa, Ontario

Best regards,

Jeffrey

Jeffrey Gauthier, B.Eng
Environmental Technologist
Ottawa, ON
819.712.2879 | www.gemtec.ca

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.

CAUTION: This email is not from someone with an @gemtec.ca email address. Do not click links or open attachments that you do not trust.



APPENDIX H

FOI Records



INCIDENT REPORT

Reference Number:	5748-B53LF5	Module Type:	Spill
Status:	Recommended	File Storage Number:	NOT FILED
Program:	Waste - Hazardous & Liquid industrial	Activity:	Spills

Caller or PO Reporting/Receiving Information

First Name:	Last Name:
Badge 3694	Dispatcher
Name of Company:	
Ottawa Police -	

MAILING ADDRESS			
Civic Address:		Unit Identifier:	
Delivery Designator:		Delivery Identifier:	
Municipality/ Unorganized Twp:	County/District:	Province/State:	Postal Code:
		Ontario	
Postal Station:		Country:	Canada
Telephone Number:	Extension:	Other Number:	Email Address:
613-236-1222	4563	Fax	
Date Reported to MOE:	2018/09/29	Time Reported to MOE:	11:42
Date of Incident:	2018/09/29	Time of Incident:	10:19
Incident Date Confirmation:	Actual		

Client(s)

Client Details

Site(s)

Site Details
spill site<UNOFFICIAL> Address: Lot: , Part: , 5384 Boundary Road (Thunder Rd &), Ottawa, City, District Office: Ottawa GeoReference: Map Datum: , Zone: 18, Method: , UTM Easting: 465353, UTM Northing: 5021149, UTM Location Description: ,

Incident Summary:
Pvt MV: gasoline spill to ditch

Initial Incident Description (as reported):
Created: Fatima Jabeen (Spills Action Centre) - 2018/09/29 11:42:28 AM
Badge 3694, Ottawa Police Dispatch, reporting - A single vehicle accident on site has caused gasoline spill to a ditch nearby. The volume spilled is between 5 to 40 L. It is not know if there are any watercourses or cbs nearby that could be potentially impacted. The on-site Officer cannot be reached directly.
Dispatcher adds he called the City of Ottawa to respond but the City directed him "to call SAC first, and provide them with a SAC Ref #, before they can respond to site". SAC (fj) directed the Dispatcher to have the City call back SAC and update on impacts to any cbs or watercourses.
Ottawa Police #: 243508
12:32 SAC (fj) to C of Ottawa: briefed and inquired if the City was aware and responding to site Simon says the Sewers Dept (First Response) was notified as of 12:26 and are enroute.
SAC provided IDS IR # and requested to be updated with impact assessment and course of clean-up.
Sewers Ref #: 201801015323 Roads Ref#: 201801015344 (not attending).
17:43 SAC (fj) to C of O: requesting an update. Stephanie, 311 Ottawa Opeartor states there was no impact to any sewer or watercourses. The update notes read - as confirmed by the Fire Chief, spill was on the road and it has been cleaned with absorbal and pads. Gasoline impacted soil from the ditch has been piled for disposal. No further updates expected.
site not in swp zone

SAC Action Class:	Primary Assessment of Spills
Non-Standard Procedure:	No

Incident Description:
Last update: Greg Davis (Ottawa District Office) - 2018/10/01 08:20 AM
Monday Oct 1/18. MECP ottawa district office duty officer. small fuel spill from MVA cleaned up with absorball. No impacts to sewer or watercourse. No further MECP action necessary. Recommend closing IR.

Incident Description Continuation:

--

Incident Update:

Was there an MOE field response?	No
Were there samples collected / analyzed at any time?	No
Known or Suspected Health / Environmental Consequence at the Time of Incident	
Health / Environmental Consequence:	0 - No Impact

Has a Water Body been impacted?	No
Receiving Environment:	Land
Incident Event:	Collision/Accident
Incident Reason:	Operator/Human Error
Source Type:	Motor Vehicle
Sector Type:	Miscellaneous Communal
MOE/Other Agencies Involved:	Province - MOE-District Office
Was there a discharge / emission / spill of a contaminant to the environment?	
Yes	

Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]
GASOLINE		12	1203		40	L	

Environmental Compliance Reporting (ECR)

<p>Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?</p> <p>(legislation, certificate of approval, order, or guideline)</p> <p>No</p>
--

Voluntary / Mandatory Abatement

Was there Non-Compliance/Non-Conformance Identified?	<input type="radio"/> Yes <input checked="" type="radio"/> No
---	---


Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
------	--------------	---------------------------------	------	------------

Waste / EGR Information

Waste / EGR Information entries:

Document Related Information

Cross Reference:	(doc link)	Task Link:	6836-B53MDT 
Originating Document:		Created by:	Fatima Jabeen
Date Created:	2018/09/29	Date Completed:	
Office Receiving Incident Report:	Spills Action Centre	Incident Info Received By:	Fatima Jabeen
Bring Forward Date:		Bring Forward Reason:	

Signatures



Provincial Officer:

Name:	Greg Davis
Badge No:	725
Work Unit:	
District/Area Office:	Ottawa District Office
Date:	2018/12/13
Signature:	

District/Area Supervisor:

Name:	
Work Unit:	
District/Area Office:	
Date:	
Signature:	

INCIDENT REPORT

Reference Number:	5135-84Z43N	File Storage Number:	SI OC GL BO 100
Module:	Incident Reporting	Module Type:	Spill
Cross Reference:	(doc link)	Task Link:	7638-84Z5QU 
Originating Document:		Created by:	Charlene D Anderson
Incident Report Reference Number:	5135-84Z43N 		
Date Created:	2010/04/29	Date Completed:	2010/05/07
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Water - Ground & Surface	Activity:	Spills

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes
 No
 To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:		Name of Company:	
First Name Denis	Last Name Giloux	Les Fondations Brisson Inc.	
Contact Mailing Address			
Civic Address: 1506; Route 500 West			Unit Identifier:
Delivery Designator:			Delivery Identifier: PO Box 981
Municipality: The Nation	Postal Station: Casselman	Province/State: Ontario	Postal Code: K0A 1M0
Telephone Number: (613)799-0154	Extension:	Other Number: (613)764-3376	Email Address: info@fondationsbrisson.com

Reported By:

MOE Information

Date & Time Reported to MOE:	2010/04/29 21:26		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	Charlene D Anderson		
MOE Response:	No Field Response	Site Region:	Eastern
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			

SAC Action Class:	Land Spills
Non-Standard Procedure:	No
ERP Call-out Initiated:	No

Client(s)

Client Details
<p>Les Fondations Brisson Inc. <UNOFFICIAL> Mailing Address: , PO Box 981, Casselman, Ontario, Canada, K0A 1M0 Physical Address: Concession: , Plan: , 1506, Route 500, West, Ottawa, City, Ontario, Canada Telephone: (613)764-1530, FAX: (613)764-3376, email: info@lesfondationsbrisson.com Client Type: Corporation, NAICS: 327330</p>

Site(s)

Site Details
<p>MVA - Cement truck spill of hydraulic oil<UNOFFICIAL> Address: Lot: , Part: , across from 5384 Boundary Rd, Ottawa, City, K4B 1P4 District Office: Ottawa</p>

Incident Information

Incident Summary:	<p>Les Fondations Brisson Inc: 30L hydraulic oil to road <i>cannot be longer than 60 characters</i></p>
Incident Description:	<p>Caller reports that there has been a spill of hydraulic oil to the ditch and roadway shoulder of the above location due to MVA involving a cement truck. The material was contained by the fire department and the Caller is inquiring as to if it can be left until tomorrow to deal with it. SAC advised it should be cleaned tonight and is the responsibility of the owner of the material for clean up. Caller advises he would contact the cement truck regarding the incident and have them contact SAC.</p> <p>21:57 SAC(ca) to City of Ottawa (DG) - inquired if he was able to reach the company. Caller advises that has spoken with the driver (Jesse) and that he was going to contact SAC once he was home. Caller advises the company is Les Fondations Brisson.</p> <p>22:02 SAC(ca) to Les Fondations Brisson (613-764-1530) - no one available to talk to during the evening - only option was to leave a voicemail in the general mailbox.</p> <p>22:10 Jesse to SAC(ca) - advises that one of the trucks gave way to the side of the road. Approximately 10-11L of hydraulic oil was spilled. The tank can hold up to 40L and the Caller advises that not even a quarter full. The impact from the spill was to the water filled ditch and to the shoulder of the road. Raditator fluid impacted the shoulder. The truck was filled with sand and gravel which impacted the dtich and oil spilled ontop of that. Most of the gravel and sand was picked up already. The firefighters also picked up as much of the spill as they could with absorbal. There is approximately a 2ft square left that needs to be addressed. The incident happened around 18:00hrs. Caller was made aware of the need to have the material cleaned up tonight. The company was ready to conduct a full clean up but was advised by other agencies (FD, Police and the City) to clear the site. SAC advised they were ill noted and that it needs to be cleaned as per legislation requirements. If the company needs assitance with finding a local contractor to clean up the material, SAC can provide contractor information. Jesse to call supervisor and advise SAC of next action.</p> <p>22:22 Jesse to SAC(ca) - Advised that he spoke with his supervisor and has been told that a team will be dispatched shortly. It is not known who will be responding. Jesse will head back to the site too and update SAC on status of clean up and who is conducting the clean up.</p> <p>10:28 SAC(ca) to Denis (City of Ottawa) - advised that the company was heading back to the site to clean up. Request the city make a presence there too to ensure clean up was being complete and to update SAC on the progress and who is completing the clean up. SAC inquired about the advisement made by Jesse that the company was advised to clear the site during the clean up. Denis stated it was him that advised that as the incident happened outside of the company's gate onto city property. He needed to find a number to report the</p>

incident and thought that there was no need for the company to be there still.

23:49 Denis to Sac(mc) reports the Company has a backhoe & doing the cleanup. Sac requested update when cleanup is done.

Apr. 30/10

01:00 Jesse reports that cleanup should be complete in an hour or so, will call back when complete.

01:09 - Denis reports to SAC(JJ). The oil has almost been cleaned up. The material has been excavated and replacement material has been laid down. The material has been contained contained within the water in the ditch by dams. Within the dams, they have installed booms to absorb up the material. Caller confirms that the oil in the ditch is not able to migrate. The excavated material is being taken to the yard. The oil still in the ditch will be cleaned up by absorbant pads tomorrow. They need to get more pads therefore they can't install them tonight.

TR - Ottawa

Friday, April 30, 2010, 09:20, to City of Ottawa Call Centre, (613) 580-2424: advised of incident and municipality's actions are recorded under ticket 2010-139897.

Friday, May 7, 2010, 14:38, to Fondations Brisson, (613) 764-1530: the spill was cleaned up. Any contaminated soils were removed. Fresh soils were put down in the municipal ditch. No surface waters appeared to have been affected. No further action required.

Document and file.

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation? Actual 2010/04/29 18:00		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:	Not Anticipated		
Nature of Impact:			
Incident Cause:	Other Transport Accident	Incident Reason:	Error- Operator error
Damaged Party:	No		

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]
HYDRAULIC OIL	15	n/a		30	L	

Controller of Material:	Les Fondations Brisson Inc.	Owner of Material:	Les Fondations Brisson Inc.
Estimated Clean Up Cost:	\$1500.00	Who Cleaned Up:	Controller, Owner
% Clean Up:	99 %	Agencies Involved:	Works Department - Municipal

Voluntary / Mandatory Abatement

--	--

Is there Voluntary Abatement Activity? Yes No To be determined

Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated) Date AttainList

Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Tor Rustad
Badge No: 392

Work Unit:

District/Area Office: Ottawa District Office
Date: 2010/05/07

Signature:



Area Supervisor:

Name: Paul Kehoe

Work Unit:

District/Area Office: Ottawa District Office
Date: 2010/05/07

Signature:



**Ministry of the Environment,
Conservation and Parks**

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

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

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



April 23, 2025

Jasleen Kaur
GEMTEC
32 Steacie Drive
Ottawa, Ontario K2K 2A9
jasleen.kaur@gemtec.ca

Dear Jasleen Kaur:

**RE: MECP FOI A-2025-02640 / Your Reference 100011.122 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act. **The search will be conducted on the following:**

5384 Boundary Road, Ottawa

Timeframe: January 01, 1985 to April 22, 2025

If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Daniela Jaramillo at daniela.jaramillo@ontario.ca.

Yours truly,
MECP Access and Privacy Office

Ministry of the Environment,
Conservation and Parks

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

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

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



May 22, 2025

Jasleen Kaur
GEMTEC
32 Steacie Drive
Ottawa, Ontario K2K 2A9
jasleen.kaur@gemtec.ca

Dear Jasleen Kaur:

RE: MECP FOI A-2025-02640, Your Reference #: 100011.122 – Decision Letter

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

5384 Boundary Road, Ottawa

Timeframe: January 01, 1985 to April 22, 2025

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

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

Search Time 0.58 hours @ \$30/hour	\$17.50
o Time taken to locate and retrieve records	
Total	\$17.50

In order to receive a copy of the records please forward this amount in Canadian dollars to our office. Payment(s) may be made by **June 23, 2025**. If payment has not been received by this date, the file will be closed and you will be required to submit a new request.

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

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

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

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

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

If you have any questions, please contact Christian Brodersen at christian.brodersen@ontario.ca.

Yours truly,

Christian Brodersen

for
Josephine DeSouza
Manager, Access and Privacy Office

**Ministry of the Environment,
Conservation and Parks**

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

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

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



May 26, 2025

Jasleen Kaur
GEMTEC
32 Steacie Drive
Ottawa, Ontario K2K 2A9
jasleen.kaur@gemtec.ca

Dear Jasleen Kaur:

**RE: MECP FOI A-2025-02640, Your Reference #: 100011.122 – Record
Release Letter**

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

5384 Boundary Road, Ottawa

Timeframe: January 01, 1985 to April 22, 2025

Your final fee payment was received by this office. If payment was not in Canadian dollars, please contact our office immediately.

Attached is a copy of the records.

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

If you have any questions, please contact Christian Brodersen at christian.brodersen@ontario.ca.

Yours truly,

Christian Brodersen

for
Josephine DeSouza
Manager, Access and Privacy Office

Attachment

Submission summary

Thank you. Your application has been submitted.

Form name:	MECP Freedom of Information
Form number:	012-2146E
Card type:	VISA
Transaction type:	Purchase
Payment total:	\$17.50 CAD
Payment status:	Successful
Payment confirmation:	32832688
Date/time:	May 23, 2025 9:20 AM
Submission confirmation number:	48850621
Submitted to:	Information Management and Access Branch

More information

Should you have any questions or comments regarding your application, please call or email the contact listed above.

Every effort is made to ensure that the online form is successfully delivered; however, making sure that the document was received remains the responsibility of the user.

[Privacy](#)

[Accessibility](#)

[Contact us](#)

[Terms of use](#)

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APPENDIX I

Historical Land Use Inventory

Office Use Only

Application Number: _____ Ward Number: _____ Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____ Fee Received: \$ _____



Historic Land Use Inventory

Application Form

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business and Technical Support Services, Planning, Development and Building Services Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 52815.

Background Information

*Site Address or Location:

*Mandatory Field

*Applicant/Agent Information:

Company name:

Contact name:

Mailing Address:

Telephone: Email Address:

*Registered Property Owner Information: Same as above

Name:

Mailing Address:

Telephone: Email Address:

Site Details

Legal Description
and PIN:

Not Available

What is the land
currently used for?

UGC Services - Landscaping & Sod

Lot frontage: m Lot depth: m Lot area: _____ m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

Please don't hesitate to visit the [Historic Land Use Inventory website](#) more information. Fees must be paid in full at the time of application submission.

Planning Fee

\$196.00

Submittal Requirements

The following are required to be submitted with this application:

- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.
- 2. Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning, Development and Building Services Department. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.
- 3. A site plan or key plan of the property, its location and particular features.**
- 4. Any significant dates or time frames that you would like researched.**

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 GEMTEC _____ ("the Requester") does so only under the following conditions and understanding:

1. 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 on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.
2. 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 provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. 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.
4. Copyright is reserved to the City.
5. 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.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. 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. M.56, as amended.

Signed: _____

Jasleen Kaur

Dated (dd/mm/yyyy): 22/04/2025

Per: Jasleen Kaur

(Please print name)

Title: Administrative Assistant

Company: GEMTEC



APPENDIX J

Aerial Photographs



HISTORICAL AERIALS

Project Property: Phase One Environmental Site
Assessment - 5384 Boundary Road
5384 Boundary Rd
CARLSBAD SPRINGS ON K0A 1K0

Project No: 100011.121

Requested By: GEMTEC Consulting Engineers and Scientists Limited (Ontario)

Order No: 25032000611

Date Completed: April 25, 2025

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2023	Maxar Technologies	10,000	
1985	National Air Photo Library	10,000	
1955	National Air Photo Library	10,000	
1945	National Air Photo Library	10,000	

250
Meters



Year: 2023
Source: MAXAR
Scale: 10,000
Comment:

Address: 5384 Boundary Rd, CARLSBAD SPRINGS, ON
Approx Center: -75.4426419,45.34239201

Order No: 25032000611



250
Meters



Year: 1985
Source: NAPL
Scale: 10,000
Comment:

Address: 5384 Boundary Rd, CARLSBAD SPRINGS, ON
Approx Center: -75.4426419,45.34239201

Order No: 25032000611



250
Meters



Year: 1955
Source: NAPL
Scale: 10,000
Comment:

Address: 5384 Boundary Rd, CARLSBAD SPRINGS, ON
Approx Center: -75.4426419,45.34239201

Order No: 25032000611



250
Meters



Year: 1945
Source: NAPL
Scale: 10,000
Comment:

Address: 5384 Boundary Rd, CARLSBAD SPRINGS, ON
Approx Center: -75.4426419,45.34239201

Order No: 25032000611





APPENDIX K

Site Photographs



Photograph K1 – Looking south at asphalt roadway with parked vehicles behind it.



Photograph K2 – Looking east at fill material from Greely Sand & Gravel.



Photograph K3 – Looking east at damaged vehicles stored on gravel with minor staining.



Photograph K4 – Looking south at tires and three barrels which contain transmission fluid, methanol, and antifreeze.



Photograph K5 – Looking west at sea can and dome structure with a trailer underneath.



Photograph K6 – Looking south inside sea can at domed structure used for storage of oil pan and tires.



Photograph K7 – Looking south inside sea can at domed structure used for storage of oils, antifreeze, and diesel.



Photograph K8 – Looking west at small shop and adjacent office structure.



Photograph K9 – Looking south inside shop. Use for storage of equipment and small quantities of oil. Minor staining on the concrete flooring along with a drain.



Photograph K10 – Looking east a residential dwelling along with propane tanks. Looking at location of septic tank.

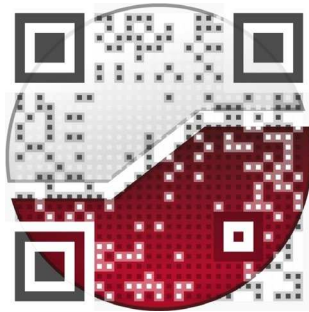


Photograph K11 – Looking west at water well. Sea cans and small shop are seen behind.



Photograph K12 – Looking north at small pump island at 5425 Boundary Road.

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité

