



FINAL

Phase One Environmental Site Assessment

2765 Palladium Drive
Ottawa, Ontario

Prepared for:

**Broadstreet Properties
(Ontario) Ltd.**

100 St. Ann's Road
Campbell River, BC V9W 4C4

May 14, 2025

Pinchin File: 357734



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1.0 EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Broadstreet Properties (Ontario) Ltd. (Client) to complete a Phase One Environmental Site Assessment (Phase One ESA) of the property located at 2765 Palladium Drive in Ottawa, Ontario (hereafter referred to as the Site or Phase One Property). The Phase One Property is approximately 3.93 acres in size and presently consists of vacant undeveloped land.

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 274/20 on July 1, 2020 (O. Reg. 153/04). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property.

This Phase One ESA was conducted at the request of the Client as a condition for a Site Plan Approval application with the City of Ottawa.

The scope of work for this Phase One ESA was consistent with O. Reg. 153/04 in support of filing a Site Plan Approval application and was comprised of the following:

- A Records Review: Reviewed available current and historical information sources pertaining to the Phase One Property and Phase One Study Area including the use of, but not limited to, aerial photographs, select city directories and a regulatory database search. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exists, including a search of Ministry of the Environment, Conservation and Parks (MECP) records;
- Interviews: Site information was gathered via email correspondence with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area;
- Site Reconnaissance: Completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs);
- Evaluation: Evaluated the information gathered from the records review, interviews and Site reconnaissance;



- Reporting: Prepared a Phase One ESA report; and
- Submission: Submitted the Phase One ESA report to the Client.

The Phase One Property consists of one legal lot situated at the municipal address of 2765 Palladium Drive, Ottawa, Ontario and is currently owned by Broadstreet Properties (Ontario) Ltd. The Phase One Property is located immediately southwest of Palladium Drive, approximately 80 metres (m) northwest of the intersection of Culdaff Road and Derreen Avenue, in Ottawa, Ontario.

It is Pinchin's opinion that the date of the first use of the Phase One Property is 2019, with the removal of the forested area on the Phase One Property. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

No PCAs were identified at the Phase One Property. 12 PCAs were identified within the Phase One Study Area (i.e., a commercial autobody shop that was observed at the time of the Site reconnaissance and is located approximately 150 m northeast of the Phase One Property; and a total of 11 pad-mounted oil-cooled transformers were observed within 250 m of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformers and no issues of potential environmental concern (i.e., spills) were noted for these transformers within the ERIS report. Based on the above-noted information, the distance between the commercial autobody shop and the Phase One Property, the distance between these transformers and the Phase One property and the inferred groundwater flow direction, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property. Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil and/or groundwater at the Phase One Property and would require the completion of a Phase Two ESA. As such, it is Pinchin's opinion that the Phase One Property is suitable for the purpose of filing a Site Plan Approval with the City of Ottawa based only on the completion of this Phase One ESA report.

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



2.0 INTRODUCTION

A Phase One ESA is defined as a systematic qualitative process to determine whether a particular property is, or may be subject to, actual or potential contamination. Under the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* (EPA) and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 274/20 on July 1, 2020 (O. Reg. 153/04), the purpose of a Phase One ESA is two-fold:

- To obtain and review records that relate to the Phase One Property, and to the current and past uses of and activities at or affecting the Phase One Property, in order to determine if an area of potential environmental concern (APEC) exists and to interpret any APEC; and
- To obtain and review records that relate to properties in the Phase One Study Area, other than the Phase One Property, in order to determine if a potentially contaminating activity (PCA) exists and interpret whether any such PCA results in an APEC at the Phase One Property.

This Phase One ESA was conducted at the request of the Client as a condition for a Site Plan Approval application with the City of Ottawa.

A Phase One ESA does not include sampling or testing of environmental media or building materials. The study period for this assessment was April and May 2025, which included the records review, Site reconnaissance, interviews and reporting.

2.1 Phase One Property Information

The Phase One Property consists of two legal lots situated at the municipal address of 2765 Palladium Drive, Ottawa, Ontario and is currently owned by Broadstreet Properties Ltd. The Phase One Property is located immediately southwest of Palladium Drive, approximately 80 metres (m) northwest of the intersection of Culdaff Road and Derreen Avenue, in Ottawa, Ontario, as shown on Figure 1 (all Figures are provided in Appendix A and all appendices are provided in Section 10.0). A plan showing the Phase One Property is provided as Figure 2. PCAs identified within the Phase One Study Area are depicted on Figure 3. Photographs of the Phase One Property and surrounding properties are presented in Appendix B.



Pertinent details of the Phase One Property are provided in the following table:

Detail	Source / Reference	Information
Legal Description	Legal Survey Drawing provided by the Client	Part Block 242, Plan 4M1687, Part 3 ON 4R35406; City of Ottawa
Municipal Addresses	Client	2765 Palladium Drive, Ottawa, ON
Parcel Identification Number (PIN)	Legal Survey Drawing provided by the Client	PIN 04487-3905 (LT)
Current Owner	Client	Broadstreet Properties (Ontario) Ltd.
Current Occupants	Vacant	Broadstreet Properties (Ontario) Ltd.
Client	Authorization to Proceed, Limitation of Liability & Terms of Engagement Form	Broadstreet Properties (Ontario) Ltd.
Client Contact Information	Authorization to Proceed, Limitation of Liability & Terms of Engagement Form	Kelly Laine c/o Broadstreet Properties (Ontario) Ltd. 100 St. Ann's Road Campbell River, BC V9W 4C4
Site Area	Site Representative	1.59 hectares (3.93 acres)
Legal Description	N/A (legal land survey currently being prepared by Client)	N/A

3.0 SCOPE OF INVESTIGATION

Pinchin conducted this Phase One ESA in accordance with O. Reg. 153/04, in particular Part VII and Schedule D of O. Reg. 153/04. The Phase One ESA scope of work was comprised of the following:

- A Records Review: Reviewed available current and historical information sources pertaining to the Phase One Property and Phase One Study Area including the use of, but not limited to, aerial photographs, select city directories and a regulatory database search. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exists, including a search of Ministry of the Environment, Conservation and Parks (MECP) records;
- Interviews: Site information was gathered via email correspondence with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area;



- Site Reconnaissance: Completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of PCAs;
- Evaluation: Evaluated the information gathered from the records review, interviews and Site reconnaissance;
- Reporting: Prepared a Phase One ESA report; and
- Submission: Submitted the Phase One ESA report to the Client.

4.0 RECORDS REVIEW

4.1 General

The identified off-Site PCAs described in this and subsequent report Sections is depicted on Figure 3.

A Phase One ESA does not include sampling or testing of environmental media or building materials. The study period for this assessment was April and May 2025, which included the records review, Site reconnaissance, interviews and reporting. A Site reconnaissance was completed on April 28, 2025, by a Pinchin representative under the direct supervision of a Qualified Person (QP). During the Site reconnaissance, Pinchin accessed all exterior areas of the Phase One Property. Pinchin did not access any areas within the surrounding Phase One Study Area with the exception of publicly-accessible roads and sidewalks. Select photographs taken during the Site reconnaissance of the Phase One Property and the surrounding properties within the Phase One Study Area are presented in Appendix B.

4.1.1 Phase One Study Area Determination

Based on a review of the available historical information and observations made during the Site reconnaissance for the properties greater than 250 m, but less than 1 kilometre (km), from the Phase One Property boundary, Pinchin did not note or observe any significant potentially contaminating properties that should be included as part of this assessment (e.g., landfills, large industrial manufacturers, etc.). As such, the Phase One Study Area consisted of the Phase One Property, as well as all properties situated wholly, or partly, within 250 m from the nearest point of a boundary of the Phase One Property, in order to meet the requirements set forth in O. Reg. 153/04.



4.1.2 First Developed Use Determination

The first developed land use of the Phase One Property is defined by O. Reg. 153/04 to be the earlier of:

- The first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property; and
- The first potentially contaminating use or activity on the Phase One Property.

A review of the aerial photographs indicated that the Phase One Property has not been developed with any buildings and/or permanent structures. The 2019 aerial photograph indicated that the forested area throughout the Phase One Property had been removed in preparation for development.

It is Pinchin's opinion that the date of the first use of the Phase One Property is 2019, with the removal of the forested area on the Phase One Property. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

4.1.3 Local and Municipal Government

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

4.1.4 Fire Insurance Plans

Pinchin previously contacted Verisk Analytics Inc. (Verisk) to obtain Fire Insurance Plans (FIPs) related to the Phase One Property and the Phase One Study Area. A response was received from Verisk dated April 30, 2025, which indicated that no FIPs for the Phase One Property and Phase One Study Area were available. The Verisk response is provided in Appendix C.

4.1.5 Environmental Reports

The Client informed Pinchin that no previous environmental reports were available for the Phase One Property or for adjacent properties within the Phase One Study Area. None of the other information



sources accessed by Pinchin had previous environmental reports for the Phase One Property or adjacent properties within the Phase One Study Area available for review.

4.2 Environmental Source Information

Pinchin reviewed the historical use of the Phase One Study Area through the use of publicly available archives and databases, as well as through requesting information from regulatory agencies. The following provides a summary of the information obtained from these sources.

4.2.1 Environmental Database Search – ERIS

Pinchin retained Environmental Risk Information Services (ERIS) to search all available federal, provincial and private source databases for information pertaining to the Phase One Study Area. Unless otherwise noted, information obtained from the ERIS database search was reviewed for the entire Phase One Study Area. A copy of the ERIS report is provided in Appendix E and the results of the database search are described in the following sections.

4.2.1.1 National Pollutant Release Inventory

ERIS completed a search of the federal databases for information regarding the National Pollutant Release Inventory (NPRI). This database contains comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances and identifies information such as the approximate location, type and quantity of contaminant, date of release, and media impacted.

Pinchin reviewed the ERIS report for NPRI information and found no records regarding the Phase One Study Area.

4.2.1.2 Ontario Inventory of PCB Storage Sites

The MECP's Waste Management Branch maintains an inventory of polychlorinated biphenyl (PCB) storage sites within Ontario. Ontario Regulation 11/82 and Ontario Regulation 347 (O. Reg. 347), made under the EPA, require the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the MECP. This database contains information on waste quantities, major and minor sites storing liquid or solid waste, and a waste storage inventory.

ERIS completed a search of the Ontario Inventory of PCB Storage Sites for information regarding PCB storage and found no information regarding the Phase One Study Area.



4.2.1.3 National PCB Inventory

Environment Canada maintains an inventory of in-use PCB-containing equipment at federal, provincial and private facilities in Canada, and of out-of-service PCB-containing equipment and PCB waste owned by the federal government or federally regulated industries.

ERIS completed a search of the National PCB Inventory and found no information regarding the Phase One Study Area.

4.2.1.4 Certificates of Approval

ERIS completed a search of the MECP database for information regarding Certificates of Approval (Cs-of-A). The MECP maintains a database of approved Cs-of-A for Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. Prior to November 1, 2011, the MECP mandated that any facility that released emissions to the atmosphere, discharged contaminants to ground or surface water, provided potable water supplies, or stored, transported or disposed of waste, must have a C-of-A before it could operate lawfully. The MECP no longer issues Cs-of-A, which were replaced by Environmental Compliance Approvals (ECAs) as of November 1, 2011. O. Reg. 153/04 indicates that information from the C-of-A database only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property.

The ERIS search of the C-of-A database identified no information regarding Cs-of-A for the Phase One Property or for properties adjacent to the Phase One Property.

4.2.1.5 Environmental Compliance Approvals, Permits To Take Water and Certificates of Property Use

ERIS completed a search of the MECP database for information regarding ECAs, permits including Permits To Take Water (PTTWs) and Certificates of Property Use (CPUs). O. Reg. 153/04 indicates that information from these databases only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. Details regarding these databases are provided in the ERIS report in Appendix E.

The ERIS database search identified no information regarding ECAs, PTTWs or CPUs for the Phase One Property and properties adjacent to the Phase One Property.



4.2.1.6 Inventory of Coal Gasification Plants

ERIS searched the following publications prepared for the MECP by Intera Technologies Inc. for information on industrial sites that formerly operated as coal gasification plants, and industrial sites that produced or used coal tar and other related tars:

- “*Inventory of Coal Gasification Plant Waste Sites in Ontario*”, dated April 1987; and
- “*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*”, dated November 1988.

The ERIS search yielded no records of former coal gasification plants or the production or use of coal tar and related tars within the Phase One Study Area.

4.2.1.7 Environmental Incidents, Orders, Offences and Spills

ERIS completed a search of the various provincial and federal databases for information regarding environmental incidents, orders, offences and spills. O. Reg. 153/04 indicates that information from these databases only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. Details regarding the searched databases are provided in the ERIS report in Appendix E.

The ERIS database search revealed no records of environmental incidents, orders, offences or spills for the Phase One Property and properties adjacent to the Phase One Property.

4.2.1.8 Waste Management Records

Waste Generators

ERIS completed a search of the O. Reg. 347 Waste Generators database for information regarding waste generation. O. Reg. 347 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. The database search results provide a summary of available waste generation information for the registered sites for all years from 1986 to the present.

O. Reg. 153/04 indicates that information from the Waste Generator database only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. However, in addition to the Phase One Property and adjacent off-Site properties, Pinchin reviewed the database for waste generators within 50 m transgradient and 100 m upgradient of the Phase One Property with respect to the



inferred groundwater flow direction. The area reviewed will be referred to as the Waste Generator Database Review Area.

The ERIS search of the O. Reg. 347 Waste Generators database found no information regarding the Waste Generator Database Review Area.

Waste Receivers

ERIS completed a search of the O. Reg. 347 Waste Receivers database for information regarding waste receivers. O. Reg. 347 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 contains 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.

O. Reg. 153/04 indicates that information from the Waste Receivers database only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. However, in addition to the Phase One Property and adjacent off-Site properties, Pinchin reviewed the database for waste receivers within 50 m transgradient and 100 m upgradient of the Phase One Property with respect to the inferred groundwater flow direction. The area reviewed will be referred to as the Waste Receivers Database Review Area.

The ERIS search of the O. Reg. 347 Waste Receivers database found no information regarding the Waste Receivers Database Review Area.

4.2.1.9 Fuel Storage Tanks

ERIS completed a search of various private, provincial and federal databases for information regarding chemical storage tanks, as well as private and retail fuel storage tanks. Details regarding the searched databases are provided in the ERIS report in Appendix E.

The ERIS search of the chemical and fuel storage tank databases found no information regarding the Phase One Study Area.

4.2.1.10 Notices and Instruments

ERIS completed a search of the provincial Environmental Registry for records pertaining to proposals, decisions, and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. ERIS also searched the Record of Site Condition (RSC) databases for filed RSCs.

No records were found in the Environmental Registry and RSC databases regarding the Phase One Study Area.



4.2.1.11 *Areas of Natural Significance*

ERIS reviewed available databases and records to assess whether any parks, wetlands, conservation areas, or other areas of natural significance, are located within the Phase One Study Area. The Area of Natural & Scientific Interest map is included in the ERIS report in Appendix E. In addition, Pinchin reviewed information provided on the Ministry of Natural Resources and Forestry's (MNR) Natural Heritage Information Centre (NHIC) website. No areas of natural significance were identified within the Phase One Study Area from these information sources.

4.2.1.12 *Landfill Information*

ERIS reviewed available private and provincial databases for records of any current or inactive landfills and waste disposal sites within the Phase One Study Area. Details regarding the searched databases are provided in the ERIS report in Appendix E.

The ERIS search of the landfill and waste disposal sites databases found no information regarding the Phase One Study Area.

4.2.2 *Ministry of the Environment, Conservation and Parks Freedom of Information Search*

The MECP Freedom of Information and Protection of Privacy Office in Toronto, Ontario was contacted to determine if records exist for environmental matters such as orders, spills, previous investigations, prosecutions, registered PCB waste storage sites, waste generators, waste receivers, Cs-of-A and ECAs associated with the Phase One Property. Based on written correspondence with the MECP dated May 10, 2025, no information was on file with respect to the Phase One Property. A copy of the MECP response is provided in Appendix F of this report.

4.2.3 *Property Underwriters' Reports and Plans*

Property Underwriters' Reports (PURs) provide detailed information on a site-specific basis, including descriptions of building construction, heating sources, production processes, and the presence of any hazardous chemicals or materials which may have been historically stored on the Phase One Property. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers and storage tanks. Information provided on Property Underwriters' Plans (PUPs) includes the location, capacity, and contents of ASTs, USTs, chemical storage and other forms of environmental hazards.

Pinchin previously contacted Verisk to obtain copies of PURs and PUPs related to the Phase One Property. A response was received from Verisk dated April 30, 2025, which indicated that no PURs or PUPs for the Phase One Property were available. The Verisk response is provided in Appendix C.



4.2.4 City Directories

City directories for the years 1999 to 2010 were previously reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario for the area within 100 m of the Phase One Property (City Directory Search Area). It should be noted these are the only city directories available for the Site area.

In general, the city directories indicated that the surrounding area has historically consisted of commercial and vacant land uses since at least 1999. No historical operations of potential environmental concern were identified.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Pinchin reviewed aerial photographs of the Phase One Property and surrounding properties within the Phase One Study Area to assess the potential for historical PCAs. Copies of aerial photographs dated 1932, 1945, 1965 and 1985 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, copies of digital aerial photographs dated 1976, 1991, 2002 and 2019 were reviewed on the City of Ottawa e-map website (<https://maps.ottawa.ca/geoOttawa/>) by Pinchin. The 1932 aerial photograph was the earliest available aerial photograph of the Phase One Study Area.

Efforts were made by Pinchin to obtain aerial photographs that:

- Illustrated the period between initial development of the Phase One Property to the present;
- Identified buildings and structures present on the Phase One Property since initial development;
- Identified PCAs within the Phase One Study Area; and
- Identified APECs on the Phase One Property.

It should be noted that accurate details could not be determined from some of the aerial photographs due to the large reference scale and the low resolution of the photographs.

A summary of information obtained with respect to the Phase One Property from a review of the available aerial photography is provided in the following table:

Year of Photograph	Phase One Property
1932-2002.	The Phase One Property appeared to consist of vacant undeveloped land.
2019.	Similar to 1932-2002; however, the forested area throughout the Phase One Property had been removed in preparation for development.



Based on the aerial photographs reviewed for the Phase One Property and the surrounding area, it appears that the Phase One Property has not been developed.

The aerial photograph review did not identify any PCAs on the Phase One Property.

The aerial photograph review identified the following PCA within the Phase One Study Area, outside of the Phase One Property:

- Capital Dodge Chrysler Jeep / Used Car Corner, located at 2500 Palladium Drive, is an auto dealership complete with a commercial autobody shop. This property is located approximately 150 m northeast of the Phase One Property, while the building associated with this property is located approximately 340 m northeast of the Phase One Property. In addition, this property is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. This property is located within the Phase One Study Area and is considered a PCA; however, based on the distance between the building associated with this property, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this PCA does not result in an APEC at the Phase One Property.

4.3.2 Topography, Hydrology and Geology

The elevation of the Phase One Property, based on information obtained from the Ontario Base Map series, is approximately 106 m above mean sea level (mamsl). The general topography in the local and surrounding area is generally flat. No bedrock outcrops were observed on-Site or in the surrounding area.

A review of the available physiographical data indicates that the Phase One Property and the surrounding properties located within the Phase One Study Area are located within alluvial deposits consisting of stratified gravel, sand, silt and clay. Bedrock is expected to consist of sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit. The topography is considered to be mainly flat to rolling low local relief with dry surface water drainage conditions.

Based on general hydrogeological principles and Pinchin's familiarity with subsurface conditions at and near the Phase One Property and the surrounding properties within the Phase One Study Area, the unconfined groundwater beneath the Phase One Property is expected to flow in a northwest direction. The nearest surface water body is a tributary of the Carp River, located approximately 570 m northwest of the Phase One Property at an elevation of approximately 106 mamsl.

Copies of pertinent maps, illustrating local topographical, hydrogeological and drainage features are provided in Appendix G.



4.3.3 Fill Materials

The historical records review provided no information regarding the presence of fill material at the Phase One Property.

Although the Phase One ESA did not identify any historical or current fill material at the Phase One Property, potential future development plans should incorporate the appropriate procedures for the characterization of soils that may require off-Site disposal. Further assessment and/or costs may be incurred through re-development of the Phase One Property and/or change in land use scenarios.

4.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information

The nearest surface water body is a tributary of the Carp River, located approximately 570 m northwest of the Phase One Property at an elevation of approximately 106 mamsl.

A review of the Area of Natural & Scientific Interest map prepared by ERIS (see Appendix E) and information provided on the MNR's NHIC website did not identify any provincial parks, wetlands, conservation areas, or other areas of natural significance, within the Phase One Study Area.

A review of the City of Ottawa's GeoOttawa website indicated that the Phase One Study Area is not located within a well head protection area for the protection of groundwater.

The records review did not identify the presence of wells within the Phase One Study Area that supply water for human consumption or for agricultural purposes.

4.3.5 Well Records

A search of the Water Well Information System database by ERIS did not identify any water well records for the Phase One Property. The Water Well Information System database search identified two water well records within the Phase One Study Area outside of the Phase One Property. Details regarding these off-Site wells, including stratigraphic information, depth to bedrock and/or depth to the water table, are provided in the ERIS report included in Appendix E.

4.4 Site Operating Records

The Phase One Property is not an Enhanced Investigation Property (see Section 6.3). As such, Site operating records were not reviewed as part of the Phase One ESA.



5.0 INTERVIEWS

Pinchin interviewed an individual knowledgeable of the Phase One Property and its history to obtain or confirm information regarding the environmental condition of the Phase One Property. The following individual provided information regarding the history of the Phase One Property and the surrounding properties within the Phase One Study Area to the best of their knowledge:

Person Interviewed	Relationship to Phase One Property	Date and Place of Interview	Interview Method
Kelly Laine	Mortgage Administrator	April 28, 2025 (via email correspondence)	Email correspondence following Site reconnaissance.

Kelly Laine was chosen to be interviewed given that they are most familiar with the recent operational history of the Phase One Property. This individual is hereafter referred to as the “Site Representative”, and accompanied the Pinchin representative (Mr. Alex Kelly) during the Site reconnaissance.

Pinchin compared the information obtained from the interview with information obtained from the historical records. The information provided by the interviewee was corroborated by the available historical records. As such, Pinchin has no concerns regarding the validity of the information provided by the individual interviewed for the Phase One ESA.

With respect to PCAs and APECs, no additional information was obtained from the interviews other than that documented elsewhere in this report.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area was conducted for the purpose of identifying the presence of possible PCAs and associated APECs.

The Site reconnaissance was completed on April 28, 2025, by a Pinchin representative (Mr. Alex Kelly), under the direct supervision of Pinchin’s QP overseeing this project. Mr. Kelly is an Environmental Project Manager with more than five years of environmental consulting experience. Pinchin visited the Phase One Property and surrounding properties within the Phase One Study Area to document environmental conditions. During the Site reconnaissance, Pinchin viewed all accessible areas within the Phase One Property, and viewed publicly-accessible portions of the adjacent lands for the presence of actual or potential issues of environmental concern.



The Site reconnaissance was conducted between the hours of 2:30 PM and 3:30 PM. During the Site reconnaissance, the ground surface was dry, and the ambient temperature was approximately 17° Celsius. The Phase One Property reconnaissance was conducted on foot. During the Site reconnaissance, Pinchin accessed all exterior areas of the Phase One Property. Further details regarding on-Site operations are provided throughout Section 6.2 of this report.

Photographs taken during the Site reconnaissance that illustrate the Phase One Property and Phase One Study Area are provided in Appendix B.

6.2 Specific Observations at Phase One Property

6.2.1 Description of Buildings and Structures

There were no buildings or structures present on the Phase One Property at the time of the Site reconnaissance.

6.2.2 Description of Below-Ground Structures

There were no below-ground structures present on the Phase One Property at the time of the Site reconnaissance.

6.2.3 Description of Tanks

During the Site reconnaissance, Pinchin did not observe any tanks on the Phase One Property for the purpose of either fuel dispensing or storage, or other unidentified substance storage.

6.2.4 Potable and Non-Potable Water Sources

The Phase One Property is currently not serviced by a municipal water supply.

6.2.5 Description and Location of Underground Utilities

The Phase One Property has remained undeveloped and there are no known underground utilities.

6.2.6 Details of Heating System

The Phase One Property is currently vacant and as such, no heating systems are present on-Site.

6.2.7 Details of Cooling System

The Phase One Property is currently vacant and as such, no cooling systems are present on-Site.

6.2.8 Details of Drains, Pits and Sumps

No drains, pits or sumps were observed at the Phase One Property.



6.2.9 Unidentified Substances within Buildings and Structures

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances at the Phase One Property.

6.2.10 Details of Staining and Corrosion

During the Site reconnaissance, Pinchin did not observe any areas of staining or corrosion.

6.2.11 Details of On-Site Wells

No water supply or groundwater monitoring wells were observed to be on or within the Phase One Property. No water supply or groundwater monitoring wells were reported by the Site owner to have been on-Site, prior to, or during their occupancy.

6.2.12 Details of Sewage Works

During the Site reconnaissance, Pinchin did not observe any sewage works or evidence of sewage disposal on the Phase One Property.

6.2.13 Details of Ground Cover

During the Site reconnaissance, Pinchin visually inspected the Phase One Property ground cover. The Phase One Property was covered by grassed/vegetated areas.

6.2.14 Details of Current or Former Railways

No current or former railway infrastructure was observed on the Phase One Property.

6.2.15 Areas of Stained Soil, Vegetation and Pavement

During the Site reconnaissance, Pinchin did not observe any areas of stained soil, vegetation or pavement on the Phase One Property.

6.2.16 Areas of Stressed Vegetation

During the Site reconnaissance, Pinchin did not observe any areas of stressed vegetation on the Phase One Property.

6.2.17 Areas of Fill and Debris Materials

No obvious areas where fill material or debris have been placed or graded were observed by Pinchin at the Phase One Property.

6.2.18 Potentially Contaminating Activities

A PCA is defined by O. Reg. 153/04 as a "use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One Study Area" including the Phase One Property.



6.2.19 Unidentified Substances Outside Buildings and Structures

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances on the exterior of the Phase One Property.

6.2.20 Surrounding Land Uses

During the Site reconnaissance, Pinchin conducted a visual assessment of publicly-accessible portions of the Phase One Study Area for the presence of PCAs. The properties in the Phase One Study Area have various land uses, including commercial, light industrial, residential, agricultural and vacant. Land use types within the Phase One Study Area are presented on Figure 2.

The following table summarizes the land use on adjacent properties at the time of the Site reconnaissance:

Direction Relative to Phase One Property	Location Relative to Inferred Groundwater Flow Direction	Description of Property Use	Property Use	Potential Contribution to PCA and/or APEC
Northeast	Transgradient	Commercial/light industrial developments, vacant undeveloped land, agricultural land and associated roadways to beyond 250 m from the Phase One Property.	Commercial Light industrial/ Vacant/ Agricultural	Land uses are considered to represent PCAs.
Southeast	Upgradient	Residential dwellings, vacant undeveloped land and associated roadways to beyond 250 m from the Phase One Property.	Residential/ Vacant	Land uses are not considered to represent PCAs.
Southwest	Transgradient	Residential dwellings, vacant undeveloped land and associated roadways to beyond 250 m from the Phase One Property.	Residential/ Vacant	Land uses are not considered to represent PCAs.
Northwest	Downgradient	Vacant undeveloped land and associated roadways to beyond 250 m from the Phase One Property.	Vacant	Land uses are not considered to represent PCAs.



Pinchin observed the following PCA at the time of the Site reconnaissance within the rest of the Phase One Study Area:

- Capital Dodge Chrysler Jeep / Used Car Corner, located at 2500 Palladium Drive, is an auto dealership complete with a commercial autobody shop. This property is located approximately 150 m northeast of the Phase One Property, while the building associated with this property is located approximately 340 m northeast of the Phase One Property. In addition, this property is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. This property is located within the Phase One Study Area and is considered a PCA; however, based on the distance between the building associated with this property, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this PCA does not result in an APEC at the Phase One Property.

6.3 Enhanced Investigation Property

O. Reg. 153/04 defines an "Enhanced Investigation Property" as a property that is being used or has been used, in whole or in part, in the following manner:

- For an industrial use; or
- For any of the following commercial uses:
 - As a garage;
 - As a bulk liquid dispensing facility, including a gasoline outlet; or
 - For the operation of dry cleaning equipment.

The findings of this Phase One ESA have not documented any of the above land uses as occurring at the Phase One Property, and the Phase One Property is therefore not an Enhanced Investigation Property.

6.4 Written Description of Investigation

The Phase One ESA completed by Pinchin included investigations of the Phase One Property and the Phase One Study Area outside of the Phase One Property pursuant to Sections 13 and 14 of Schedule D of O. Reg. 153/04. The main objective of these investigations was to identify PCAs at the Phase One Property or within the Phase One Study Area outside of the Phase One Property that could have resulted in APECs at the Phase One Property.



6.4.1 Phase One Property

The investigation of the Phase One Property consisted of the following components:

- Review of available historical records, including previous environmental reports, ERIS regulatory search, select city directories, aerial photographs and well records;
- A Site reconnaissance completed on April 28, 2025, by Mr. Alex Kelly of Pinchin that included an assessment of the exterior of the Phase One Property;
- Interviews with an individual knowledgeable of the history and operations at the Phase One Property; and
- Review of mapping provided by ERIS and information provided on-line by the MNRF for the presence of areas of natural significance.

Pinchin's investigation of the Phase One Property did not identify any PCAs.

No areas of natural significance were identified at the Phase One Property.

Pinchin's investigation did not identify the presence of wells at the Phase One Property that currently supply water for human consumption or for agricultural purposes.

6.4.2 Phase One Study Area Outside of Phase One Property

The investigation of the Phase One Study Area outside of the Phase One Property consisted of the following components:

- Review of available historical records, including ERIS regulatory search, select city directories, aerial photographs and well records;
- Visual inspection of properties from publicly-accessible areas for evidence of PCAs and water bodies; and
- Review of mapping provided by ERIS and information provided on-line by the MNRF for the presence of areas of natural significance.

Pinchin's investigation of the Phase One Study Area outside of the Phase One Property identified the following PCAs:

- PCA #1 (Item 10: Commercial autobody shops - Capital Dodge Chrysler Jeep / Used Car Corner, located at 2500 Palladium Drive, is an auto dealership complete with a commercial autobody shop). This property is located approximately 150 m northeast of the Phase One Property, while the building associated with this property is located approximately 340 m northeast of the Phase One Property. In addition, this property is situated hydraulically transgradient of the Phase One Property relative to the inferred



groundwater flow direction. Based on the distance between the building associated with this property, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this PCA does not result in an APEC at the Phase One Property; and

- PCAs # 2-12 (Item 55: Transformer Manufacturing, Processing and Use – a total of 11 pad-mounted oil-cooled transformer were observed within 250 m of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformers and no issues of potential environmental concern (i.e., spills) were noted for these transformers within the ERIS report. Based on the above-noted information, as well as the distance between these transformers and the Phase One property, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property.

No areas of natural significance were identified within the Phase One Study Area outside of the Phase One Property.

The records review did not identify the presence of wells within the Phase One Study Area that supply water for human consumption or for agricultural purposes.

Based on a cursory review of the properties greater than 250 m (i.e., outside of the Phase One Study Area), but less than 1 km, from the Phase One Study Area, Pinchin did not note or observe any significant contaminating properties that should be included as part of this assessment (i.e., landfills, large industrial manufacturers, etc.).

A plan identifying the location of the off-Site PCAs for this Phase One ESA is provided on Figure 3.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

To the best of Pinchin's knowledge, the Phase One Property has not been developed with any buildings and/or permanent structures. The 2019 aerial photograph indicated that the forested area throughout the Phase One Property had been removed in preparation for development.

It is Pinchin's opinion that the date of the first use of the Phase One Property is 2019, with the removal of the forested area on the Phase One Property. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

7.2 Potentially Contaminating Activities

No PCAs were identified at the Phase One Property.



The following PCAs as defined by O. Reg. 153/04 was documents by Pinchin to have occurred within the Phase One Study Area, outside of the Phase One Property:

- PCA #1 (Item 10: Commercial autobody shops - Capital Dodge Chrysler Jeep / Used Car Corner, located at 2500 Palladium Drive #1200, is an auto dealership complete with a commercial autobody shop). This property is located approximately 150 m northeast of the Phase One Property, while the building associated with this property is located approximately 340 m northeast of the Phase One Property. In addition, this property is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. Based on the distance between the building associated with this property, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this PCA does not result in an APEC at the Phase One Property; and
- PCAs # 2-12 (Item 55: Transformer Manufacturing, Processing and Use – a total of 11 pad-mounted oil-cooled transformer were observed within 250 m of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformers and no issues of potential environmental concern (i.e., spills) were noted for these transformers within the ERIS report. Based on the above-noted information, as well as the distance between these transformers and the Phase One property, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property.

7.3 Areas of Potential Environmental Concern

No APECs as defined by O. Reg. 153/04 were identified by Pinchin at the Phase One Property.

7.4 Phase One Conceptual Site Model

A conceptual site model (CSM) has been created to provide a summary of the findings of the Phase One ESA. The Phase One CSM is summarized in Figures 1 through Figure 3 which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures;
- Water bodies located in whole or in part within the Phase One Study Area;
- Areas of natural significance located in whole or in part within the Phase One Study Area;
- Drinking water wells located at the Phase One Property;
- Land use of adjacent properties;
- Roads within the Phase One Study Area;



- PCAs within the Phase One Study Area, including the locations of tanks; and
- APECs at the Phase One Property.

The following provides a narrative summary of the Phase One CSM:

- The Phase One Property is approximately 3.93 acres (1.59 hectares) in size and is located immediately southwest of Palladium Drive, approximately 80, northwest of the intersection of Culdaff Road and Derreen Avenue, in Ottawa, Ontario. The Phase One Property presently consists of vacant undeveloped land. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an enhanced investigation property;
- The nearest surface water body is a tributary of the Carp River, located approximately 570 m northwest of the Phase One Property at an elevation of approximately 106 mamsl;
- No areas of natural significance were identified within the Phase One Study Area;
- No drinking water wells were located on the Phase One Property;
- The adjacent and surrounding properties in the vicinity of the Site consist of commercial, light industrial, residential, agricultural and vacant. The properties located northeast of the Phase One Property consist of commercial and light industrial developments, vacant land and agricultural land, as well as associated roadways, to beyond 200 m from the Phase One Property. The properties located northwest of the Phase One Property consist of vacant undeveloped land to beyond 200 m from the Phase One Property. The properties located southeast and southwest of the Phase One Property consist of residential dwellings, vacant undeveloped land and associated roadways to beyond 200 m from the Phase One Property;
- No PCAs were identified at the Phase One Property. 12 PCAs were identified within the Phase One Study Area (i.e., a commercial autobody shop that was observed at the time of the Site reconnaissance and is located approximately 150 m northeast of the Phase One Property; and a total of 11 pad-mounted oil-cooled transformers were observed within 250 m of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformers and no issues of potential environmental concern (i.e., spills) were noted for these transformers within the ERIS report. Based on the above-noted information, the distance between the commercial autobody shop and the Phase One Property, the distance between these transformers and the Phase One property and the inferred groundwater flow direction, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property;



- The Phase One Property and the surrounding properties located within the Phase One Study Area are located within alluvial deposits consisting of stratified gravel, sand, silt and clay. Bedrock is expected to consist of sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit; and
- The Phase One Property is relatively flat. Local groundwater flow is inferred to be to the northwest, based on the nearest body of water.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.

8.0 CONCLUSIONS

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of O. Reg. 153/04. The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property in support of filing the potential Site Plan Approval application at the Phase One Property.

It is Pinchin's opinion that the date of the first use of the Phase One Property is 2019, with the removal of the forested area on the Phase One Property. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

No PCAs were identified at the Phase One Property. 12 PCAs were identified within the Phase One Study Area (i.e., a commercial autobody shop that was observed at the time of the Site reconnaissance and is located approximately 150 m northeast of the Phase One Property; and a total of 11 pad-mounted oil-cooled transformers were observed within 250 m of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformers and no issues of potential environmental concern (i.e., spills) were noted for these transformers within the ERIS report. Based on the above-noted information, the distance between the commercial autobody shop and the Phase One Property, the distance between these transformers and the Phase One property and the inferred groundwater flow direction, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property. Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil and/or groundwater at the Phase One Property and would require the completion of a Phase Two ESA. As such, it is Pinchin's opinion that the Phase One Property is suitable for the purpose of filing a Site Plan Approval with the City of Ottawa based only on the completion of this Phase One ESA report.



It should be noted that the references and sources for the information used in evaluating the Phase One Property are provided in the relevant sections of this report. Specific references are also summarized in Section 9.0.

8.1 Signatures

This Phase One ESA was undertaken under the supervision of Scott Mather, P. Eng, QP_{ESA} in accordance with the requirements of O. Reg. 153/04 to support the future Site Plan Approval application at the Phase One Property. The conclusions and recommendations provided in this report represent the best judgement of the assessor based on the Site conditions observed on April 28, 2025, and a review of available historical information and information obtained from interviews.

This report has been issued without having received a response to the request for information from the MECP. Pinchin reserves the right to amend our conclusions and recommendations based on information obtained from this regulatory agency.

We trust that the information provided in this report meets your current requirements.

8.2 Terms and Limitations

This Phase One ESA was performed in order to identify potential issues of environmental concern associated with the property located at 2765 Palladium Drive, in Ottawa, Ontario (Site), at the time of the Site reconnaissance. This Phase One ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. This report was prepared for the exclusive use of Broadstreet Properties (Ontario) Ltd. (Client), subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information



provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase One ESA did not include a visual or intrusive investigation for designated substances (e.g., asbestos, mould, PCB-containing electrical equipment, etc.) and, therefore, these materials may be present at the Site.

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

Ontario Regulation 153/04 does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable federal, provincial or municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase One ESA.

9.0 REFERENCES

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

- Kelly Laine, Mortgage Administrator [Site Representative].
- ERIS reported entitled "2765 Palladium Drive, Ottawa, Ontario", and dated April 28, 2025 (ERIS Project # 24013100092).
- Verisk Analytics Inc.
- The Atlas of Canada – Surficial Materials:
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
- The Atlas of Canada – Bedrock Geology:
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
- Toporama – Topographic Maps:
<http://atlas.gc.ca/site/english/maps/topo/map>.
- Province of Ontario. Environmental Protection Act R.S.O. 1990, c. E.19 and Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act. Last amended by Ontario Regulation 333/13 on December 13, 2013.



Phase One Environmental Site Assessment

2765 Palladium Drive, Ottawa, Ontario
Broadstreet Properties (Ontario) Ltd.

May 14, 2025
Pinchin File: 357734
FINAL

- Canadian Standards Association (CSA) Standard. CSA Z768-01, Phase I Environmental Site Assessment, Canadian Standards Association International, November 2001, reaffirmed in 2012.
- Ministry of the Environment, Conservation and Parks.
- MECP Brownfields Environmental Site Registry.
- National Air Photo Library, Ottawa, Ontario.
- Intera Technologies Inc. *Inventory of Coal Gasification Plant Waste Sites in Ontario*. April 1987.
- Intera Technologies Inc. *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*. November 1988.

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10.0 APPENDICES

APPENDIX A
Figures



LEGEND

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INTERPRETATION.



PROJECT NAME:
PHASE ONE
ENVIRONMENTAL SITE
ASSESSMENT

CLIENT NAME:
BROADSTREET PROPERTIES
(ONTARIO) LTD.

PROJECT LOCATION:
2765 PALLADIUM DRIVE,
OTTAWA, ONTARIO

FIGURE NAME:
KEY MAP

PROJECT NUMBER:
357734

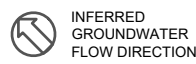
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AS SHOWN

DRAWN BY:
KL

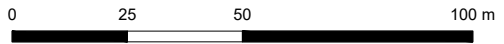
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SB

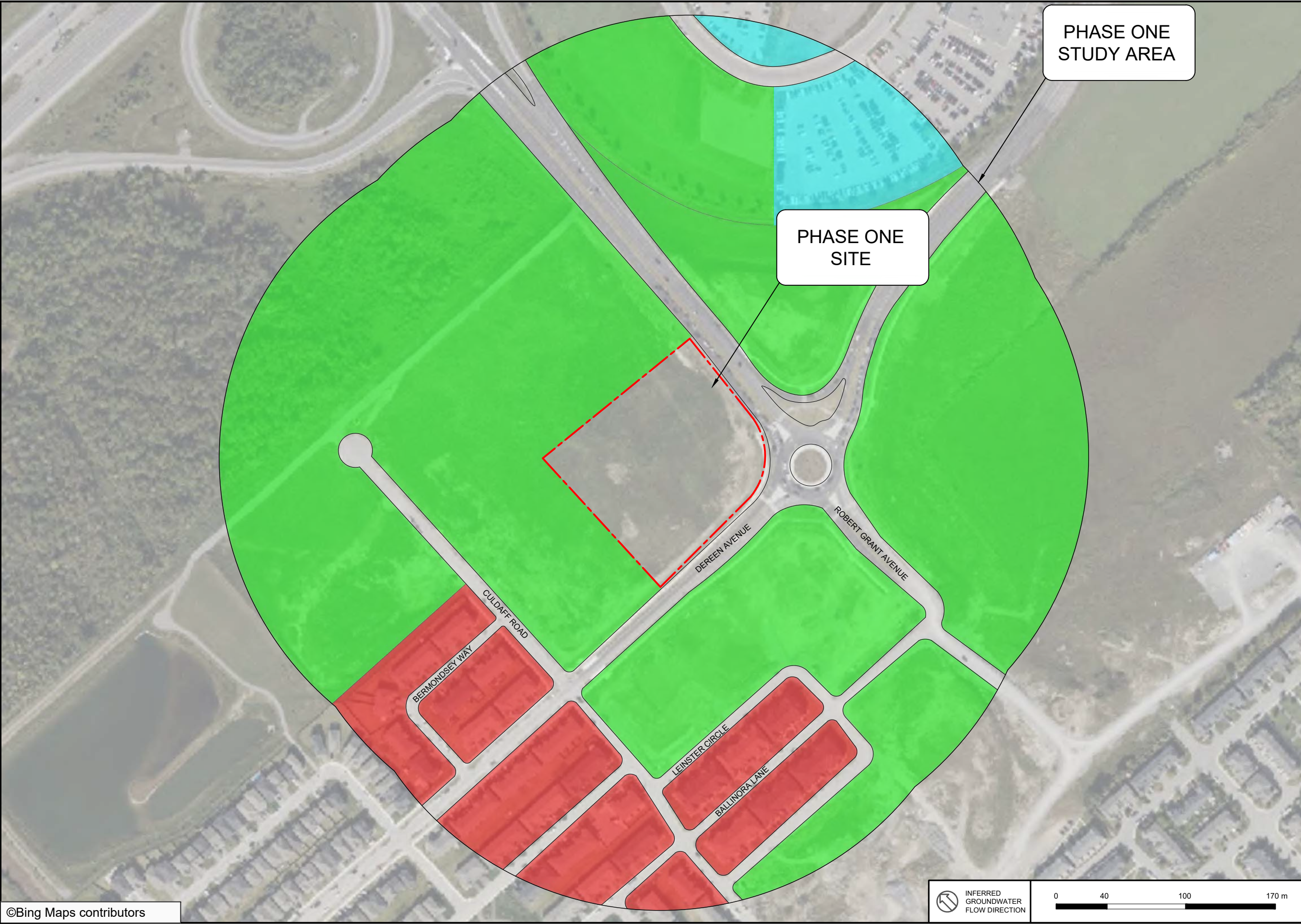
DATE:
MAY 2025

FIGURE NUMBER:
1



INFERRED
GROUNDWATER
FLOW DIRECTION





PHASE ONE
STUDY AREA

PHASE ONE
SITE



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- COMMERCIAL/LIGHT INDUSTRIAL
- VACANT

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INTERPRETATION.



PROJECT NAME:
PHASE ONE
ENVIRONMENTAL SITE
ASSESSMENT

CLIENT NAME:
BROADSTREET PROPERTIES
(ONTARIO) LTD.

PROJECT LOCATION:
2765 PALLADIUM DRIVE,
OTTAWA, ONTARIO

FIGURE NAME:
PHASE ONE STUDY AREA

PROJECT NUMBER:
357734

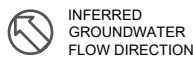
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DRAWN BY:
KL

REVIEWED BY:
SB

DATE:
MAY 2025

FIGURE NUMBER:
2



INFERRED
GROUNDWATER
FLOW DIRECTION

0 40 100 170 m



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▲ POTENTIALLY CONTAMINATING
ACTIVITY

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INTERPRETATION.



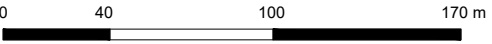
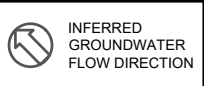
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PHASE ONE
ENVIRONMENTAL SITE
ASSESSMENT

CLIENT NAME:
BROADSTREET PROPERTIES
(ONTARIO) LTD.

PROJECT LOCATION:
2765 PALLADIUM DRIVE,
OTTAWA, ONTARIO

FIGURE NAME:
POTENTIALLY CONTAMINATIG
ACTIVITIES

PROJECT NUMBER: 357734	SCALE: AS SHOWN
DRAWN BY: KL	REVIEWED BY: SB
DATE: MAY 2025	FIGURE NUMBER: 3



APPENDIX B
Photographs



Photo 1 – View from the southwest portion of the Phase One Property, looking northeast.



Photo 2 – View from the northwest portion of the Phase One Property, looking southeast.



Photo 3 – View from the northeast portion of the Phase One Property, looking southwest.



Photo 4 – View from the southeast portion of the Phase One Property, looking northwest.



Photo 5 – Property located northwest of the Phase One Property.



Photo 6 – Properties located northeast of the Phase One Property.



Photo 7 – Properties located southeast of the Phase One Property.



Photo 8 – Properties located southwest of the Phase One Property.

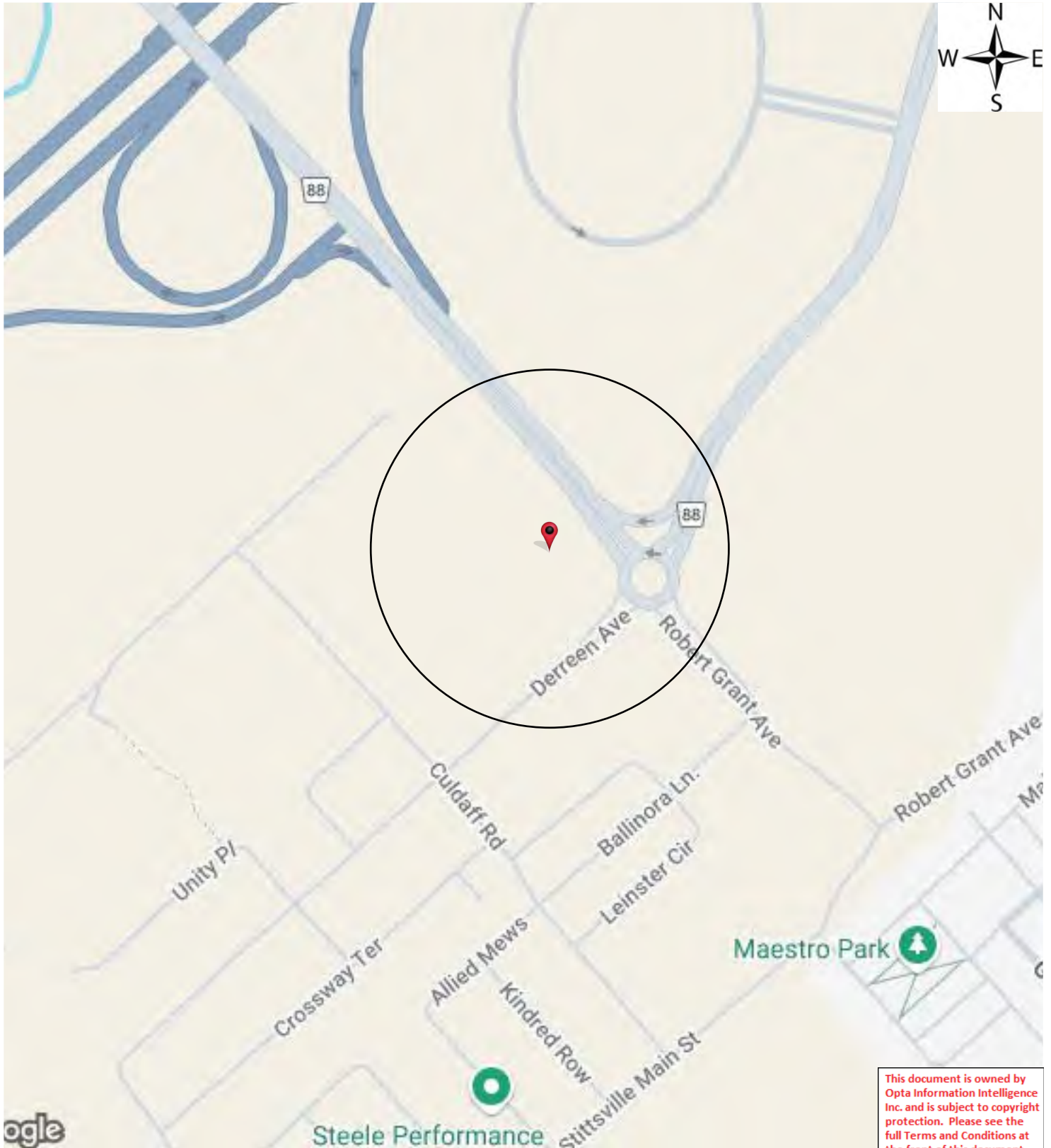
APPENDIX C
Verisk Records



Enviroscan Report

Site address: 2765 Palladium Drive, Ottawa, ON
Project #: 25042301665
P.O. #: 158910
Requested by: Eleanor Goolab
Date Completed: 4/30/2025 1:39:35 PM

Search Area: 2765 Palladium Drive, Ottawa, ON



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Historical Environmental Services Enviroscan Terms and Conditions

Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



Verisk.com

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CONFIDENTIAL

APPENDIX D
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 Support Services, Planning, Real Estate and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

Background Information***Site Address or Location:**

2765 Palladium Drive, Ottawa, Ontario

*Mandatory Field

***Applicant/Agent Information:**

Company name:	Pinchin Ltd.		
Contact name:	Alex Kelly		
Mailing Address:	1 Hines Road, Ottawa, ON K2K 3C7		
Telephone:	613-223-0668	Email Address:	akelly@pinchin.com

***Registered Property Owner Information:**

☐ Same as above

Name:	Broadstreet Properties Ltd.		
Mailing Address:	100 St. Ann's Road, Campbell River, BC V9W 4C4		
Telephone:	250.850.3198	Email Address:	kelly.laine@broadstreet.ca

Site Details

Legal Description
and PIN:

N/A

What is the land
currently used for?

Currently vacant/undeveloped and the Client intends to construct a multi-tenant residential building.

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

455

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

\$181.00

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, Real Estate and Economic Development 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 Pinchin Ltd. ("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: _____

Dated (dd/mm/yyyy): 23/04/2025

Per: Alex Kelly
(Please print name)

Title: Project Coordinator

Company: Pinchin Ltd.

APPENDIX E
ERIS Report



DATABASE REPORT

Project Property:	<i>2765 Palladium Drive, Ottawa, Ontario 2765 Palladium Drive Ottawa ON K2S 0V5</i>
Project No:	<i>355875</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>25042301665</i>
Requested by:	<i>Pinchin Ltd.</i>
Date Completed:	<i>April 28, 2025</i>

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property: 2765 Palladium Drive, Ottawa, Ontario
2765 Palladium Drive Ottawa ON K2S 0V5

Project No: 355875

Coordinates:

Latitude: 45.289484
Longitude: -75.9335205
UTM Northing: 5,015,533.06
UTM Easting: 426,795.77
UTM Zone: 18T

Elevation: 341 FT
103.88 M

Order Information:

Order No: 25042301665
Date Requested: April 23, 2025
Requested by: Pinchin Ltd.
Report Type: Standard Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans
Topographic Map ANSI Map & Ontario Base Map (OBM)

Executive Summary: Report Summary

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

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

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		Total:	0	5	5

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
------------	----	-------------------	---------	--------------	------------------	----------------

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

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>1</u>	SPL	THOMAS CAVANAGH CONSTRUCTION LIMITED	OTTAWA ON	SE/225.7	1.00	<u>13</u>
<u>2</u>	SPL		Derreen Avenue and Culdaff Road, Ottawa, ON OTTAWA ON	SSW/228.7	1.00	<u>14</u>
<u>3</u>	HINC		2500 PALLADIUM DRIVE KANATA ON	NNE/244.3	-1.00	<u>14</u>
<u>3</u>	HINC		2500 PALLADIUM DRIVE RICHMOND ON	NNE/244.3	-1.00	<u>15</u>
<u>3</u>	SPL		#200 - 2500 Palladium Drive Ottawa ON	NNE/244.3	-1.00	<u>15</u>

Executive Summary: Summary By Data Source

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 2 HINC site(s) within approximately 0.25 kilometers of the project property.

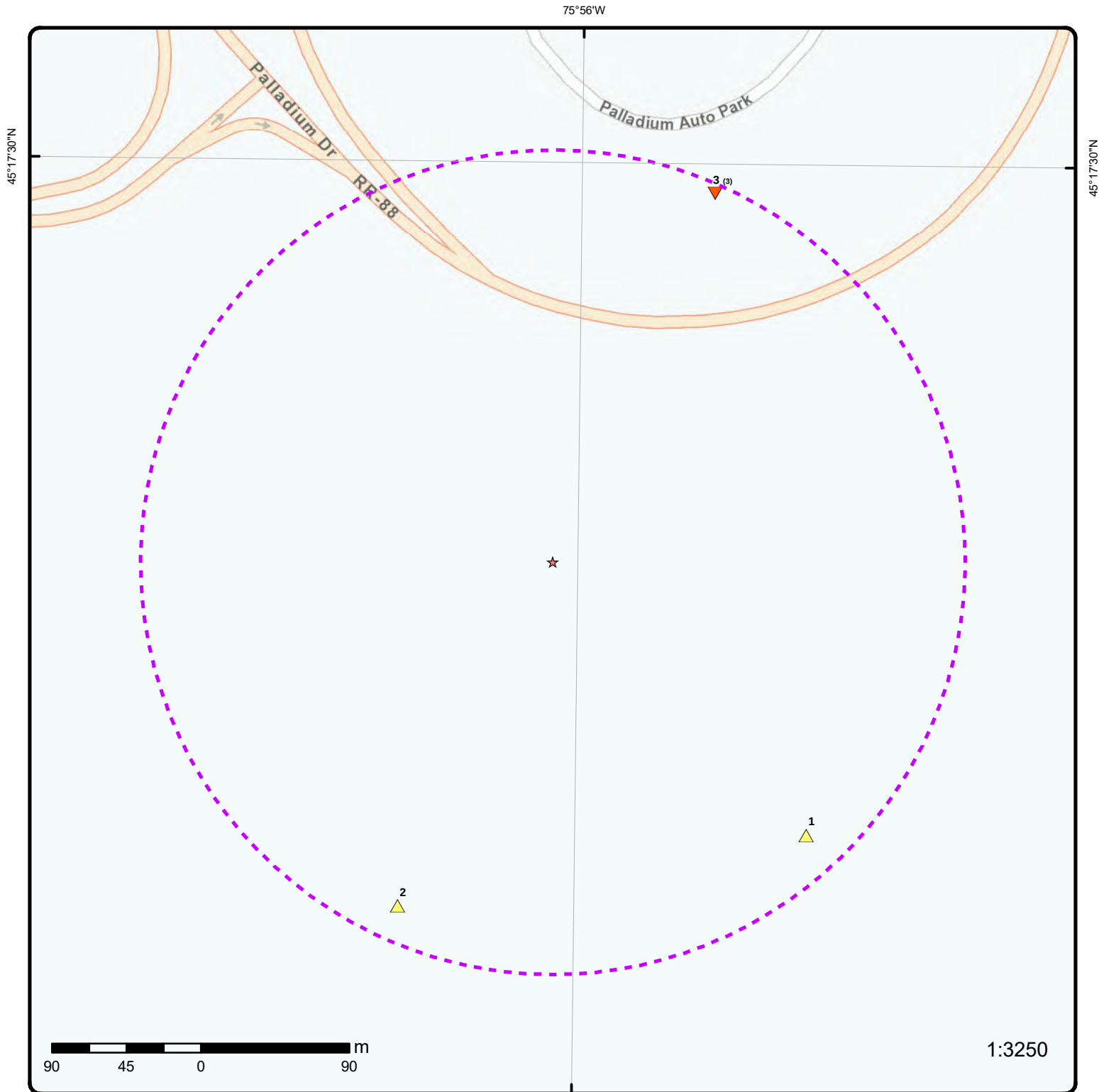
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2500 PALLADIUM DRIVE KANATA ON	NNE	244.35	<u>3</u>
	2500 PALLADIUM DRIVE RICHMOND ON	NNE	244.35	<u>3</u>

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>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
THOMAS CAVANAGH CONSTRUCTION LIMITED	OTTAWA ON	SE	225.70	<u>1</u>
	Derreen Avenue and Culdaff Road, Ottawa, ON OTTAWA ON	SSW	228.65	<u>2</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	#200 - 2500 Palladium Drive Ottawa ON	NNE	244.35	<u>3</u>



Map: 0.25 Kilometer Radius

Order Number: 25042301665

Address: 2765 Palladium Drive, Ottawa, ON



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

45°18'N

75°55'30"W

45°18'N



Aerial

Year: 2023

Order Number: 25042301665

Address: 2765 Palladium Drive, Ottawa, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

75°57'W

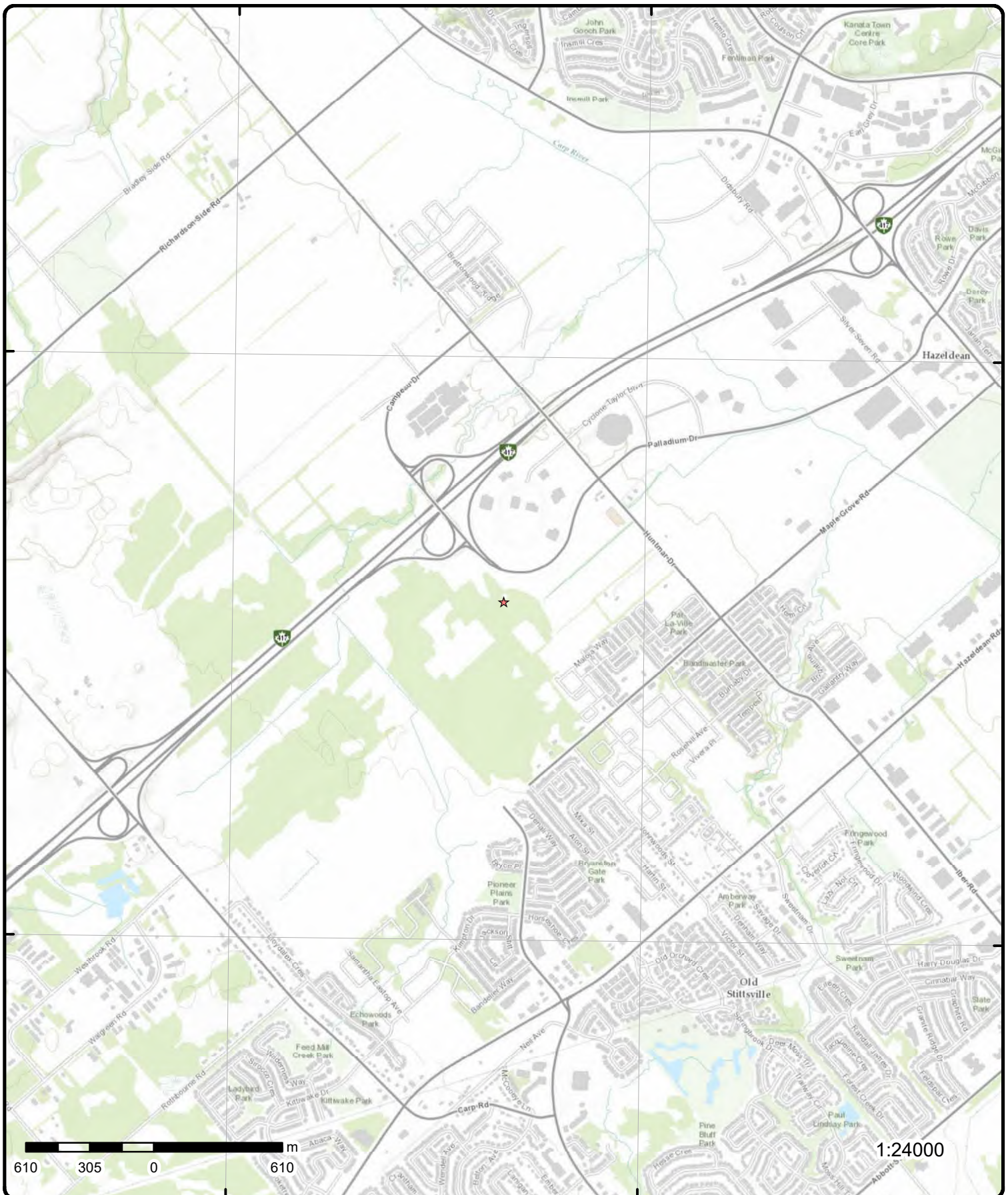
75°55'30"W

45°18'N

45°16'30"N

45°18'N

45°16'30"N



Topographic Map

Address: 2765 Palladium Drive, ON

Source: ESRI World Topographic Map

Order Number: 25042301665



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SE/225.7	104.9 / 1.00	THOMAS CAVANAGH CONSTRUCTION LIMITED OTTAWA ON	SPL
Ref No: 1-3GX2E5 Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: 5/19/2023 12:35:27 PM Dt Document Closed: 5/19/2023 3:38:33 PM Site No: MOE Response: Desktop Response Site County/District: Site Geo Ref Meth: Site District Office: Ottawa District Office Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: OTTAWA Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Entity Operating Name: Client Name: THOMAS CAVANAGH CONSTRUCTION LIMITED Client Type: Private Business Source Type: Container/Drum/Tote Incident Cause: Incident Preceding Spill: Other (specify) Incident Reason: Unknown Incident Summary: Thomas Cavanagh Construction: <20L of pigment curing compound - cleaned Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see notes Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: PIGMENT (N.O.S.) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Activity Preceding Spill: Construction or repair Property 2nd Watershed: 02K Central Ottawa River Property Tertiary Watershed: 02KF Mississippi River - Central Ottawa River Sector Type: RESIDENTIAL BUILDING CONSTRUCTION SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004264303"],"wmts":["POINT (-75.9315400000 45.2880100000)","creation_date":"2023-05-19"} 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
<u>2</u>	1 of 1	SSW/228.7	104.9 / 1.00	Derreen Avenue and Culdaff Road, Ottawa, ON OTTAWA ON	SPL
Ref No: 1-2FBQ8M Year: Incident Dt: 12/20/2022 11:39:57 AM Dt MOE Arvl on Scn: MOE Reported Dt: 12/20/2022 11:39:57 AM Dt Document Closed: Site No: MOE Response: Desktop Response Site County/District: Site Geo Ref Meth: Site District Office: Ottawa District Office Nearest Watercourse: Site Name: Site Address: Derreen Avenue and Culdaff Road, Ottawa, ON 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: Pipeline/Components Incident Cause: Incident Preceding Spill: Line Strike Incident Reason: Human error (Specify) Incident Summary: TSSA FSB: 2" plastic IP natural gas line strike to atm. Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see notes Contaminant Qty 1: Contaminant Unit: Contaminant Code: Contaminant Name: NATURAL GAS Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Air Activity Preceding Spill: Property 2nd Watershed: 02K Central Ottawa River Property Tertiary Watershed: 02KF Mississippi River - Central Ottawa River Sector Type: NATURAL GAS DISTRIBUTION SAC Action Class: Call Report Locatn Geodata: {"integration_ids":["PR00004264303"],"wkts":["POINT (-75.9346911000 45.2875991000)","creation_date":"2022-12-20"} Time Reported: System Facility Address: Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:					
<u>3</u>	1 of 3	NNE/244.3	102.9 / -1.00	2500 PALLADIUM DRIVE KANATA ON	HINC
External File Num: FS INC 0611-04178 Fuel Occurrence Type: Pipeline Strike Date of Occurrence: 11/10/2006 Fuel Type Involved: Natural Gas					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status Desc: Completed - Causal Analysis(End) Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Commercial (e.g. restaurant, business unit, etc) Service Interruptions: No Property Damage: No Fuel Life Cycle Stage: Utilization Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:No Human Factors:No Reported Details: Fuel Category: Gaseous Fuel Occurrence Type: Incident Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name: Ottawa Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
<u>3</u>	2 of 3	NNE/244.3	102.9 / -1.00	2500 PALLADIUM DRIVE RICHMOND ON	HINC
External File Num: FS INC 0705-02213 Fuel Occurrence Type: Pipeline Strike Date of Occurrence: 4/19/2007 Fuel Type Involved: Natural Gas Status Desc: Completed - Causal Analysis(End) Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Construction Site (pipeline strike) Service Interruptions: Yes Property Damage: No Fuel Life Cycle Stage: Transmission, Distribution and Transportation Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Yes Management:No Human Factors:No Reported Details: Fuel Category: Gaseous Fuel Occurrence Type: Incident Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name: Ottawa Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
<u>3</u>	3 of 3	NNE/244.3	102.9 / -1.00	#200 - 2500 Palladium Drive Ottawa ON	SPL
Ref No: 0243-A8YJER Year: Incident Dt: 2016/04/13 Dt MOE Arvl on Scn: MOE Reported Dt: 2016/04/13 Dt Document Closed: Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Myers Chevrolet Kanata<UNOFFICIAL> Site Address: #200 - 2500 Palladium Drive 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
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:		Leak/Break			
Incident Reason:		Equipment Failure			
Incident Summary:		Chevrolet Kanata 10 - 20 L of motor oil to grnd			
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		20 L			
Contaminant Qty 1:		20			
Contaminant Unit:		L			
Contaminant Code:		15			
Contaminant Name:		MOTOR OIL			
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:		Miscellaneous Industrial			
SAC Action Class:		Land Spills			
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
SPL	Thomas Cavanagh Construction Limited		Ottawa ON	
SPL	Thomas Cavanagh Construction Limited		Ottawa ON	

Unplottable Report

Site: Thomas Cavanagh Construction Limited
Ottawa ON

Database:
[SPL](#)

Ref No: 5552-8XKTLB
Year:
Incident Dt: 27-AUG-12
Dt MOE Arvl on Scn:
MOE Reported Dt: 27-AUG-12
Dt Document Closed:
Site No:
MOE Response: No Field Response
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: The Queensway between Hwy 7 and Eagleson Rd<UNOFFICIAL>
Site Address:
Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Nothing:
Easting:
Entity Operating Name:
Client Name: Thomas Cavanagh Construction Limited
Client Type:
Source Type:
Incident Cause:
Incident Preceding Spill:
Incident Reason:
Incident Summary: Cabanah Const'n, 50 L hydraulic oil to The Queensway, cont'd
Environment Impact: Not Anticipated
Health Env Consequence:
Nature of Impact:
Contaminant Qty: 50 L
Contaminant Qty 1: 50
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: Motor Vehicle
SAC Action Class: Land Spills
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

Site: Thomas Cavanagh Construction Limited
Ottawa ON

Database:
[SPL](#)

Ref No: 8581-ALQMUR
Year:
Municipality No:
Nature of Damage:

Incident Dt:	4/24/2017	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	
MOE Reported Dt:	4/24/2017	Impact to Health:	2 - Minor Environment
Dt Document Closed:		Agency Involved:	
Site No:			
MOE Response:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:	Ottawa		
Nearest Watercourse:			
Site Name:	Light Rail Project, Merton Street Entrance<UNOFFICIAL>		
Site Address:			
Site Region:	Eastern		
Site Municipality:	Ottawa		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Easting:			
Entity Operating Name:			
Client Name:	Thomas Cavanagh Construction Limited		
Client Type:	Corporation		
Source Type:	Other		
Incident Cause:			
Incident Preceding Spill:	Other		
Incident Reason:	Equipment Failure		
Incident Summary:	Thomas Cavanagh Cnst: 2L hydraulic oil to grnd, no CBs, contained		
Environment Impact:			
Health Env Consequence:			
Nature of Impact:			
Contaminant Qty:	2 L		
Contaminant Qty 1:	2		
Contaminant Unit:	L		
Contaminant Code:	15		
Contaminant Name:	HYDRAULIC OIL		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:	n/a		
Receiving Medium:	Land		
Activity Preceding Spill:			
Property 2nd Watershed:			
Property Tertiary Watershed:			
Sector Type:	Miscellaneous Industrial		
SAC Action Class:			
Call Report Locatn Geodata:			
Time Reported:			
System Facility Address:			

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Nov 2024

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -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-Mar 2025

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - 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 ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial

EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2024

List of Expired Fuels Safety Facilities:

Provincial

EXP

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

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

Government Publication Date: Oct 2023

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Jan 2025

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

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

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial

FST

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

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

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-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 ERI'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 ERI'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
MECP FOI Search Response



May 10, 2025

Ms. Tamila Stevenson
Pinchin Ltd.
1 Hine Road, Suite 200
Ottawa, Ontario K2K 3C7
tstevenson@pinchin.com

Dear Tamila Stevenson:

RE: MECP FOI A-2025-02783, Your Reference 357734 – Decision Letter

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

2765 Palladium Drive, Ottawa

Time Period: 1900/01/01 to 2025/04/27

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

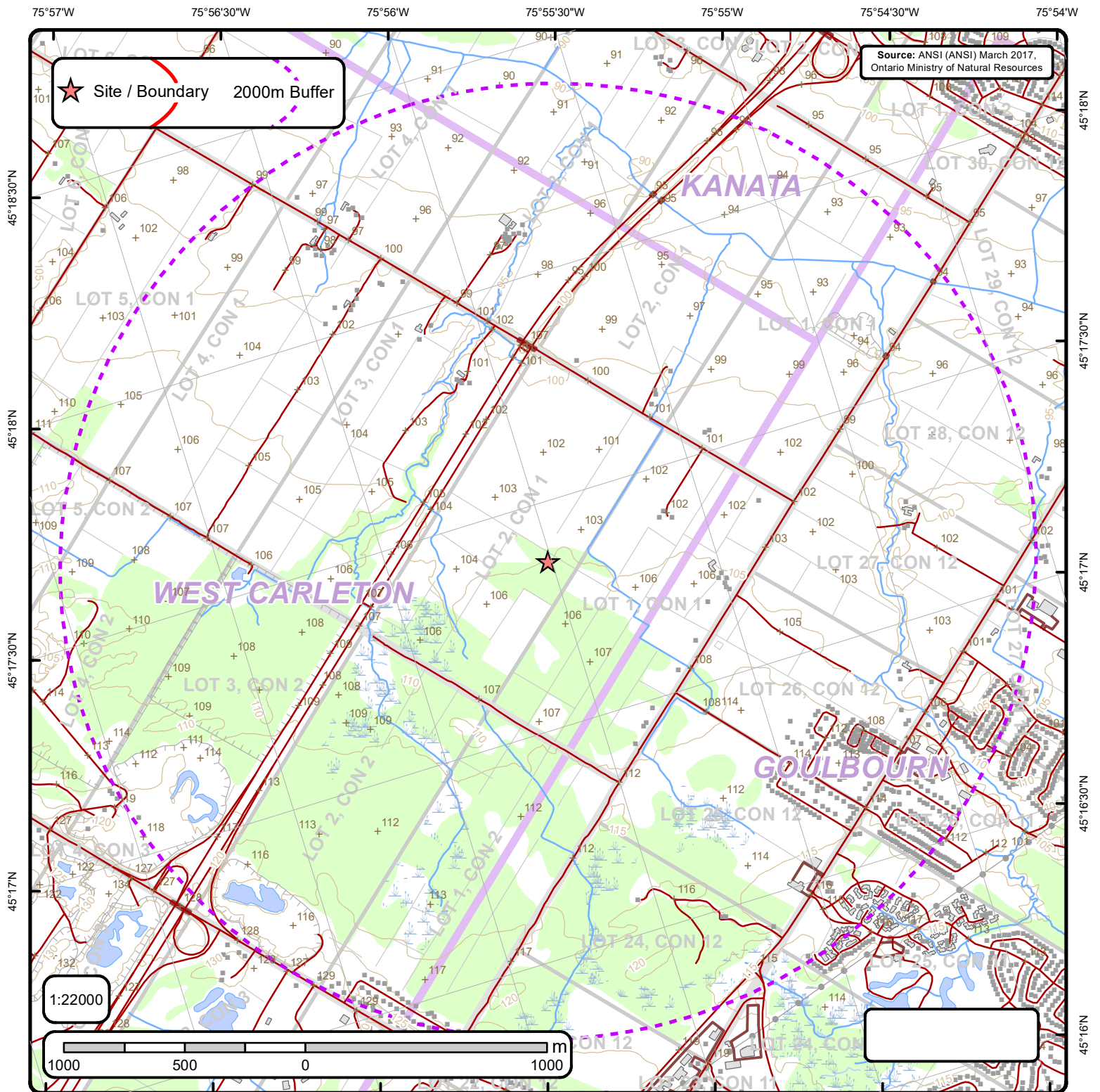
You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Jessica Wilson at jessica.wilson@ontario.ca.

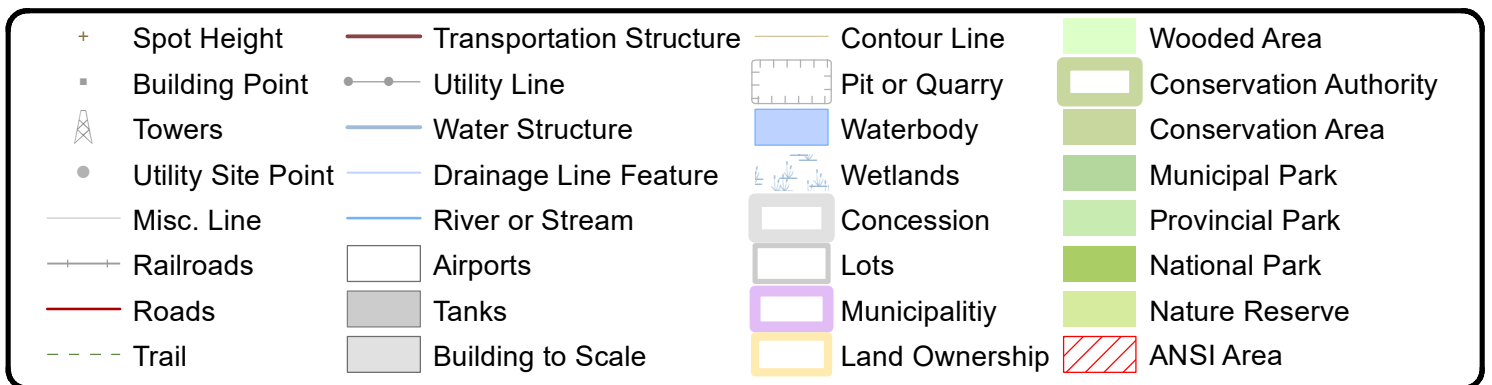
Yours truly,
Jessica Wilson

for
Josephine DeSouza
Manager, Access and Privacy Office

APPENDIX G
Maps



Area of Natural & Scientific Interest (ANSI) Order No. 25042301665



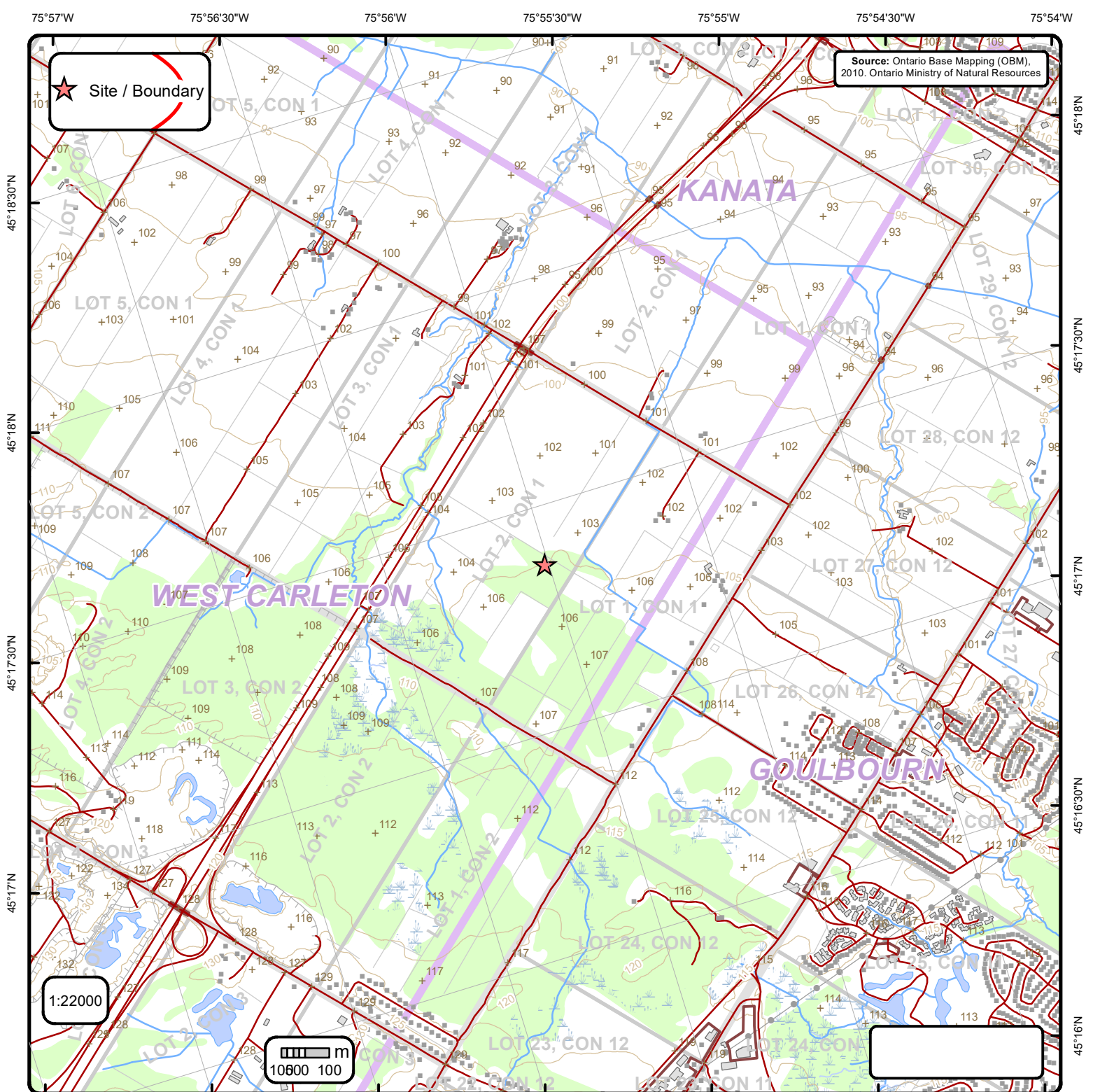
ANSI Report

ANSI Units Found within 2000 m of
2765 Palladium Drive

Page 1
Order No.
25042301665



No ANSI units found within search area.



Ontario Base Mapping (OBM) Data

Order No. 25042301665

+	Spot Height (metre)	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⚡	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
- - -	Trail	■	Building to Scale	■	Land Ownership		