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Phase I Environmental Site Assessment

380 Rolling Meadow Crescent
Ottawa, Ontario

Prepared For

Claridge Homes

July 23, 2018

Report: PE4344-1

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 380 Rolling Meadow Crescent, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the Phase I Property was used for agricultural purposes from as early as the 1940's through the 1990's. No historical potentially contaminating activities (PCAs) were identified on the Phase I Property. Surrounding properties have historically been primarily used for agricultural purposes with some residential dwellings or farmsteads along Navan Road, until large-scale residential development began to the south, west and east of the Phase I Property circa 2009. No historical off-site PCAs were identified.

Following the historical review, a site visit was conducted. The Phase I Property remains vacant, undeveloped land, currently used as a construction site office and storage area associated with the surrounding residential development. A construction site office trailer and five (5) storage trailers are present on the Phase I Property, as well as a fenced area dedicated to the storage of propane tanks and building materials (concrete blocks, scaffolding, plywood). No PCAs were identified on the Phase I Property at the time of the site visit.

The surrounding land use consisted primarily of residential land with a commercial sand and gravel supplier at 3000 Navan Road and several commercial sales centres associated with the residential developments. No PCAs were identified within the Phase I Study Area at the time of the site visit.

Conclusion

Based on the results of this Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the subject property.**

1.0 INTRODUCTION

At the request of Claridge Homes, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) for the property addressed 380 Rolling Meadow Crescent in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Vincent Denomme of Claridge Homes. Mr. Denomme can be reached by telephone at (613) 233-6030.

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

This Phase I ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	380 Rolling Meadow Crescent, Ottawa, Ontario.
Legal Description:	Part of Lots 5 and 6, Concession 4 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa
Property Identification Number (PIN):	04352-1499
Location:	The Phase I Property is located on the north side of Rolling Meadow Crescent, east of Saddleridge Drive and south of Renaud Road, in the City of Ottawa.
Latitude and Longitude:	45° 25' 44" N, 75° 30' 58" W

Site Description:

Configuration:	Irregular
Site Area:	5364 m ² (approximate)
Zoning:	R3V– Residential 3 rd Density Zone.
Current Use:	The Phase I Property is undeveloped land currently used as a temporary storage area by Claridge Homes.
Services:	The Phase I Property is situated in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- ☐ Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- ☐ Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- ☐ Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- ☐ Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- ☐ Provide a preliminary environmental site evaluation based on our findings;
- ☐ Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

Based on a review of historically available information, the Phase I Property has never been developed.

National Archives

Fire insurance plans and city directories are not available for the Phase I Study Area.

Draft Plan of Subdivision

A draft plan of the subdivision prepared by Annis, O'Sullivan, Vollebekk Ltd. and dated February 2, 2009, was reviewed as part of this assessment. The plan depicts the Phase I Property in its current configuration.

Previous Engineering Reports

The Phase I Property forms part of Phase 1 of the Spring Valley subdivision lands owned by Claridge Homes. Paterson has conducted a previous Phase I ESA and subsurface investigations for the entire parcel comprising Phases 1, 2 and 3 of the subdivision lands and has filed an RSC for the Phase 3 lands approximately 280m southeast of the subject land. Based on the information contained in our files, there are no potentially contaminating activities on the Phase I Property or within the Phase I Study Area that would result in APECs on the subject land.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on June 22, 2018. No properties within the Phase I Study Area were listed in the NPRI database.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified on the Phase I Property or within the Phase I Study Area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuing this report, a response from the MOECC had not been received. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified in the Phase I Study Area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuing this report, a response from the MOECC had not been received. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response from the MOECC had not been received. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

MOECC Submission

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response from the MOECC had not been received. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry (ESR) was conducted as part of this assessment for the site, neighbouring properties and the Phase I study area. No Records of Site Condition (RSCs) were filed for the Phase I Property.

In 2017, Paterson filed an RSC for Phase 3 of the Claridge Homes Spring Valley development lands, approximately 280m southeast of the Phase I Property, just outside of the Phase I Study Area. Areas of potential environmental concern identified on Phase 3 of the Claridge Lands included on-site fill material as well as potential off-site impacts from the Navan Road landfill further to the east. Based on the information contained in our files, the soil and groundwater beneath the property was in compliance with the selected MOECC site standards. Otherwise, no RSCs have been filed for properties within the Phase I Study Area.

Based on the ESR search, no potential environmental concerns were identified with regards to the Phase I Property, situated within Phase 1 of the Spring Valley development lands.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No records were listed for the Phase I Property or for properties within the Phase I Study Area. The Navan Road landfill, noted above, is situated approximately 500m to the southeast of the Phase I Property. Based on the separation distance in combination with information in our files, the landfill is not considered to have had the potential to impact the Phase I Property.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources and Forestry (MNR) on June 22, 2018. No areas of natural significance were identified on the Phase I Property. The Mer Bleue Conservation area, an Earth Sciences ANSI, is present approximately 600m to the south of the Phase I Property, however there are no ANSIs within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on July 11, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. Based on the TSSA response, no records were identified for the Phase I Property or the immediately adjacent lands. A copy of the TSSA correspondence is provided in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No closed landfill sites were identified within the Phase I Study Area. As previously discussed, the Navan Road landfill situated approximately 500m southeast of the Phase I Property is not considered to pose a concern to the subject land.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1945 | The Phase I Property is vacant, agricultural land. An apparent drainage ditch or tree line transects the Phase I Property in an approximate north-south direction. The adjacent and neighbouring properties are also occupied by agricultural lands with an apparent farmstead adjacent to the west of the subject land. |
| 1953 | No significant changes appear to have been made to the Phase I Property or to the surrounding properties within the Phase I Study Area. |

- hr/>
- | | |
|------|---|
| 1968 | The Phase I Property remains unchanged from the previous photograph. Residential development has occurred to the north of the Phase I Property, across Renaud Road. No other significant changes appear to have occurred on the adjacent and neighbouring properties. |
| 1976 | The Phase I Property appears to remain unchanged from the previous photograph. A residential dwelling is present on the adjacent land north of the eastern portion of the Phase I Property. Otherwise, the surrounding lands appear to remain unchanged from the previous photograph. |
| 1985 | No significant changes appear to have been made to the Phase I Property or to the adjacent and neighbouring properties, to the north, south and east. The photograph does to cover the land to the west. The Navan Road landfill can be seen further to the southeast of the subject land. |
| 1991 | The Phase I Property and surrounding lands appear to remain unchanged from the previous photograph. |
| 2009 | <p>The Phase I Property is no longer used for agricultural purposes. A small area on the western portion of the site has been stripped of vegetation and appears to be occupied by storage trailers and vehicles. The Phase I Property is likely used as a construction site office at this time, associated with the development of the surrounding area.</p> <p>Saddleridge Drive is now present further to the west of the Phase I Property, and a portion of the Rolling Meadows Crescent has been constructed immediately south of the western portion of the site. Residential development has occurred to the southwest and southeast of the Phase I Property. Earthworks appear to have occurred on the lands to the east, in preparation for construction.</p> |
| 2017 | <p>The Phase I Property appears to continue to be used as a construction site office. More vegetation has been cleared from the central portion of the subject land, for the storage of apparent construction materials.</p> <p>Rolling Meadows Crescent has been completed. Residential development has occurred to the east of the site, with additional residential development to the south and east.</p> |
-

Laser copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 72 m above sea level. The regional topography in the general area of the Phase I Property slopes downward to the southwest, towards the Mer Bleue Conservation Area. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region.

According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is in the Central St. Lawrence Lowland, “where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden consists of reworked marine sediments (landslide area) with a reported drift thickness ranging from approximately 25 to 50m.

Water Well Records

A search of the MOECCs web site for all drilled well records within 250 m of the subject site was conducted on June 22, 2018. Based on the search results, no wells are present on the subject site. Seven (7) well records were identified for properties within the Phase I Study Area. Six (6) of the records identified domestic potable wells installed between 1960 and 1969, within shale or limestone bedrock.

One record of a test well was identified for the property addressed 3143 Navan Road, approximately 240m northeast of the Phase I Property. Based on the separation distance, this property is not considered to represent a concern to the subject land.

Water Bodies and Areas of Natural Significance

There are no bodies of water or ANSIs present on the Phase I Property or within the Phase I Study Area.

5.0 INTERVIEWS

Mr. Vincent Denomme, with Claridge Homes, was interviewed via email as part of the environmental assessment. Mr. Denomme is unaware of any potential environmental concerns with regards to the subject land or adjacent properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A site visit conducted on June 26, 2018, by personnel from Environmental Department of Paterson Group. Weather conditions were sunny, with a temperature of approximately +25°C. In addition to the site, the uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site visit, from publicly accessible areas.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The Phase I Property is currently used as a construction site office and storage area by Claridge Homes, for the development of the surrounding lands. A site office trailer and five (5) storage containers, were present at the time of the site visit, however no buildings or permanent structures were present on the Phase I Property. The Phase I Property is depicted on Drawing PE4344-1 – Site Plan, in the Figures section of this report.

Underground Utilities

The Phase I Property is situated in a municipally serviced area, although the Phase I Property itself is not currently serviced. It is our understanding that municipal services will be provided to the site at the time of development.

Site Features

As noted above, the Phase I Property is not developed with any buildings or permanent structures. The ground surface on the western portion of the site, in the vicinity of the site office and storage trailers, is covered with gravel. The remainder of the site is covered with overgrown vegetation and small trees.

Drainage on site consists primarily of surficial infiltration with some sheet drainage to catch basins on surrounding roadways. No standing water or evidence of surficial staining was observed on the exterior of the Phase I Property at the time of the site visit.

A fenced propane storage area was noted however no propane tanks were present on the Phase I Property at the time of the site visit. The storage of propane tanks is not considered to pose a concern to the subject land. No aboveground storage tanks (containing petroleum hydrocarbons) or signs of underground fuel storage tanks were observed on the Phase I Property at the time of the site visit.

No underground structures were noted on the Phase I Property. No wells or private sewage systems were observed onsite, nor are any expected to be present, as the site is located in a municipally-serviced area.

A waste storage bin, containing non-hazardous waste (primarily cardboard), was present at the time of the site visit. Construction materials including concrete blocks, scaffolding and plywood were stored on the Phase I Property, however these items are not considered to be waste materials. No hazardous waste materials or unidentified substances were present on the Phase I Property at the time of the site visit.

Fill material observed at the time of the site visit consisted of granular material used for parking. Otherwise no signs of fill material were observed. No evidence of recent excavation or current or former railway or spur lines were observed on the Phase I Property at the time of the site visit. The above-noted site features are shown on Drawing PE4344-1 - Site Plan.

Phase I Study Area

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- ☐ North - Residential followed by Renaud Road;
- ☐ South - Rolling Meadows Crescent followed by residential;
- ☐ East - Residential and vacant, undeveloped land; and
- ☐ West - Residential followed by Saddleridge Drive.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the Phase I Property. Land use within the Phase I Study Area is shown on Drawing PE4344-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The Phase I Property has always been vacant, undeveloped land, used for agricultural purposes from as early as the 1940's through 2005/2006. The Phase I Property was purchased by Claridge Homes circa 2004, in conjunction with the lands forming Phase 1, 2 and 3 of the Springvalley subdivision.

Potentially Contaminating Activities (PCAs)

No potentially contaminating activities (PCAs) were identified on the Phase I Property or within the Phase I Study Area.

Areas of Potential Environmental Concern (APECs)

No areas of potential environmental concern (APECs) were identified on the Phase I Property.

Contaminants of Potential Concern (CPCs)

No contaminants of potential concern (CPCs) were identified on the Phase I Property.

7.2 Conceptual Site Model

Existing Buildings and Structures

No buildings or permanent structures exist on the Phase I Property. A site construction trailer and five (5) storage containers are present on the western portion of the site.

Geological and Hydrogeological Setting

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden consists of reworked marine sediments (landslide area) with a reported drift thickness ranging from approximately 25 to 50m.

Water Bodies

There are no water bodies on the Phase I Property or within the Phase I Study Area. The closest water body is the Mer Bleue wetland, located approximately 600 m south of the Phase I Property.

Areas of Natural Significance

No areas of natural significance (ANSIs) are present on the Phase I Property or within the Phase I Study Area. The aforementioned Mer Bleue wetland is reported as an earth science ANSI on the Ministry of Natural Resources and Forestry website, however this land is situated 600m south of the Phase I Property.

Water Wells

A search of the MOECCs web site for all drilled well records within 250 m of the subject site was conducted on June 22, 2018. Based on the search results, no wells are present on the subject site. Seven (7) well records were identified for properties within the Phase I Study Area. Six (6) of the records identified domestic potable wells installed between 1960 and 1969, within shale or limestone bedrock. One record of a test well was identified for the property addressed 3143 Navan Road, approximately 240m northeast of the Phase I Property.

New residential development within the Phase I Property is provided with municipal services. It is possible that the aforementioned potable wells have also been replaced with municipal water service.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area is primarily residential with several commercial properties (Laurent Leblanc Ltd., a sand and gravel supplier at 3000 Navan Road and sales centres associated with the new residential developments).

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, no PCAs were identified on the Phase I Property or within the Phase I Study Area. No APECs are present on the Phase I Property.

Contaminants of Potential Concern

No CPCs were identified on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no PCAs on or around the subject land and therefore no resulting APECs on the Phase I Property. The absence of PCAs and APECs was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSION

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 380 Rolling Meadow Crescent, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the Phase I Property was used for agricultural purposes from as early as the 1940's through the 1990's. No historical potentially contaminating activities (PCAs) were identified on the Phase I Property. Surrounding properties have historically been primarily used for agricultural purposes with some residential dwellings or farmsteads along Navan Road, until large-scale residential development began to the south, west and east of the Phase I Property circa 2009. No historical off-site PCAs were identified.

Following the historical review, a site visit was conducted. The Phase I Property remains vacant, undeveloped land, currently used as a construction site office and storage area associated with the surrounding residential development. A construction site office trailer and five (5) storage trailers are present on the Phase I Property, as well as a fenced area dedicated to the storage of propane tanks and building materials (concrete blocks, scaffolding, plywood). No PCAs were identified on the Phase I Property at the time of the site visit.

The surrounding land use consisted primarily of residential land with a commercial sand and gravel supplier at 3000 Navan Road and several commercial sales centres associated with the residential developments. No PCAs were identified within the Phase I Study Area at the time of the site visit.

Conclusion

Based on the results of this Phase I - Environmental Site Assessment, **it is our opinion that a Phase II - Environmental Site Assessment is not required for the subject property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

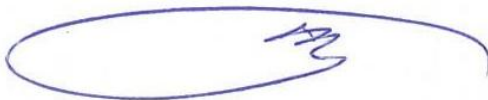
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

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

Paterson Group Inc.



Karyn Munch, P.Eng., QP_{ESA}



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



Report Distribution:

- Claridge Homes
- Paterson Group Inc.

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNRF Areas of Natural Significance.
MOECC Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites”, prepared by Golder Associates, 2004.
The City of Ottawa Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Previous Engineering Reports.
Draft Plan of Survey prepared by Annis, O’Sullivan, Vollebekk, Ltd., dated 2009.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4344-1 – SITE PLAN

DRAWING PE4344-2 – SURROUNDING LAND USE PLAN

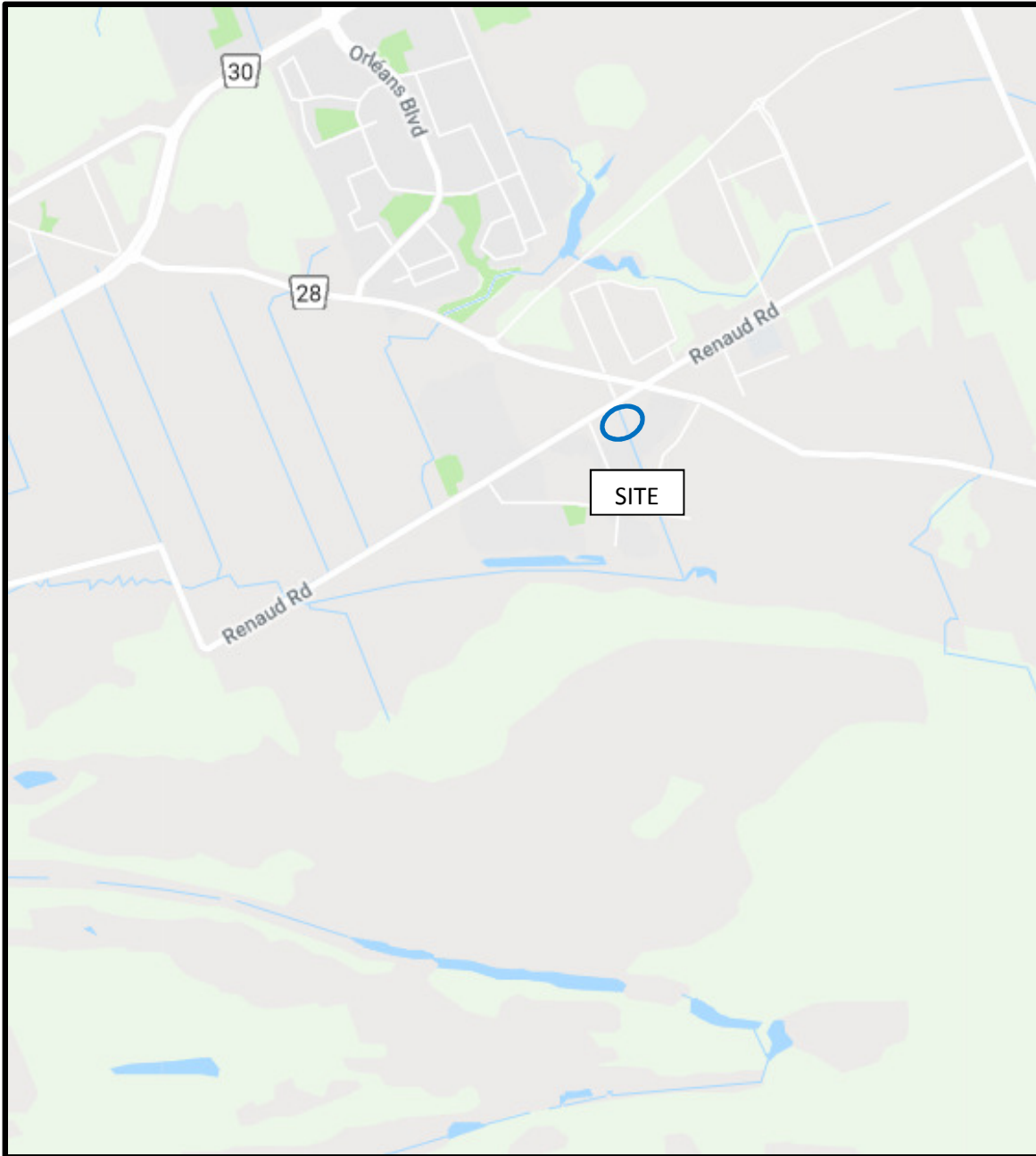


FIGURE 1
KEY PLAN

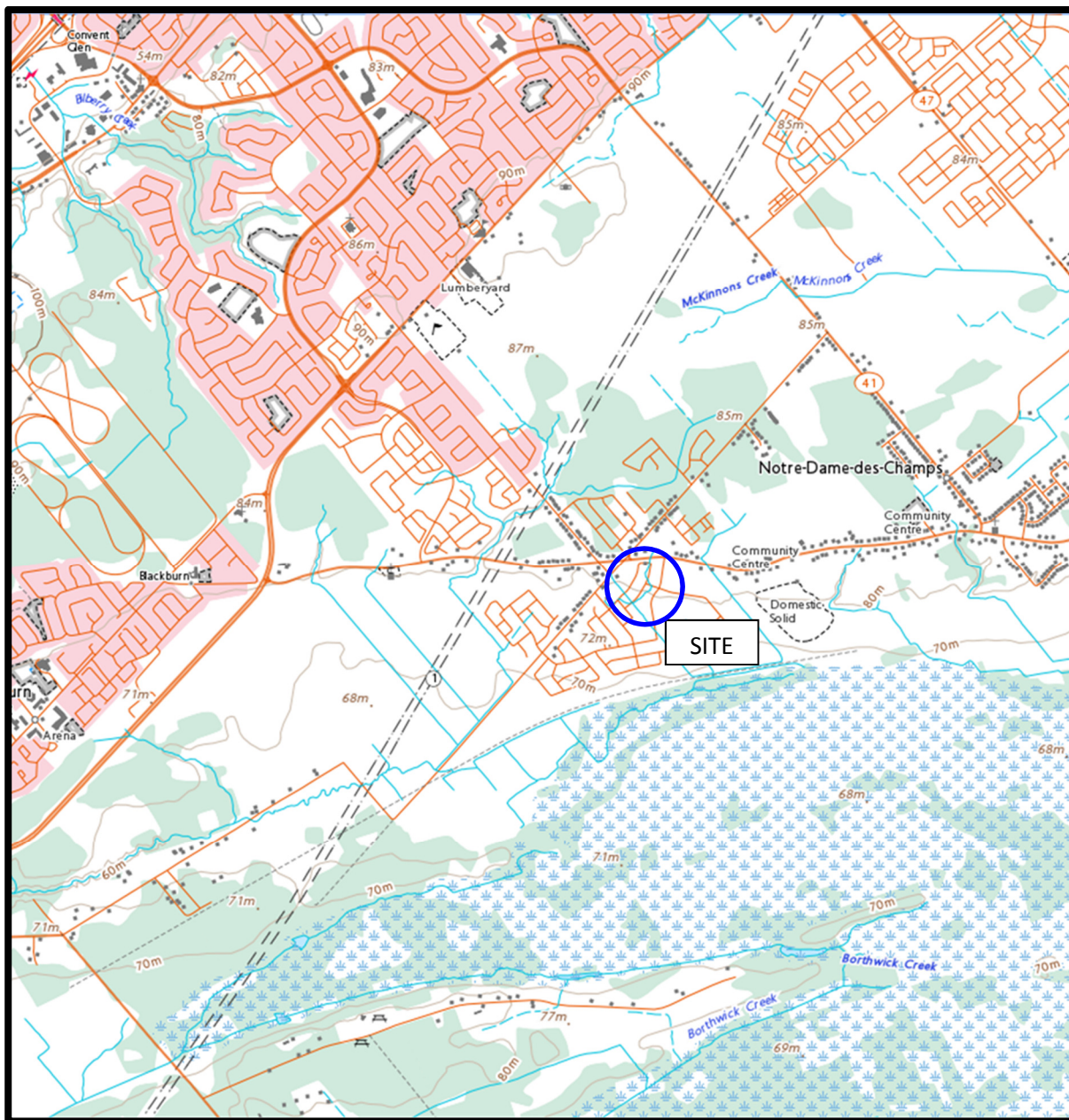
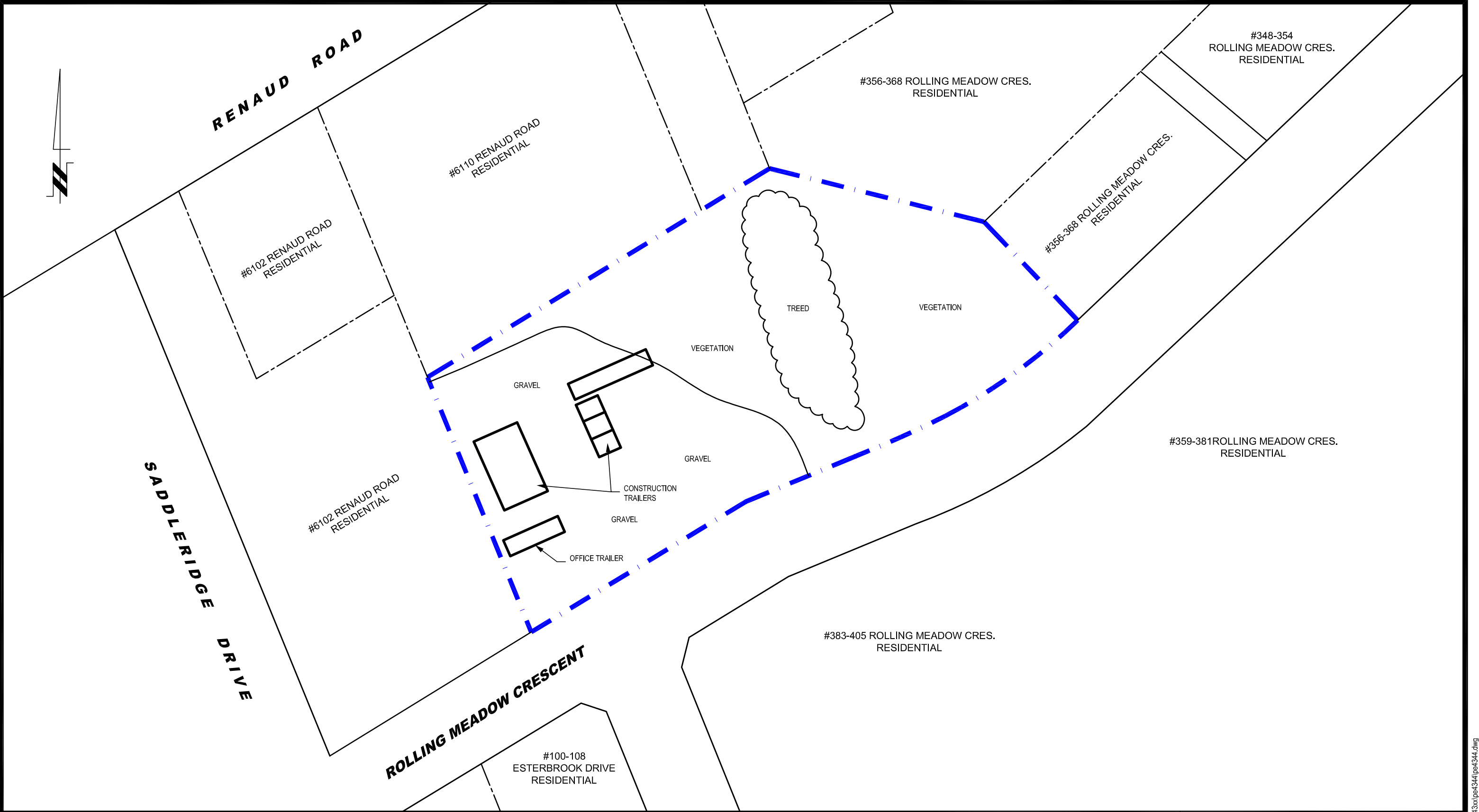


FIGURE 2
TOPOGRAPHIC MAP



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consulting engineers

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0			
NO.	REVISIONS	DATE	INITIAL

CLARIDGE HOMES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
380 ROLLING MEADOW CRESCENT

OTTAWA,
Title:

ONTARIO

SITE PLAN

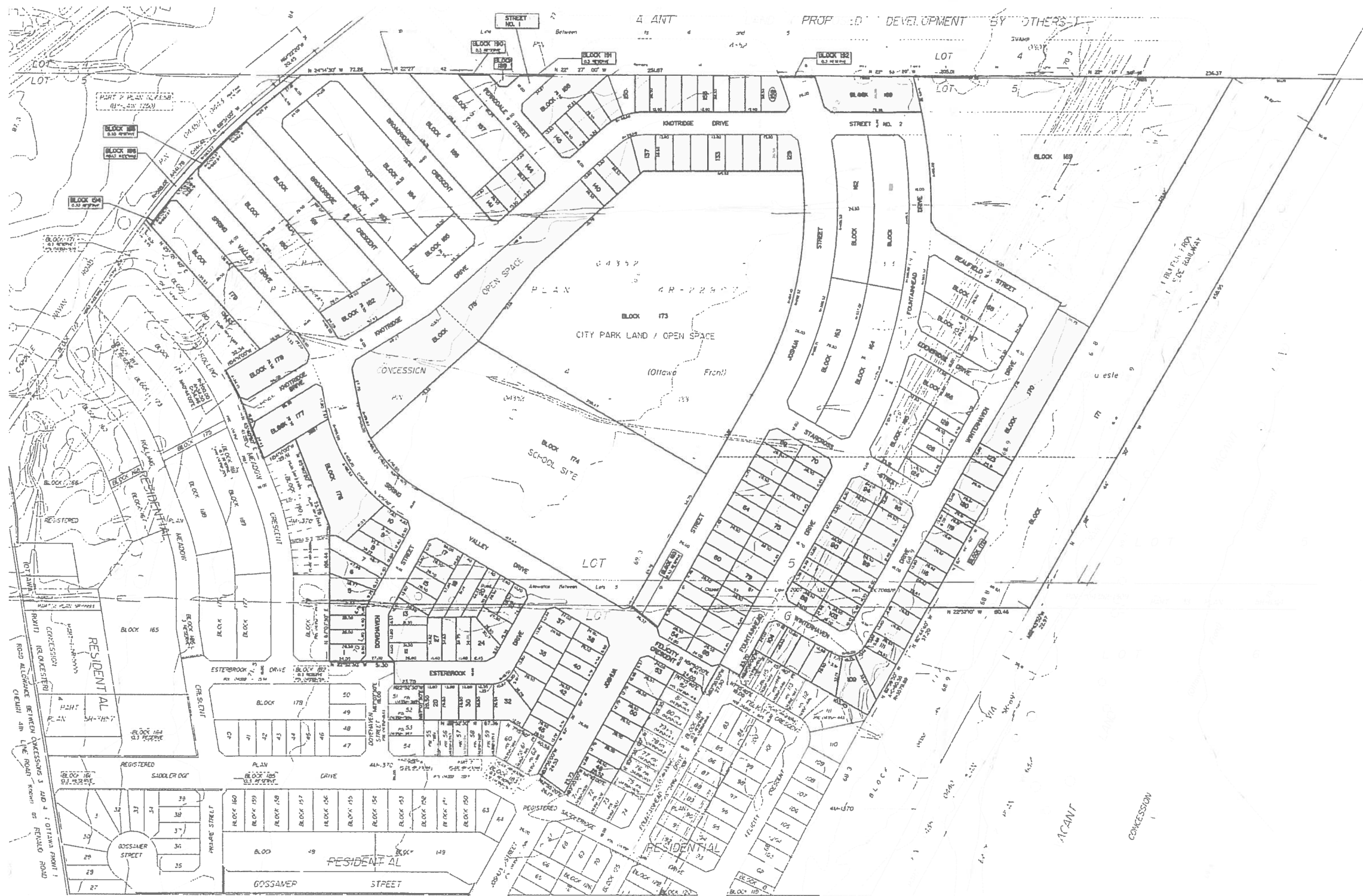
Scale:	1:750	Date:	06/2018
Drawn by:	RCG	Report No.:	PE4344-1
Checked by:	MW	Dwg. No.:	PE4344-1
Approved by:	MSD	Revision No.:	0

APPENDIX 1

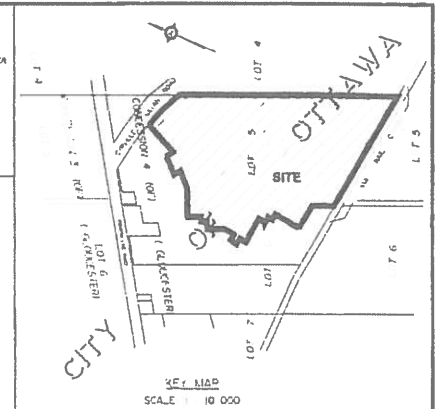
DRAFT PLAN OF SUBDIVISION

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



SUBJECT TO THE CONDITIONS IF ANY FOR IN OUR
LETTER DATED
THE DRAFT PLAN IS APPROVED BY THE CITY OF AURA LIND
SECTION 8 OF THE PLANNING ACT
THIS DAY OF
FELICE PETTI, MANAGER
DEVELOPMENT REVIEW BUREAU OF PLANNING
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
PLANNING AND INFRASTRUCTURE PORTFOLIO
CITY OF OTTAWA



DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 5 AND 6
And
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 5 AND 6
(As Closed by By-Law 2007-132, Inst. OC708828)
CONCESSION 4 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd

Scale 1:1250

Metres

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

CERTIFY THAT
The boundaries of the lands to be subdivided and their relationship to adjoining lands
have been accurately and correctly shown

January 30/2009 Edward M. Lenz
 Licensed Land Surveyor

OWNER'S CERTIFICATE

This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Feb 2, 2009
Date

[Signature]
John Burghout
Deirdre Thomas (Carson) Inc.
I have the authority to bind the corporation.

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT

- SECTION 51-17 OF THE PLANNING ACT
- (e) see plan
 - (f) see plan
 - (g) see plan
 - (h) residential housing, institutional and Park Land
 - (i) see plan
 - (j) see plan
 - (k) see plan
 - (l) City of Ottawa
 - (m) see soils report
 - (n) see plan
 - (o) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
 - (p) see plan



AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1953



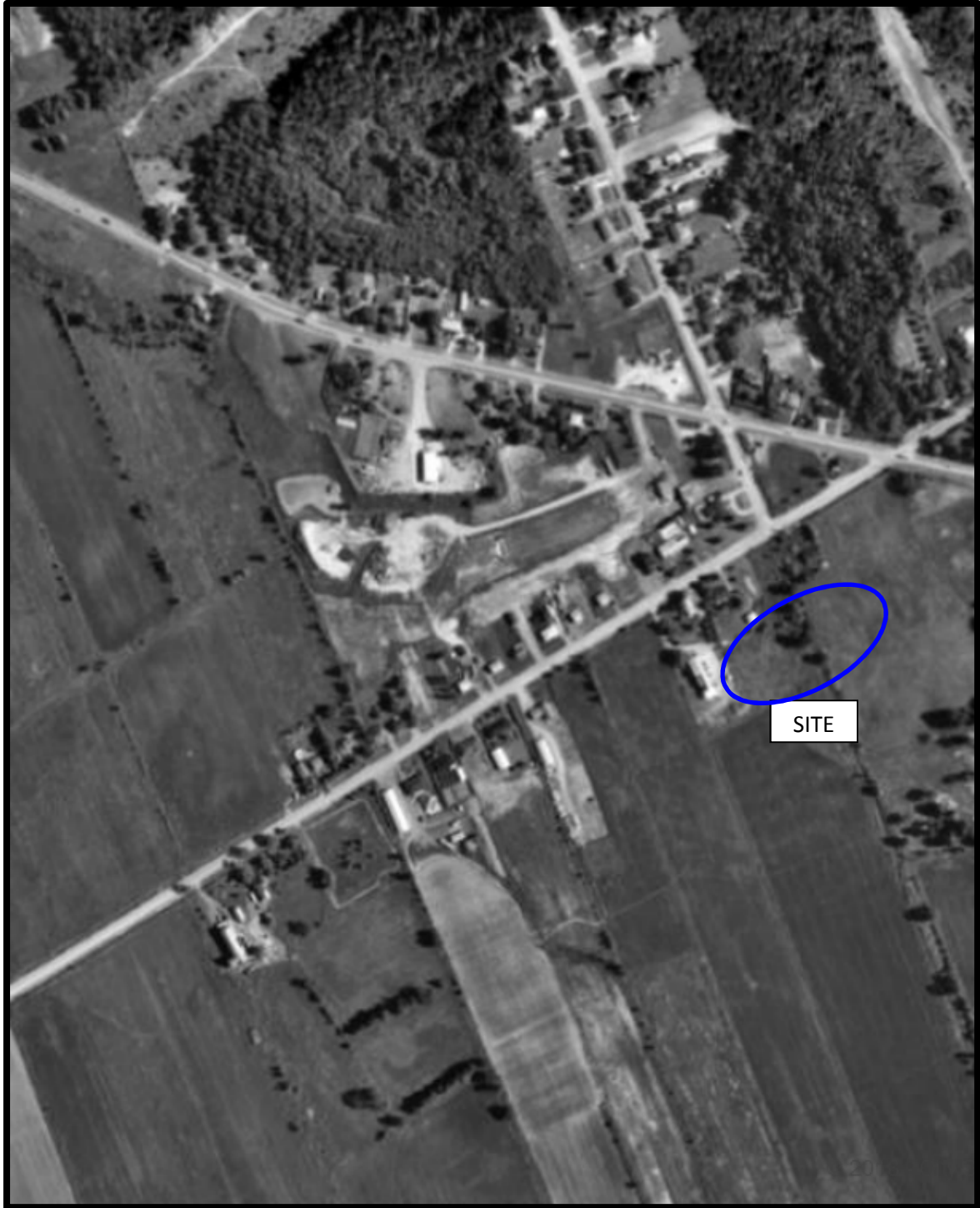
AERIAL PHOTOGRAPH
1968



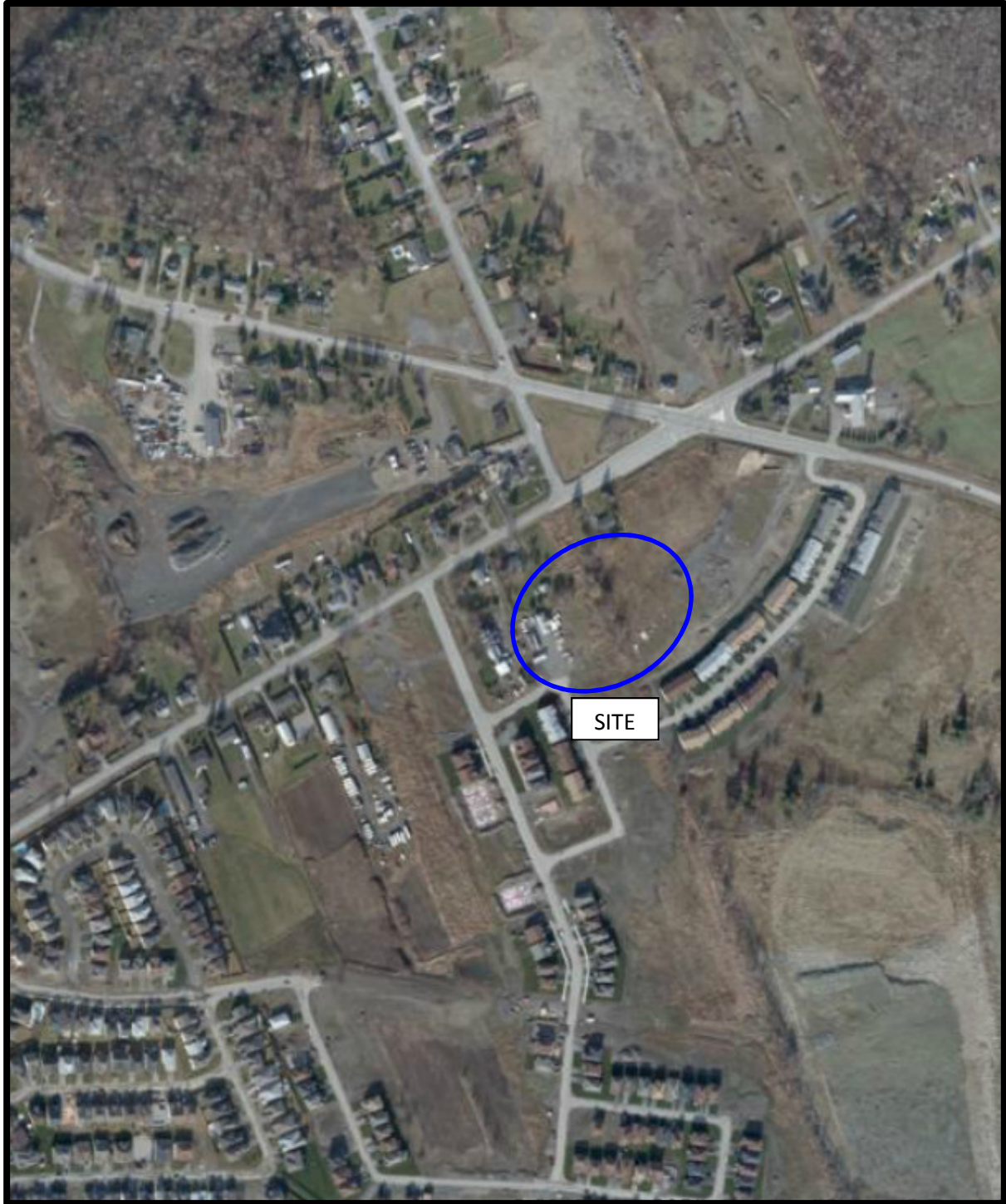
AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1985



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2009



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4344

380 Rolling Meadow Crescent, Ottawa, ON

July 25, 2018



Photograph 1: View of the southwest portion of the Phase I Property, facing west. Photograph illustrates a construction site office, storage trailers and stored construction materials.



Photograph 2: View of west-central portion of Phase I Property, looking northwest from Rolling Meadow Crescent. Photograph illustrates propane storage area, storage trailers and stored building materials.

Site Photographs

PE4344

380 Rolling Meadow Crescent, Ottawa, ON

July 25, 2018



Photograph 3: View of the southeast corner of the Phase I Property, facing southeast. Photograph illustrates residential dwellings south and southeast of the site, across Rolling Meadow Crescent.



Photograph 4: View of east-central portion of the Phase I Property, facing north.

Site Photographs

PE4344

380 Rolling Meadow Crescent, Ottawa, ON

July 25, 2018



Photograph 5: View of the northwestern portion of the Phase I Property, facing west.



Photograph 6: View of residential dwellings south of the Phase I Property across Rolling Meadow Crescent, facing southwest.

APPENDIX 2

MOECC FREEDOM OF INFORMATION

MOECC WATER WELL RECORDS

CITY OF OTTAWA HLUI

TSSA CORRESPONDENCE



Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Karyn Munch Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address:			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE4344	Signature/Print /Name of Requester Karyn Munch	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 380 Rolling Meadow Crescent, Ottawa - Block 165, Part of Lots 5 and 6, Concession 4 (Ottawa Front) City of Ottawa				
Present Property Owner(s) and Date(s) of Ownership Claridge Homes				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			1986-present	
Orders			1986-present	
Spills			1986-present	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			1986-present	
Waste Generator number/classes			1986-present	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
		SD	Specify Year(s) Requested	
air - emissions			1986-present	
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			1986-present	
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			1986-present	
waste water - industrial discharges			1986-present	
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites			1986-present	
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste			1986-present	
pesticides - licenses			1986-present	

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

055.54

UTM 1182 45917110 E

5R 5030161710 N

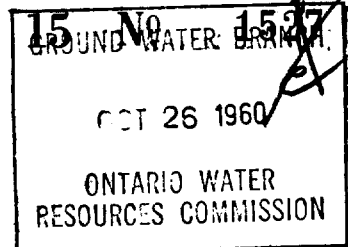
Elev. 4R 02810

Basin 25



3125h

The Ontario Water Resources Commission Act, 1957



WATER WELL RECORD

County or District

Carleton

Township, Village, Town or City

Gloucester

Con. 4 O.E. Lot 5

Date completed

26 sept 1960

Address

Cyrville

Casing and Screen Record

Inside diameter of casing 4"
Total length of casing 120 ft
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 4"

Pumping Test

Static level 33 ft
Test-pumping rate 8 G.P.M.
Pumping level 40 ft
Duration of test pumping 1 hour
Water clear or cloudy at end of test cloudy
Recommended pumping rate 8 G.P.M.
with pumping level of 40 ft

Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	No. of feet water rises	Kind of water (fresh, salty, sulphur)
Blue clay	0	120			
dark shale	120	159	150 ft	124 ft	sulphur

For what purpose(s) is the water to be used?

Domestic

Is well on upland, in valley, or on hillside?

upland

Drilling Firm

W. J. J. J. J.

Address

Cyrville Ont

Licence Number

525

Name of Driller

W. J. J. J. J.

Address

Cyrville Ont

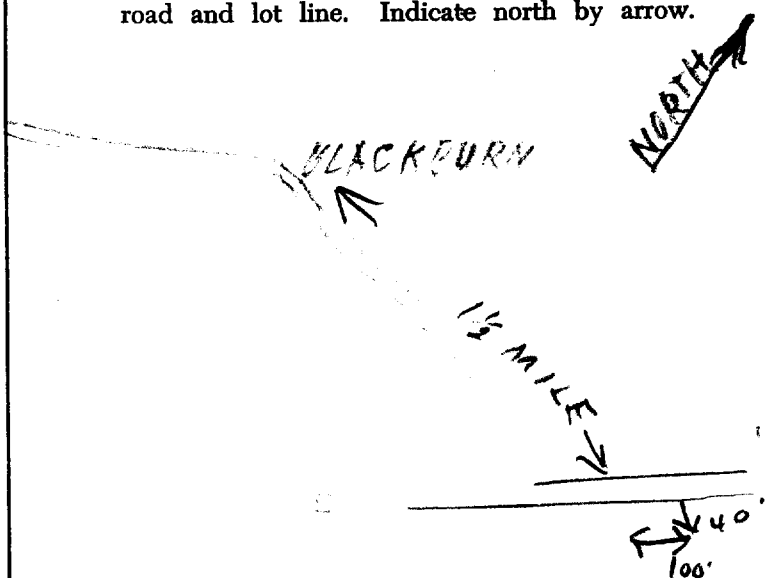
Date

Oct 22 1960

(Signature of Licensed Drilling Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





3145h

WATER RESOURCES
DIVISION No. 15

1529

UTM 18 4519141310E

51R 15101310151110N The Ontario Water Resources Commission Act

Elev. 44R 102551 **WATER WELL RECORD**

Basin 251 111 Carleton

Township, Village, Town or City Gloucester

County or District Date completed Oct. 1, 1965 (day month year)

Lot 6 Cyrville, Ont.

Casing and Screen Record

Pumping Test

Inside diameter of casing 2"

Total length of casing 95'

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 2"

Static level 20'

Test-pumping rate 8 G.P.M.

Pumping level 25'

Duration of test pumping 1 1/2 hr.

Water clear or cloudy at end of test shade cloudy

Recommended pumping rate 6 G.P.M.

with pump setting of 30 feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
blue clay	0	92		
brown shale	92	107	107	fresh

For what purpose(s) is the water to be used? domestic

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm G. Charbonneau, Diamond & Cable Drilling,


Address R.R. # 1, Box 194, Orleans, Ont.

Licence Number 1631

Name of Driller or Borer Roland Wolfe

Address R.R. # 1, Clarence Creek, Ont.

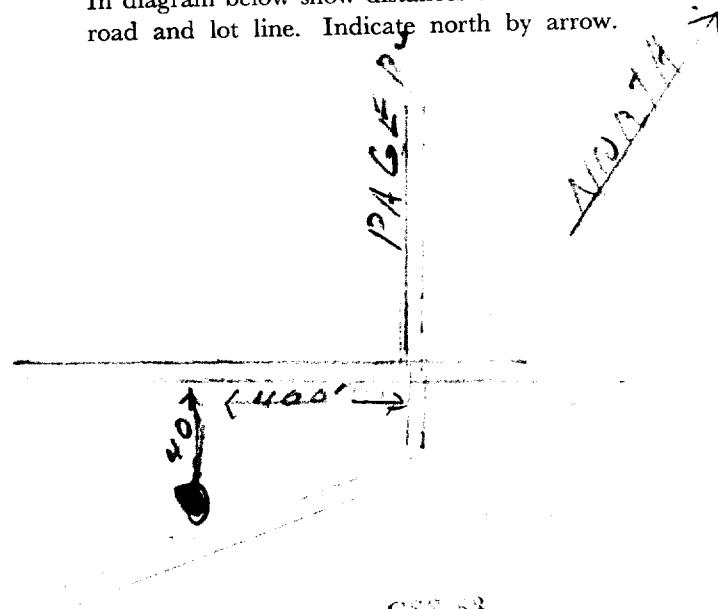
Date Oct. 1, 1965


 (Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



OWRC COPY



316/5th B

1509638

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Carleton Place Township, Village, Town or City GLoucester
 Con. 1V O.F. Lot 3/4 Date completed 1 2 1968
 (day month year)
 Address Navan Rd. Ont.

Casing and Screen Record

Inside diameter of casing 5 inch
 Total length of casing 118
 Type of screen
 Length of screen
 Depth to top of screen
 Diameter of finished hole 5 inch

Pumping Test

Static level 25
 Test-pumping rate 8 G.P.M.
 Pumping level 40'
 Duration of test pumping 30 min
 Water clear or cloudy at end of test cloudy
 Recommended pumping rate 4 G.P.M.
 with pump setting of 50 feet below ground surface

Well Log

Overburden and Bedrock Record

dug well
quartz sand
blue clay
black rock

From ft.

To ft.

Depth(s) at which water(s) found

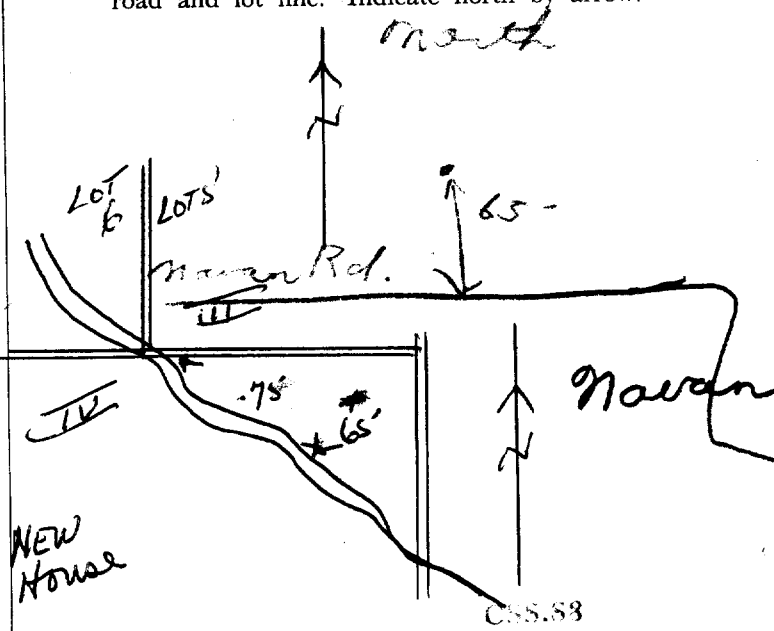
Kind of water (fresh, salty, sulphur)

0	12	127	fresh
12	30		
30	110		
110	118		
118	128		

For what purpose(s) is the water to be used? house
 Is well on upland, in valley, or on hillside? valley
 Drilling or Boring Firm Maurice Cayer
 Address Casselman Ont
 Licence Number 2911
 Name of Driller or Borer
 Address
 Date 1 February 1968
M Maurice Cayer
 (Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





3/6/52

1510706

The Ontario Water Resources Commission Act

WATER WELL RECORDCounty or District Carleton Township, Village, Town or City GloucesterCon. OF 3 Lot 6 Date completed 14 March 1969
(day month year)Address Navan, Ont.**Casing and Screen Record**

Inside diameter of casing 2"
 Total length of casing
 Type of screen
 Length of screen
 Depth to top of screen
 Diameter of finished hole 2"

Pumping Test

Static level 18'
 Test-pumping rate 10 G.P.M.
 Pumping level 40'
 Duration of test pumping 2 hrs.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 6 G.P.M.
 with pump setting of 50 feet below ground surface

Well Log**Water Record**

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>yellow sand</u>	<u>0</u>	<u>3</u>	<u>103</u>	<u>fresh</u>
<u>blue clay</u>	<u>3</u>	<u>100</u>		
<u>grey limestone</u>	<u>100</u>	<u>103</u>		

For what purpose(s) is the water to be used? domesticIs well on upland, in valley, or on hillside? valley

Drilling or Boring Firm

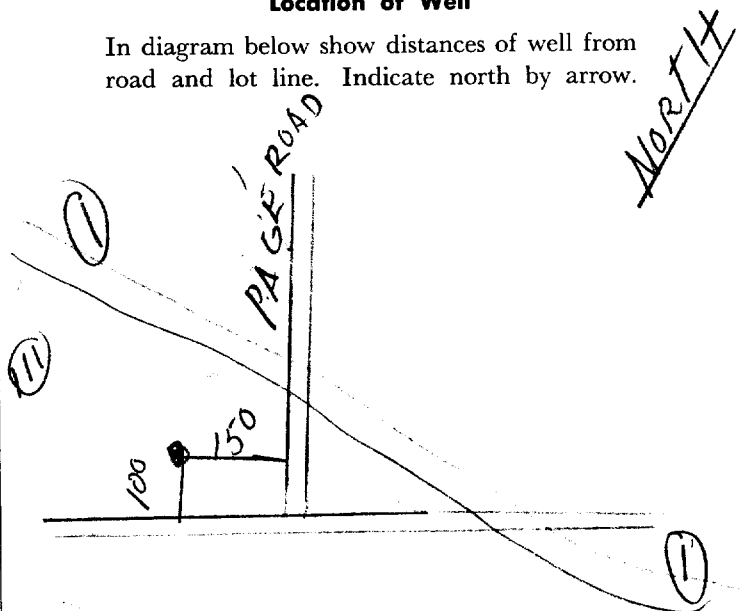
G. Charbonneau, Diamond & Cable Drilling,Address R. R. 1, Box 194, Orleans, Ont.Licence Number 3395Name of Driller or Borer G. CharbonneauAddress R. R. 1, Orleans, Ont.Date 14 March, 1969

Gérard Charbonneau
 (Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

OWRC COPY**Location of Well**

In diagram below show distances of well from road and lot line. Indicate north by arrow.





Measurements recorded in: ☒ Metric ☐ Imperial

A163076 Tag #: A163076 515374 Page _____ of _____

Well Location

Address of Well Location (Street Number/Name) 3143 Navan Road		Township		Lot		Concession	
County/District/Municipality		City/Town/Village Ottawa		Province Ontario		Postal Code	
UTM Coordinates NAD 83		Zone Easting 18459758		Northing 5030905		Municipal Plan and Sublot Number	
				Other			

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BRN	top soil	sand	soft	0	0.31
BRN	sand	silt	soft	0.31	3.96
GRY	silt	sand, clay	soft	3.96	4.57

Annular Space			
Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To		
0	0.31	concrete/flushmont	
0.31	1.44	benzene	
1.44	4.57	filter sand	

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input checked="" type="checkbox"/> Other, specify Direct Push	<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging <input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Test Hole <input checked="" type="checkbox"/> Monitoring <input type="checkbox"/> Cooling & Air Conditioning

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
			From	To	
4.03	PVC	0.368	0	1.52	<input type="checkbox"/> Water Supply <input checked="" type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
			From	To	
4.82	PVC	10	1.52	4.57	

Water Details		Hole Diameter	
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
		From	To
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0	4.57
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested		

Well Contractor and Well Technician Information			
Business Name of Well Contractor Strata Drilling Group		Well Contractor's Licence No. 712411	
Business Address (Street Number/Name) 165 Shields Court		Municipality Markham	
Province ON	Postal Code L3R8V8	Business E-mail Address wrecords@strataoil.com	
Bus. Telephone No. (inc. area code) 9057679309	Name of Well Technician (Last Name, First Name) McLay, James		
Well Technician's Licence No. 3656	Signature of Technician and/or Contractor	Date Submitted 20140425	

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping hrs + min	4		4	
Final water level end of pumping (m/ft)	5		5	
If flowing give rate (l/min / GPM)	10		10	
	15		15	
Recommended pump depth (m/ft)	20		20	
Recommended pump rate (l/min / GPM)	25		25	
Well production (l/min / GPM)	30		30	
Disinfected?	40		40	
<input type="checkbox"/> Yes <input type="checkbox"/> No	50		50	
	60		60	

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	
Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D D 20140425
Date Work Completed 20140425	
Ministry Use Only Audit No. Z187686 MAY 30 2014	

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 Infrastructure 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:

380 Rolling Meadow Crescent, Ottawa

* Mandatory Field

Applicant/Agent Information:

Name:

Paterson Group Inc.

Mailing Address:

154 Colonnade Road S., Ottawa, ON, K2E 7J5

Telephone:

613-226-7381

Email Address:

kmunch@patersongroup.ca

Registered Property Owner Information:

☐ Same as above

Name:

Claridge Homes (Vincent Benomine)

Mailing Address:

210 Gladstone Ave., Ottawa, ON, K2P 0Y6

Telephone:

613-233-6030

Email Address:

Site Details

Legal Description
and PIN:

PIN: 04352-1499

Block 165, Part of Lots 5+6, (Concession 4 Ottawa Front)
Geographic Township of Gloucester, City of Ottawa

What is the land
currently used for?

vacant (construction site office).

Lot frontage:

 m

Lot depth:

 m

Lot area:

m²

OR

Lot area: (irregular lot)

5364 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

\$102.00

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, Infrastructure 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 Paterson Group ("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: K. Munch

Dated (dd/mm/yyyy): 03/07/2018

Per: Karyn Munch
(Please print name)

Title: Project Manager

Company: Paterson Group Inc.

patersongroup

Consulting Engineers

154 Colonnade Road South
Ottawa, Ontario
Canada, K2E 7J5
Tel: (613) 226-7381
Fax: (613) 226-6344

June 8, 2018
File: PE4344-HLUI

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

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
380 Rolling Meadows Crescent
Ottawa, Ontario**

Dear Sir or Madame,

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

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

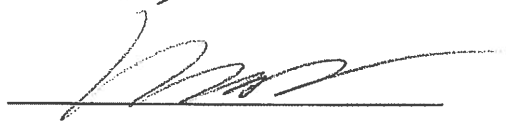
Name of Company/Property Owner:

Claridgehomes

Name of Representative

Vincent Denomme

Authorization of Representative



Date

2018-06-08

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: July-12-18 11:17 AM
To: Mandy Witteman
Subject: RE: Record search request PE444

No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no elevating device records** in our database at the subject address(es).
- We confirm that there are **no boilers/pressure vessels records** in our database at the subject address(es).
- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to publicinformationsservices@tssa.org or through mail along with the appropriate fee. TSSA's fee schedule can be found at: https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf. Fees are payable with a credit card (Visa or MasterCard) or by a cheque made payable to TSSA.

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

Kind regards,

Connie

From: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: July 11, 2018 2:29 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Record search request PE444

Good Afternoon,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills or other incidents/infractions** for the following addresses in the City of Ottawa:

- 1) 380 Rolling Meadow Crescent
- 2) 6102 Renaud Rd (K1W 1E9)
- 3) 6110 Renaud Rd.

I would greatly appreciate it if you could place a rush on my request. Thank you very much.

Thank you very much.

Best Regards,

Mandy Witteman

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 339
Fax: (613) 226-6344
Email: mwitteman@patersongroup.ca

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APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Intermediate Environmental Engineer

EDUCATION

Carleton University, B.Eng. 2002
Environmental Engineering

MEMBERSHIPS AND AWARDS

Professional Engineers of Ontario
Ottawa Geotechnical Society

EXPERIENCE

2011-present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2009-2010

Department of Indian and Northern Affairs

Contaminated Sites Division
Environment Officer (PC-02)

2003 to 2009

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2002 to 2003

Dessau Soprin Inc.

Consulting Engineers
Environmental Division
Junior Engineer

SELECT LIST OF PROJECTS

Billings-Hurdman Interconnect Watermain - Ottawa
Telus Building Remediation - Ottawa
Block D Lands Remediation and Redevelopment – Kingston
Gladstone Avenue Reconstruction - Ottawa
Lees Avenue Coal Tar Site - City of Ottawa
Nortel Networks Environmental Monitoring Program
3W Zone Feedermain – Ottawa
Bank Street Reconstruction – Ottawa
Lees Avenue Remediation Program – Ottawa
Colonnade Road North Development – Ottawa
Montreal Road Reconstruction – Ottawa
Designated Substance Surveys – Residential and Commercial Sites - Ottawa
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)
Brownfields Applications and Records of Site Condition – Residential and Commercial Redevelopment

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa