



Geotechnical
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Environmental
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Hydrogeology

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Materials Testing

Building Science

Archaeological
Services

Phase I Environmental Site Assessment

Vacant Land
370 Huntmar Drive
Ottawa, Ontario

Prepared For

Minto Properties

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October 24, 2013

Report: PE3123-1

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for a vacant portion of the parcel of land addressed 370 Huntmar Drive, 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 have impacted the subject property.

Based on the available historical data, the subject site has always been agricultural land. In the 1990's initial development, including stripping of topsoil and depositing sand and gravel had begun. All properties in the Phase I study area have always been agricultural lands with sparse farmsteads, up until the 1990's when the lands to the north, east and west began being developed. No environmental concerns were identified during the historical review of the subject site and study area.

Following the historical review a site visit was conducted. The site consists of a vacant parcel of land. One (1) temporary structure (presentation/sales centre) was observed on the west border of the property. Several piles of top soil, sand and gravel were observed on the subject site. These piles are present due to initial development activities and do not represent a concern for the subject site. The surrounding land use consisted of a mixture of commercial and residential development, vacant lands and agricultural farm land. No environmental concerns were identified during the site visit portion of the assessment. No potentially contaminating activities and, therefore, no areas of potential environmental concern were identified in the Phase I-ESA study area.

Conclusion

Based on the results of this Phase I Environmental Site Assessment, **in our opinion, a Phase II-Environmental Site Assessment will not be required for the property.**

1.0 INTRODUCTION

At the request of Minto Properties (Minto), Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I-ESA) of the vacant property located at 370 Huntmar Drive, 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. Tyrone Vine of Minto. Minto's offices are located at 200-180 Kent Street, Ottawa, Ontario. Mr. Vine can be reached by telephone at (613) 230-7051.

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 agreed scope-of-work and 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

Addresses: The municipal address for the site is 370 Huntmar Drive, Ottawa, Ontario. The subject site only consists of the south corner of 370 Huntmar Drive.

Legal Description: Part of Lot 3, Concession 1, Geographic Township of March, City of Ottawa, Ontario.

Property Identification Numbers (PIN): 04510-0344

Location: The site is located at the southeast corner of the future intersection of Huntmar Drive and Campeau Drive, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 18' 02" N, 75° 55' 59" W.

Site Description:

Configuration: Irregular.

Site Area: 5 ha (approximate).

Zoning: DR – Development Reserve Zone.

Current Use: The subject site is currently occupied by a temporary structure used as a presentation and sales centre.

Services: The subject site is located in an area serviced by a combination of municipal services and private water and sewage systems.

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 the potential to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

Based on the aerial photographs, the subject site appears to have been used as agricultural land prior to 1947. The site has never been developed with any structures. Based on observations made during the site visit, the subject site appears to be undergoing the initial stages of development.

Fire Insurance Plans

Fire Insurance Plans (FIPs) are not available for the area of the subject site.

City of Ottawa Street Directories

City directories were unavailable for the area of the subject site.

Chain of Title

A request for a title search was submitted to Read Abstracts Limited of Ottawa, Ontario (Read Abstracts). At the time of issuance of this report, the title search had not been completed.

Based on the available historical data, the chain of title is not expected to return any information that would generate a concern for the subject site. Once the search is received an addendum to this report shall be produced.

Previous Engineering Reports

A review of previous engineering reports produced for properties in the region of the subject site did not identify any environmental concerns with the potential to impact the subject site.

A geotechnical investigation was carried out on the same day of the Phase I site visit. A track mounted drill rig was used to drill 21 boreholes to depths of 3 to 10 m. Generally, the soil profile at the borehole locations consists of brown silty clay for the entire depth of the boreholes. No signs of any deleterious fill or contamination were encountered over the course of the geotechnical works.

Current Plan of Survey

A current topographical plan, prepared by Stantec Geomatics Ltd., was reviewed as part of this assessment. The plan is dated October 8, 2013, and shows the subject site in its current configuration. A (not to scale) copy of the topographical plan is included in Appendix 1.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 16, 2013. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified within the Phase I study area.

Ontario Ministry of Environment (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. No records were available for the area of the subject site.

MOE Coal Gasification Plant Inventory

The Ontario Ministry of Environment 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 within the Phase I study area.

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. No incident reports were available for the subject site.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. No waste management records were available for the subject site.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOE. One (1) record of a permit to take water, dated March, 2013 was revealed in the response from the MOE. This record indicates the purpose of the permit was to displace water during the installation of water and sewer services. No concerns with respect to MOE submission records were identified in the response.

MOE Brownfields Environmental Site Registry

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

MOE Waste Disposal Site Inventory

The Ontario Ministry of Environment 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. Based on the available information, no waste disposal sites were identified within the Phase I study area.

Areas of Natural Significance

A request to search for areas of natural significance and features, within 500 m of the subject site, was sent via email to the Ontario Ministry of Natural Resources (MNR) on September 24, 2013. The response from MNR indicated that there are no recorded ANSIs within 500 m of the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on October 16, 2013 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA had no records of spills, storage tanks, incidents or infractions for the subject site or neighbouring properties. A copy of the TSSA correspondence is included 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 former waste disposal sites were identified in the Phase I Study area.

City of Ottawa Historical Land Use Inventory

A requisition form was sent to the City of Ottawa on October 17, 2013 to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property.

At the time of issuance of this report, a response from the City had not been received. It is not expected that the search will return any information which poses a risk to the subject site.

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 back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1947 | The subject site is vacant, agricultural land. Huntmar Drive is present to the west of the subject site. A creek is present to the south of the subject site. A farmstead is present to the east of the subject site with a laneway that passes through the south side of the subject site and connects to Huntmar Drive. Neighbouring lands are occupied by agricultural land. Sparse farmsteads are present further to the north, west and south of the subject site. |
| 1959 | No significant or apparent changes have been made to the subject site or neighbouring properties. |
| 1963 | No significant or apparent changes have been made to the subject site or neighbouring properties. |
| 1976 | No significant changes appear to have been made to the subject site. No apparent changes have been made to the neighbouring properties with the exception of Huntmar Drive, adjacent to the subject site and further to the south, which appears to be undergoing redevelopment to accommodate Highway 417. Further to the southwest clear cutting and initial development of the 417 is observed. |
| 1988 | No significant changes appear to have been made to the subject site. Huntmar appears to have been reinstated as an overpass in the area of Highway 417. No other significant changes appear to have been made to neighbouring properties. |
| 1999 | The agricultural field on the northwest part of the subject site appears to have been stripped of topsoil. Access lanes are present running through the subject site and the property further to the northeast. Soil piles, expected to be the stripped topsoil, are present south of the laneway on the south side of the subject site. |

Some of the buildings on the adjacent property that previously made up the farmstead appear to have been demolished. Additional soil disturbances (topsoil stripping) are present to the northeast of the subject site, on the adjacent property past the former location of the farmstead buildings.

- 2002 (City of Ottawa website) The majority of the subject site appears to be covered with grass, with the exception of a gravel parking lot on the south side of the laneway and an access road running north-south through the subject site. The buildings associated with the farmstead to the east of the subject site appear to have been demolished with the exception of a silo. No other significant changes appear to have been made to the subject site or neighbouring properties.
- 2011 (City of Ottawa website) The subject site and lands to the north appear to have been stripped for development purposes. Piles of gravel and soil appear to be present on the subject site and the lands to the east of the subject site. A building and gravel parking lot are present on the west side of the subject site, north of the gravel laneway. No other significant or apparent changes have been made to the subject site or neighbouring properties.

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

Topographic Maps

Topographic maps were obtained from The Atlas of Canada – Toporama website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes gradually downward to the east, towards Feedmill Creek that feeds the Carp River further to the northeast of the subject site. According to the maps, the nearest water body is Feedmill Creek located approximately 50 m southeast of the subject site. 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. According to this physiographic map, the site is located in the St. Lawrence Lowlands. 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 located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

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 interbedded Limestone and Shale of the Verulam Formation. Overburden consists of offshore marine sediments, clay and silt, with a drift thickness on the order of 15 to 25 m.

Water Well Records

A review of the online MOE Well Record Data map identified records of two (2) drinking water wells on the subject site and several more in the study area. The two (2) wells that appear to be on the subject site, are suspected to be associated with the former residence and farmstead to the east of the subject site. Based on this, the two (2) groundwater drinking wells observed on the subject site are not considered to have been present on the subject site. No groundwater monitoring wells were identified on the subject site or in the study area during the review of the online resource.

A request was send to the MOE to conduct a search of the well records database for wells installed on the subject site and the study area. As of the date of issuance of this report, no reply had been received. Based on the data observed on the Well Record Data map and the available historical data, which indicates the subject site has always been used for agricultural purposes, the search is expected to only return records of drinking water wells.

Should any pertinent information in the response from the MOE be received, an addendum for this report shall be produced.

Water Bodies and Areas of Natural and Scientific Interest

No areas of natural and scientific interest (ANSIs) are known to exist within the Phase I study area. The closest water body to the subject site is Feedmill Creek, which is present approximately 50 m to the southeast of the subject site.

Fill Materials

Various piles of gravel, sand and topsoil were observed on the subject site. These materials are considered to be from stripping activities and materials stockpiled in preparation for initial site development activities. No concerns with respect to the fill material on the subject site were identified at the time of the site inspection.

5.0 INTERVIEWS

Property Owner Representative

Mr. Tyrone Vine, with Minto Properties, was available via telephone to answer inquiries pertaining to the subject site. Mr. Vine indicated that prior to the installation of the temporary site building, the site had always been agricultural fields. Mr. Vine is unaware of any environmental concerns with the subject site or neighbouring properties in the Phase I study area. The information obtained from the interview with Mr. Vine is consistent with site information obtained from other sources and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site investigation was conducted on October 16, 2013 between 9:00 AM and 10:30 AM. Weather conditions for the site visit were sunny, with a temperature of approximately 15°C. Mr. Daniel Smith from the Environmental Department of Paterson Group conducted the site investigation. In addition to the subject site, the uses of neighbouring properties within the Phase I study area were also assessed from publicly accessible roadways at the time of the site investigation.

Access was available to the entire site. At the time of the assessment, the site was a vacant parcel of land, with a temporary sales/presentation centre structure. Ground cover consisted of clay partially covered with grass. Topsoil had been stripped and piled on the south side of the subject site. A few gravel laneways are present and sand/gravel pad used for parking was observed near the east side of the property.

6.2 Specific Observations at Phase I Property

Buildings and Structures

No structures, aside from the temporary presentation/sales centre, are present on the subject site.

Below Ground Structures

No below ground structures are known to exist on the subject site.

Storage Tanks

No signs indicating the former presence of aboveground or underground storage tanks were observed during the site visit. No staining was observed on the ground surface at the subject site.

Water Source

No water is used at the subject site. No service is currently provided to the area of the subject site.

Underground Utilities

No underground services are located on the subject site. Street light and cable features are located under Huntmar Drive near the intersection of Huntmar Drive and Palladium Drive. No potential environmental concerns are suspected with respect to underground utilities or underground service trenches on the subject site.

Unidentified Substances

There were no unidentified substances on the subject property at the time of this assessment.

Groundwater Monitoring Wells

No groundwater monitoring wells were observed on the subject property, nor are any expected to exist.

Sewage Works

No sewage works were identified on the subject site. No private sewage systems are suspected to exist on the subject site. It is suspected that the farmsteads in the Phase I study area have private sewage systems.

Site Features

The site is vacant land, with native clay soil exposed at the ground surface. The exceptions are the gravel laneway and fill piles that consist of sand, gravel and topsoil. The subject site is generally flat and at approximately the same elevation as adjacent properties. Site drainage consists of infiltration and sheet flow to Feedmill Creek to the south of the subject site. No areas of stained soil, vegetation, or pavement; or stressed vegetation were observed on-site.

No evidence of current or former railway or spur lines was observed on the subject property at the time of the site inspection. There were no unidentified substances observed on the subject site.

Potentially Contaminating Activities

No potentially contaminating activities (PCAs) were observed on the subject site.

Neighbouring Properties

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 - Vacant land undergoing residential development, followed by vacant agricultural land;
- South - Feedmill Creek, followed by Highway 417;
- West - Huntmar Drive, vacant land undergoing commercial development;
- East - Vacant land.

No potential environmental concerns were identified with respect to the current use of the neighbouring properties. Current land use in the Phase I Study area is illustrated on Drawing PE3123-2 - Conceptual Site Model: 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

At the time of issuance of this report, the responses for the title search and City of Ottawa Historic Land Use Inventory search had not been received. Based on the available historical data, the subject site appears to have always been agricultural land up until the 1990's when it was no longer farmed. As a result, the responses from the title search and HLUI search are not expected to reveal any environmental concerns with respect to the subject site or the study area.

Potentially Contaminating Activities

No Potentially Contaminating Activities (PCAs) were identified on the subject site or within the Phase I – study area.

Areas of Potential Environmental Concern

No Areas of Potential Environmental Concern (APEC) were identified in this Phase I ESA.

Contaminants of Potential Concern

No Contaminants of Potential Concern (CPCs) were identified with respect to the subject site.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of relatively deep silt and clay deposits, with bedrock at approximately 15 to 25 m below existing ground surface. Based on regional topography and the presence of the Feedmill Creek to the southeast of the subject site, groundwater is interpreted to be moving in an easterly direction.

Contaminants of Potential Concern

As indicated in Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Existing Buildings and Structures

A temporary sales/presentation centre building is present on the west property boundary. This structure is not considered to present any concerns for the subject property.

Water Bodies

The closest water body to the subject site is Feedmill Creek, which is present approximately 50 m to the southeast of the subject site.

Areas of Natural and Scientific Interest

No areas of natural and scientific interest were identified on the site or in the Phase I study area.

Drinking Water Wells

Based on a review of the MOE Well Record Data maps, no wells are suspected to be present on the subject site, while several potable groundwater drinking wells are in the Phase I study area. No wells were observed on the subject site at the time of the assessment. No monitoring wells were observed on the MOE Well Record Data maps on the subject site or in the study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of vacant land undergoing residential and commercial development to the north and west, respectively and vacant undeveloped land to the east. Vacant land occupied by Feedmill Creek is present to the south. All remaining land is agricultural fields and farmsteads. No potentially contaminating activities were identified in the Phase I – study area.

Areas of Potentially Contaminating Activities and Potential Environmental Concerns

As per Section 7.1 of this report, there were no Areas of Potential Environmental Concern identified at the subject site or in the Phase I study area in this Phase I ESA.

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 no potentially contaminating activities have taken place in the Phase I study area. Should any information returned from the queries and searches made to the municipal and provincial governments reveal any pertinent information, an addendum for this report shall be produced.

8.0 CONCLUSIONS

Assessment

A Phase I – Environmental Site Assessment was carried out for a vacant portion of the parcel of land addressed 370 Huntmar Drive, 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 have impacted the subject property.

Based on the available historical data, the subject site has always been agricultural land. In the 1990's initial development, including stripping of topsoil and depositing sand and gravel had begun. All properties in the Phase I study area have always been agricultural lands with sparse farmsteads, up until the 1990's when the lands to the north, east and west began being developed. No environmental concerns were identified during the historical review of the subject site and study area.

Following the historical review a site visit was conducted. The site consists of a vacant parcel of land. One (1) temporary structure (presentation/sales centre) was observed on the west border of the property. Several piles of top soil, sand and gravel were observed on the subject site. These piles are present due to initial development activities and do not represent a concern for the subject site. The surrounding land use consisted of a mixture of commercial and residential development, vacant lands and agricultural farm land. No environmental concerns were identified during the site visit portion of the assessment. No potentially contaminating activities and, therefore, no areas of potential environmental concern were identified in the Phase I-ESA study area.

Conclusion

Based on the results of this Phase I Environmental Site Assessment, **in our opinion, a Phase II-Environmental Site Assessment will not be required for the property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work, in compliance 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 Minto Properties. Permission and notification from Minto Properties and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Sean Moggridge, B.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Minto Properties (5 copies)
- Paterson Group (1 copy)

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 mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document titled “Waste Disposal Site Inventory in Ontario”.
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE 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 “geoOttawa” Mapping website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, May 2013.
Current Plan of Survey, prepared by Farley, Smith & Denis Surveying Ltd.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3123-1 – CONCEPTUAL SITE MODEL: SITE PLAN

**DRAWING PE3123-2 – CONCEPTUAL SITE MODEL: SURROUNDING
LAND USE PLAN**

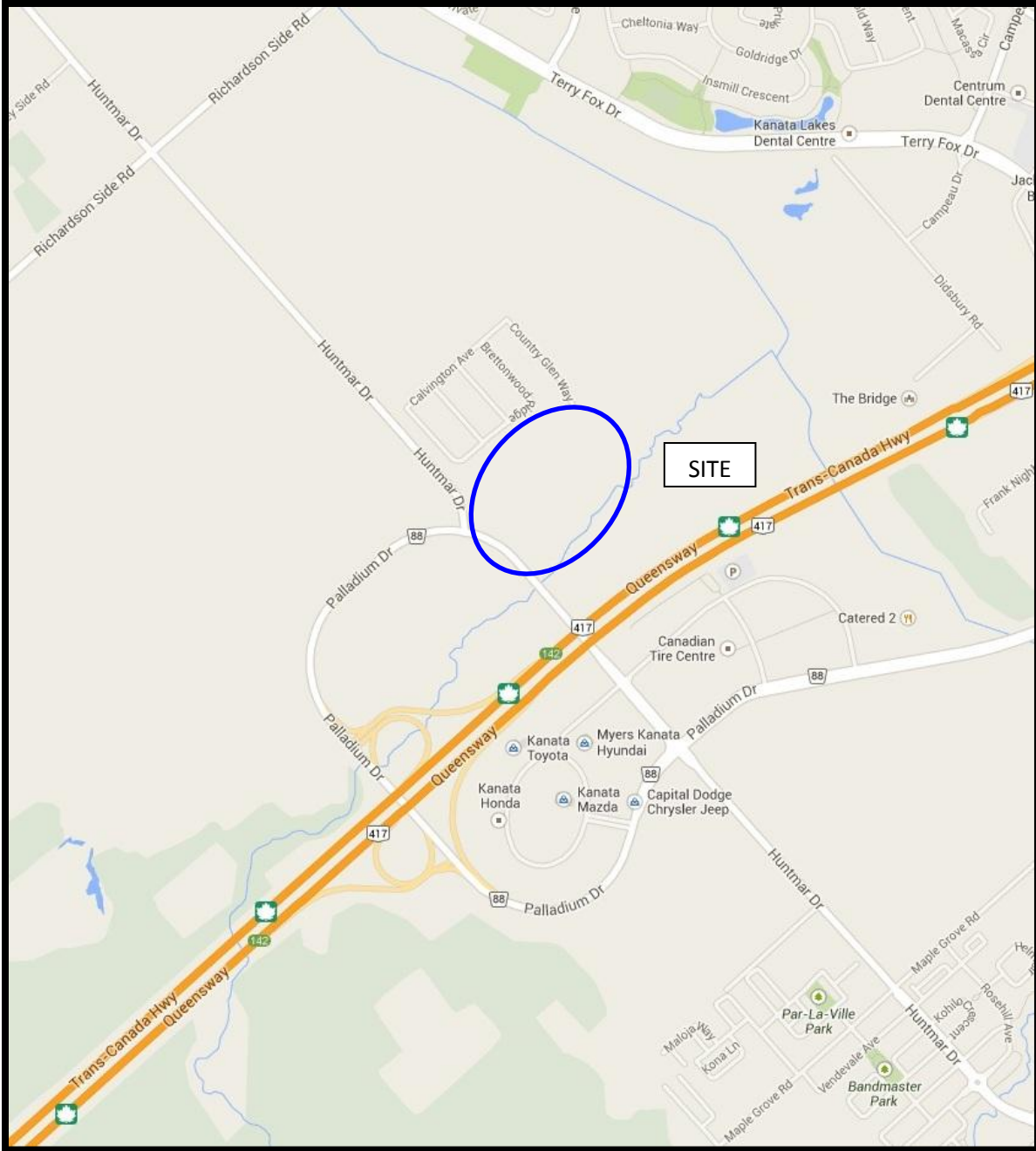


FIGURE 1
KEY PLAN

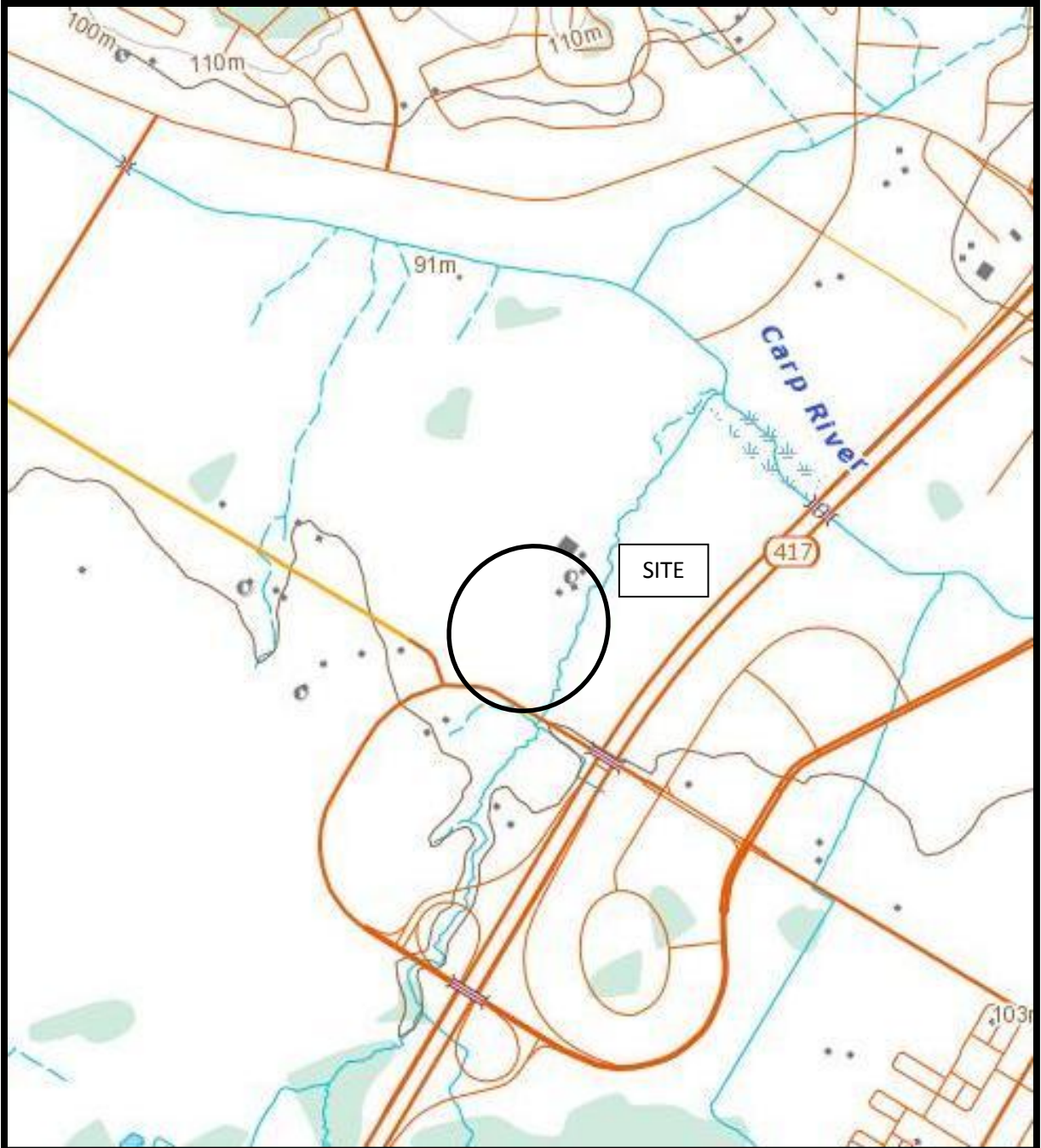
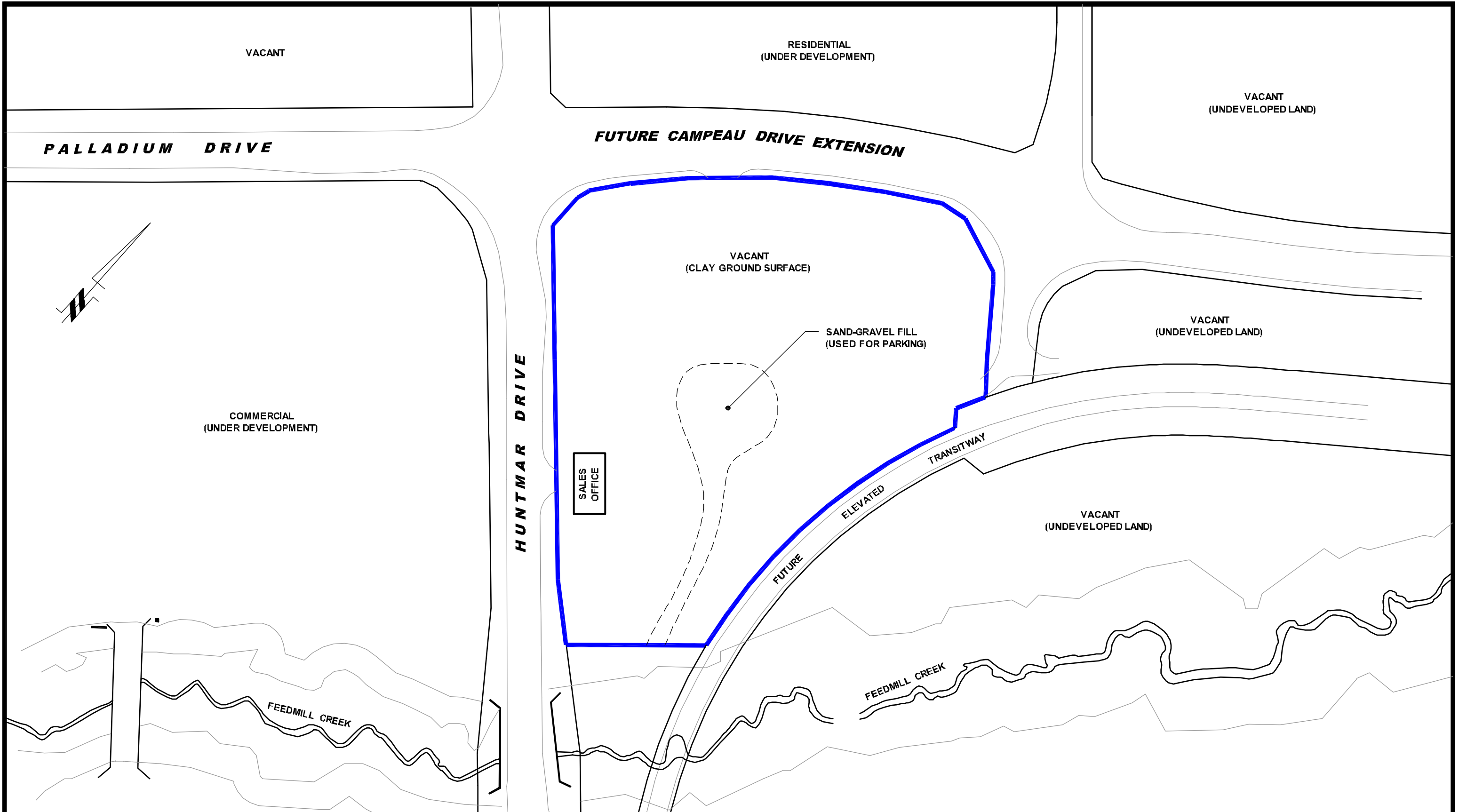


FIGURE 2
TOPOGRAPHIC MAP



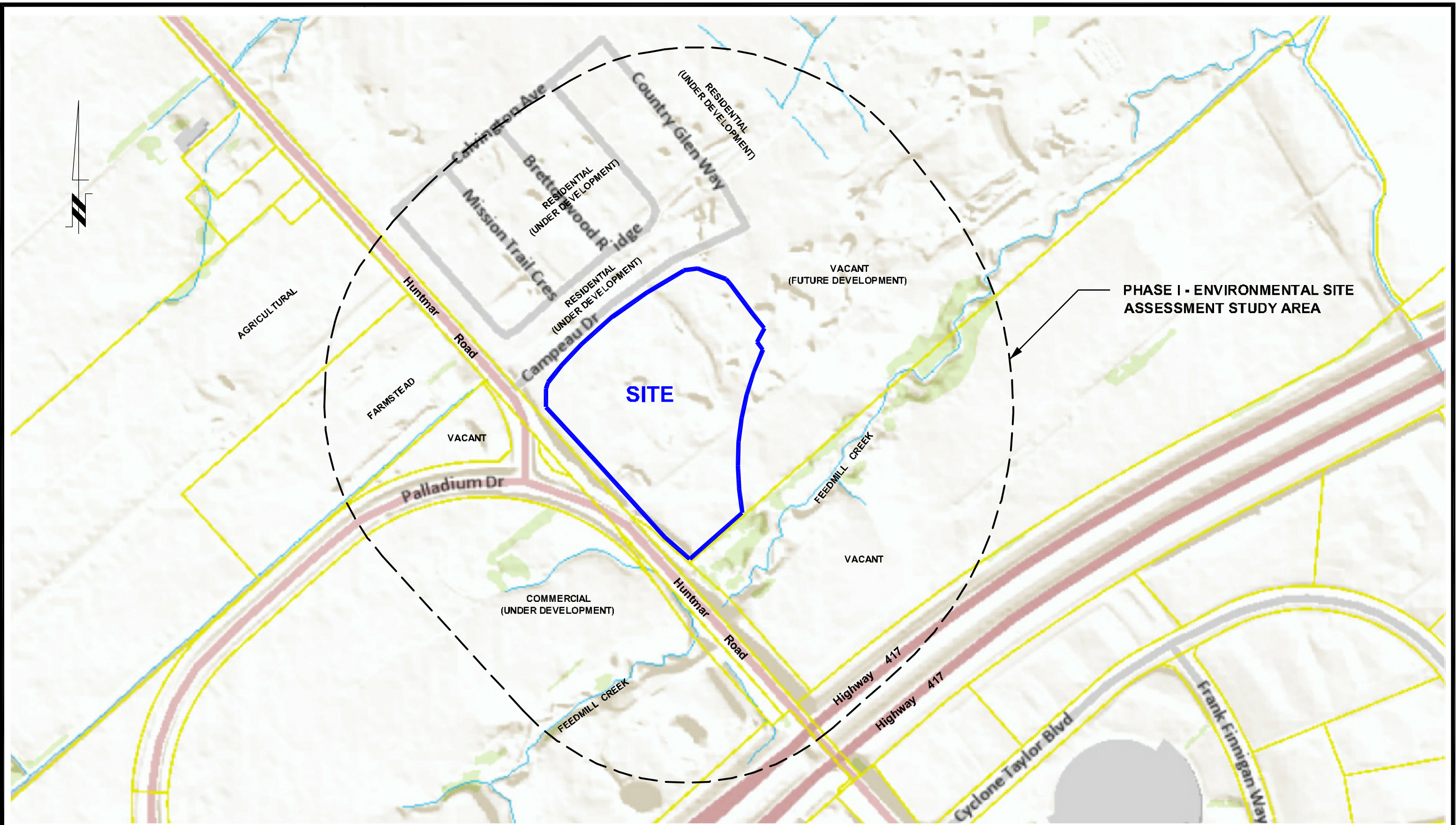
paterson group
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:2000
 Des.: SM
 Dwn: MPG
 Chkd: MSD

MINTO PROPERTIES INC.
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 VACANT LAND - 370 HUNTMAR ROAD
 OTTAWA, ONTARIO

**CONCEPTUAL SITE MODEL:
 SITE PLAN**

Dwg. No. **PE3123-1**
 Report No.: PE3123-1
 Date: 10/2013



paterson group
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:4000
 Des.: SM
 Dwn: MPG
 Chkd: MSD

MINTO PROPERTIES INC.
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 VACANT LAND - 370 HUNTMAR ROAD
 OTTAWA, ONTARIO

**CONCEPTUAL SITE MODEL:
 SURROUNDING LAND USE PLAN**

Dwg. No. **PE3123-2**
 Report No.: PE3123-1
 Date: 10/2013

APPENDIX 1

REQUEST FOR CHAIN OF TITLE

CURRENT TOPOGRAPHICAL PLAN

AERIAL PHOTOGRAPHS

Sean Moggridge

From: Sean Moggridge
Sent: October-17-13 10:27 AM
To: 'robread@readsearch.com'
Subject: PE3123 - Title search - Part of 370 Huntmar Drive, Ottawa
Attachments: Plan of Survey.pdf; PE3123 - keyplan.pdf

Hello Rob,


Could you please conduct a chain of title search for the property located at 955 Dairy Drive, in the City of Ottawa, Ontario (PIN: 045100344; Legal Description: Part of Lot 3, Concession 1, Geographic Township of March, City of Ottawa). We're looking for all the owners' names and dates of ownership back to crown land.

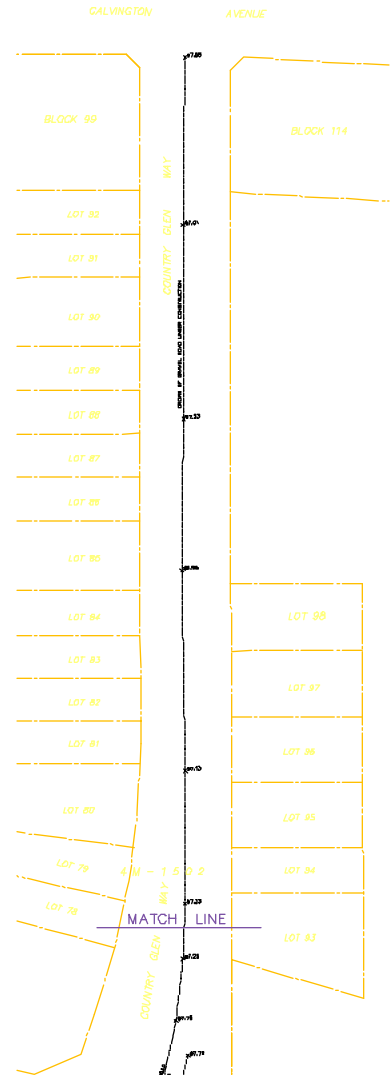
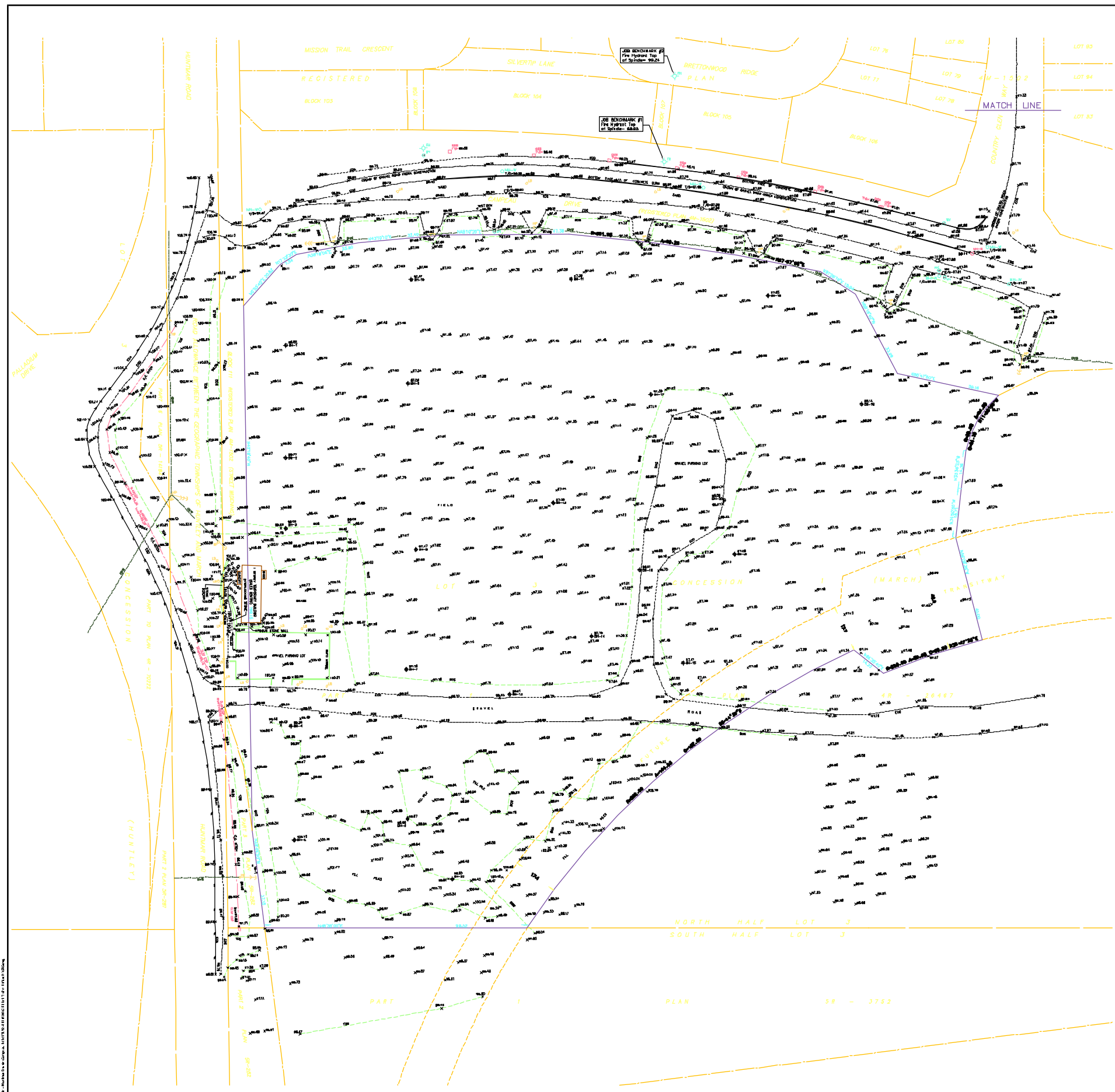
The job number to reference is PE3123.
The P.O. number to invoice is 14956.

A keyplan and plan of survey of the subject site has been attached for your review. Please do not hesitate to contact the undersigned if you have any questions or require additional information.

Sean Moggridge, B.Eng.
patersongroup
consulting engineers
Solution Oriented Engineering
Tel: (613) 226-7381
Fax: (613) 226-6344

TOPOGRAPHIC PLAN OF
PART OF LOT 3
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA
Stantec Geomatics Ltd.

SCALE: 1:200

 METRIC CONVERSIONS
 DISTANCES AND CORRELATES TO OTHER DIMENSIONS ARE TO BE OBTAINED BY MULTIPLYING BY 1.09361
 IMPERIAL CONVERSIONS
 DISTANCES ARE GROUND AND CAN BE CONVERSION BY MULTIPLYING BY THE CORRECTION FACTOR OF 0.9944
 REVISIONS
 REFERENCE TO OTHER PARTS OF THIS PLAN SHALL BE MADE BY REFERENCE TO THE SHEET NUMBER AND THE LOCATION OF THE SHEET ON THE TOPOGRAPHIC PLAN
 FIELD NOTES
 THE PLAN IS TO BE USED AS A GUIDE ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN ON THIS PLAN BEFORE USING IT FOR ANY PURPOSE.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	1:5000	(Symbol)	1:5000	(Symbol)	1:5000	(Symbol)	1:5000	(Symbol)	1:5000	(Symbol)	1:5000	(Symbol)	1:5000

THIS PLAN IS TO BE USED AS A GUIDE ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN ON THIS PLAN BEFORE USING IT FOR ANY PURPOSE.

STANTEC

Stantec Geomatics Ltd.
 2000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-2300
 FAX: (416) 291-2301
 WWW.STANTEC.COM



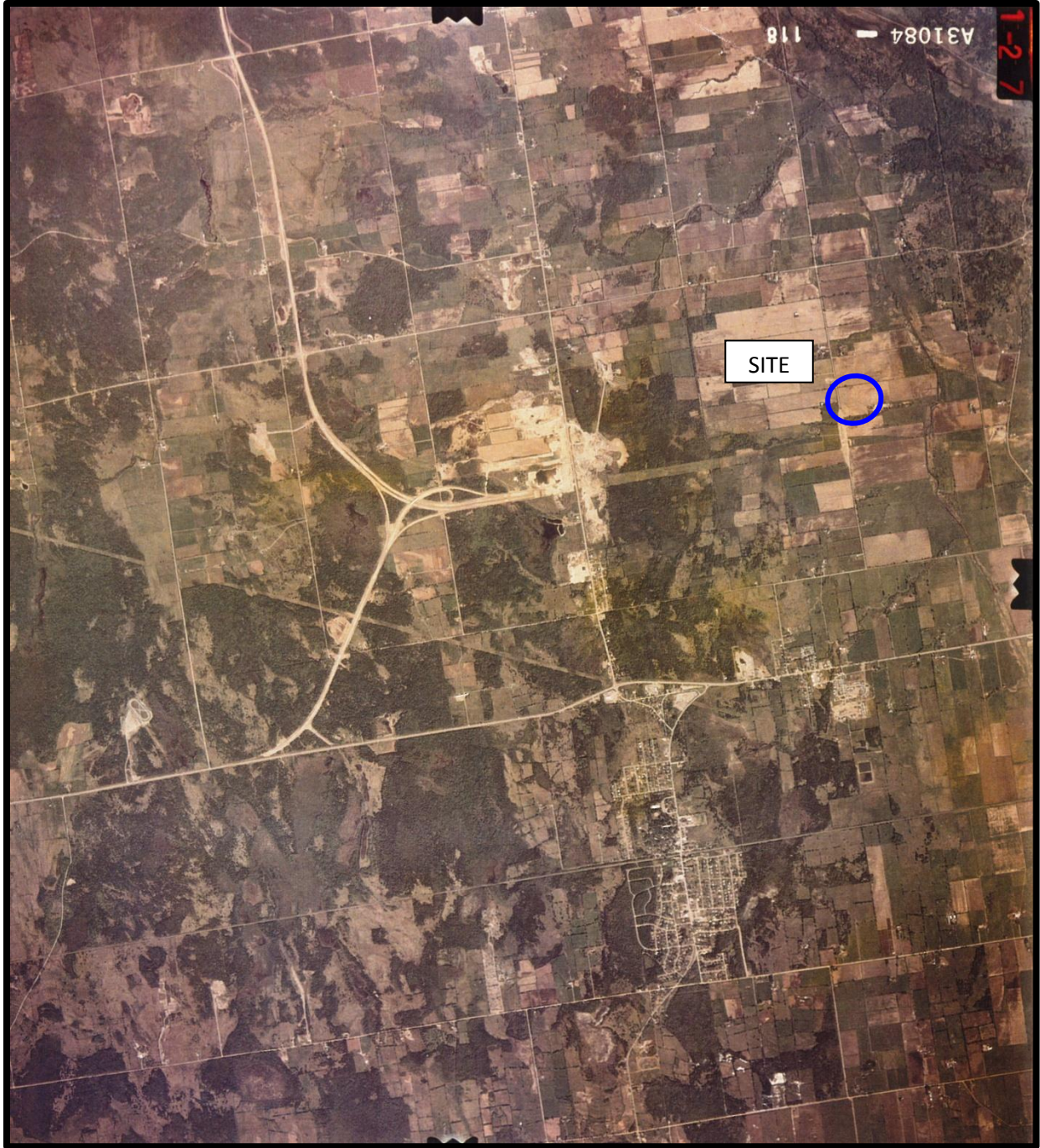
AERIAL PHOTOGRAPH
1947



AERIAL PHOTOGRAPH
1959



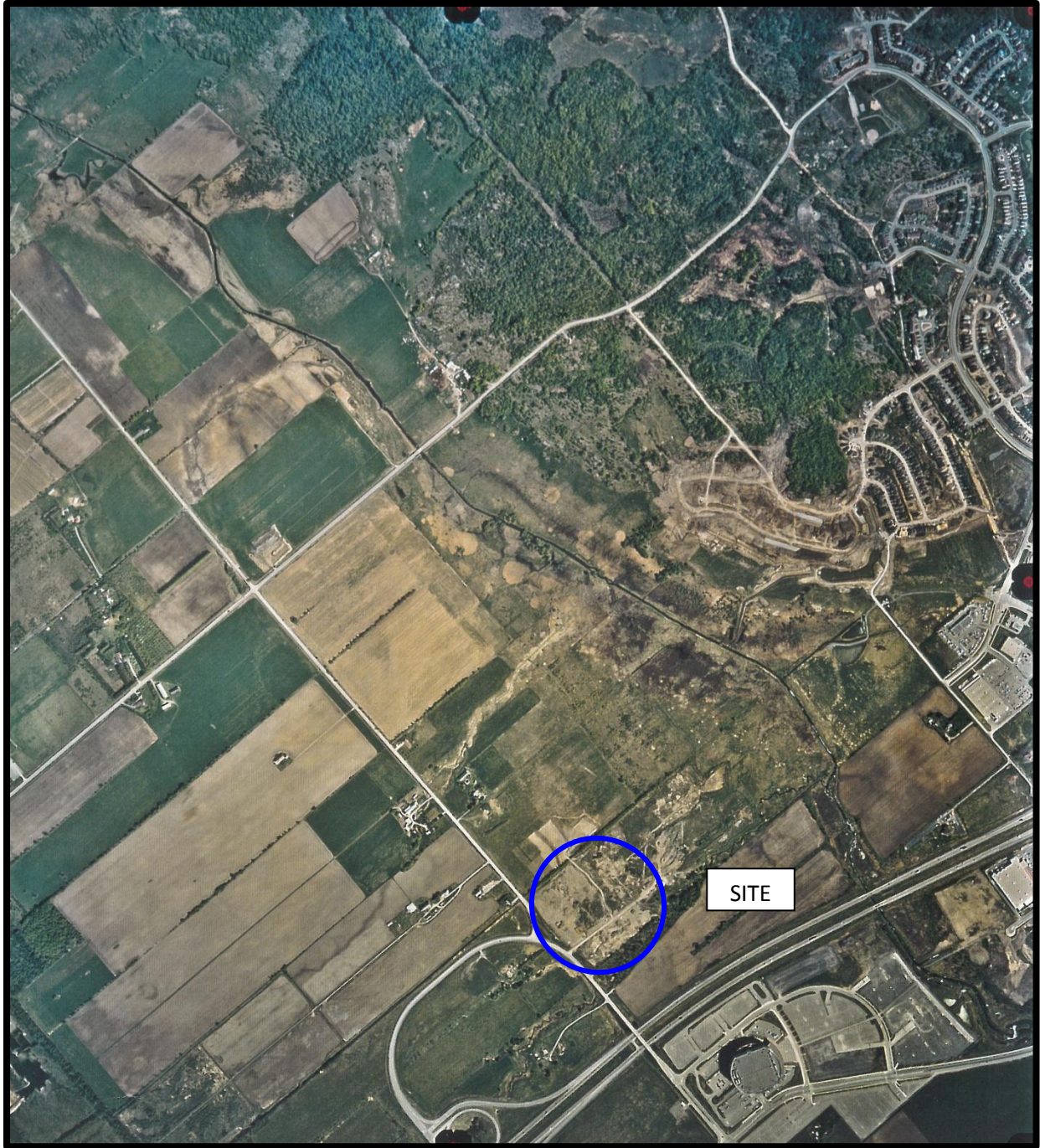
AERIAL PHOTOGRAPH
1963



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1988



AERIAL PHOTOGRAPH
1999

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST AND RESPONSE

TSSA CORRESPONDENCE

MOE WELL RECORDS SEARCH REQUEST

CITY OF OTTAWA HLUI SEARCH REQUEST



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 Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: SMoggridge@PatersonGroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No. PE3123	Signature/Print /Name of Requester Sean Moggridge		<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)
370 Huntmar Drive, Ottawa (South corner of); Concession 1, Part of Lot 3, March Township, Part 5 of RP 5R14184

Present Property Owner(s) and Date(s) of Ownership
Minto Properties (Jack Stirling)

Previous Property Owner(s) and Date(s) of Ownership
Not available

Present/Previous Tenant(s), (if applicable)
None

Search Parameters

Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.

Specify Year(s) Requested

Environmental concerns (General correspondence, occurrence reports, abatement)	all
Orders	all
Spills	all
Investigations/prosecutions ➤ Owner AND tenant information must be provided	all
Waste Generator number/classes	all

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.

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de
l'Environnement

Bureau de l'accès à l'information
et de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télééc. : (416) 314-4285



October 18, 2013

Sean Moggridge
Paterson Group Inc
154 Colonnade Rd
Ottawa, ON K2E 7J5

Dear Sean Moggridge:

RE: *Freedom of Information and Protection of Privacy Act Request*
Our File #: A-2013-05545, Your Reference #: PE3123

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 370 Huntmar Drive, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 10 pages @ \$0.20/page	\$2.00
• Delivery	\$3.00
• Total	\$35.00
• Deposit Received	- \$30.00
• BALANCE WAIVED (NOT REQUIRED)	\$5.00

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559 or liz.mico@ontario.ca.

Yours truly,


Heid Ritscher
FOI Manager

Attachments

3107 KHU 230
(new)

Ministry of the Environment

Eastern Region
Technical Support Section
Water Resources
1259 Gardiners Rd, PO Box 22032
Kingston, ON
K7P 3J6
Tel: (613) 549-4000

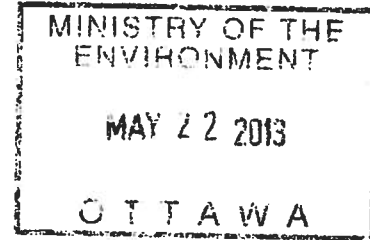
Ministère de l'Environnement

Direction régionale de l'Est
Section du Soutien Technique
Ressource en eau
1259 Chemin Gardiners, CP 22032
Kingston, ON
K7P 3J6
Tél: (613) 549-4000



March 11, 2013

Minto Communities Inc.
Unit 200 - 180 Kent Street
Ottawa, Ontario
K1P 0B6
Canada



Dear Mr. Wahab:

RE: Permit To Take 3782-94WJJS
Arcadia Subdivision
370 Huntmar Drive
Ottawa
Reference Number 6128-94FQQR

Please find attached Permit To Take Water 3782-94WJJS which authorizes the withdrawal of water in accordance with the application for this Permit To Take Water, dated September 6, 2012 and signed by Fairouz Wahab.

Please note the attached Permit cancels and replaces Permit 4187-8YQRJ5 and expires on October 6, 2013.

Ontario Regulation 387/04 (Water Taking) requires all water takers to report daily water taking amounts to the Water Taking Reporting System (WTRS) electronic database:
<http://www.ene.gov.on.ca/envision/water/pttw.htm>. Daily water taking must be reported on a calendar year basis. If no water is taken, then a "no taking" report must be entered. Please consult the Regulation and Section 4 of this Permit for monitoring requirements.

If you have questions about reporting requirements, please call the WTRS Help Desk at 416-235-6322 (toll free: 1-877-344-2011) or by email, WTRSHelpdesk@ontario.ca. It is preferred that you submit your data directly and electronically to the WTRS. Where this is impracticable, please use the Water Taking Submission Form (included as Appendix C of the *Technical Bulletin: Permit To Take Water (PTTW) - Monitoring and Reporting of Water Takings*), which can be downloaded from the above web site, and fax your completed forms to 416-235-6549 or mail them to: Water User Reporting Section, 125 Resources Road, Toronto, Ontario M9P 3V6.

Take notice that in issuing this Permit, terms and conditions pertaining to the taking of water and to the results of the taking have been imposed. The terms and conditions have been designed to allow for the development of water resources, while providing reasonable protection to existing water uses and users.

Yours truly,



Gillian Dagg-Foster
Director, Section 34, Ontario Water Resources Act, R.S.O. 1990
Eastern Region

File Storage Number: SI OT 3782 220 (TS)

c: Robert Passmore, Paterson Group Inc., rpassmore@patersongroup.ca

bc: Ottawa District Office

AMENDED PERMIT TO TAKE WATER
Surface and Ground Water
NUMBER 3782-94WJJS

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

Minto Communities Inc.
Unit 200 - 180 Kent Street
Ottawa, Ontario
K1P 0B6
Canada

For the water taking from: Temp. SWMP (S1), Site Servicing (S2), Service Trench (S3), Diversion Ditch (S4), Excavation at Carp (S5), Service Trench (S6)

Located at: 370 Huntmar Dr
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 3782-94WJJS including its Schedules, if any, issued in accordance with Section 34 of the OWRA.
- (f) "Permit Holder" means Minto Communities Inc..
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

You are hereby notified that this Permit is issued subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated September 6, 2012 and signed by Fairouz Wahab, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

- (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act*, and the *Environmental Protection Act*, and any regulations made thereunder; or
- (b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

- (a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or
- (b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

The requirements of this Permit are severable. If any requirements of this Permit, or the application of any requirements of this Permit to any circumstance, is held invalid or unenforceable, the application of such requirements to other circumstances and the remainder of this Permit shall not be affected thereby.

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **October 6, 2013**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1 Temp. SWMP (S1)	Pond	Construction	Dewatering Construction	6,500	24	1,000,000	30	18 426730
2 Site Servicing (S2)	Dugout Pond	Construction	Dewatering Construction	6,500	24	1,000,000	200	5017415 18 426750
3 Service Trench (S3)	Dugout Pond	Construction	Dewatering Construction	6,500	24	1,000,000	30	5017100 18 427310
4 Diversion Ditch (S4)	River	Other - Miscellaneous	Miscellaneous	80,000	24	50,000,000	200	5017070 18 427570
5 Excavation at Carp (S5)	Pond Dugout	Construction	Dewatering Construction	40,000	24	10,000,000	60	5017275 18 427570
6 Service Trench (S6)	Pond Dugout	Construction	Dewatering Construction	20,000	24	7,000,000	100	5017525 18 427775
						Total Taking:	70,000,000	

4. Monitoring

4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of taking, and an estimated calculation of the total amounts of water taken per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

4.2 The Permit Holder shall contact all well owners within 400 m of the site of the taking prior to commencing de-watering and seek written permission to access the well(s). Where written permission has been given, the permit holder will monitor the water levels in these wells every two (2) months. The site-specific monitoring program will permit an assessment of the cumulative effects of de-watering over time on the groundwater table, and will permit a determination as to whether measured effects are having a negative impact.

5. Impacts of the Water Taking

5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

5.3 The Permit Holder shall take all measures necessary to prevent damage to buildings or structures that may be impacted by this water taking.

5.4 The diversion of the Carp River through the temporary bypass shall be regulated such that there is no scouring, erosion or physical alteration of stream channels or banks and that there is no flooding in the receiving area or water body, downstream water bodies, ditches or properties caused or worsened by this discharge.

5.5 Any discharge water associated with the construction of services at the Carp River crossing shall be directed to a temporary sediment control pond with multiple fine sand filtration check dams to aid in removal of fine sediment before pumping the clarified discharge water to the temporary stormwater management facility.

- 5.6 The Permit Holder shall ensure all water pumped from the service excavation(s) is directed to a temporary sediment control pond and impounded there until the construction of a temporary stormwater management facility is completed. Discharge from the sediment control pond and the temporary stormwater management facility will be directed through an approved stormwater outlet before entering the Carp River. Where possible, discharge may also be directed to a well vegetated area, as far as possible from any surface water course, to promote infiltration prior to re-entering the watercourse.
- 5.7 The Permit Holder shall monitor the turbidity levels in the Carp River, both upstream and downstream of the work site, at least twice per day and shall make visual observations of the water clarity in the watercourse. If the discharge water reaching the Carp River appears turbid, dewatering operations shall cease immediately, and sediment control measures shall be modified to enhance settling and filtration of suspended sediment.
- 5.8 The Permit Holder shall not discharge turbid water to any watercourse. Turbid water shall be defined as any discharge water or diverted water with a maximum increase of 5 NTUs above the receiving streams background levels.
- 6. Director May Amend Permit**
The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, as amended, provides that the Notice requiring the hearing shall state:

1. The portions of the Permit or each term or condition in the Permit in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
M5G 1E5
Fax: (416) 314-4506
Email: ERTTribunalsecretary@ontario.ca

AND

The Director, Section 34
Ministry of the Environment
1259 Gardiners Rd, PO Box 22032
Kingston, ON
K7P 3J6

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

This Permit cancels and replaces Permit Number 4187-8YQRJ5, issued on 2012/10/15.

Dated at Kingston this 11th day of March, 2013.



Gillian Dagg-Foster
Director, Section 34
Ontario Water Resources Act, R.S.O. 1990

Schedule A

This Schedule "A" forms part of Permit To Take Water 3782-94WJJS, dated March 11, 2013.

Instructions

Please **print** if completing by hand. **Letter** sized paper is preferred when printing. In order to process your search request, please complete this form in full and submit it to the Water Well Records Management. When the search is completed you will be provided with the results. If you have any questions, please call the Water Well Help Desk at 1 888 396-9355 (Toll Free) or visit www.ene.gov.on.ca.

Please fax, mail or email this form to: Ministry of the Environment
Environmental Monitoring and Reporting Branch
Water Well Records Management
125 Resources Rd.
Toronto ON M9P 3V6
Fax 416 235-5960 Email: helpdesk@waterwellontario.ca

NOTE: The Ministry cannot and does not represent or guarantee that the Well Record information is current, accurate or complete. The Ministry assumes no responsibility for errors or omissions in the Well Record information and is not liable in any way for damages of any kind arising out of or related to the Well Record information or for delay or failure to provide the Well Record information. Any reliance upon the Well Record information provided is solely at the risk of the requester. Well Record information provided is subject to the *Freedom of Information and Protection of Privacy Act, (FIPPA)*, Ontario, R.S.O. 1990, c. F.31.

Section A – Contact Information

First Name Sean		Last Name Moggridge		Request Date (yyyy/mm/dd) 2013/09/24	
Company Paterson Group Inc.				Your File/Project No. PE3123	
Street Number 154		Street Name COLONNADE ROAD SOUTH		Apt No. /RR No.	
City, Town or Village Ottawa			Province ON		Postal Code K 2 E 7 J 5
Phone Number (including area code) (613) 226-7381		Fax Number (including area code) (613) 226-6344		Email Address SMoggridge@PatersonGroup.ca	
Please indicate how you would like to receive your Water Well Record data: <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email (pdf file) <input type="checkbox"/> Fax				Well Contractor Licence No.	
Record Required for <input type="checkbox"/> Water Shortage <input type="checkbox"/> Well Problem <input type="checkbox"/> Real Estate Transaction <input checked="" type="checkbox"/> Other					

Section B – Well Location Information

Please provide as much accurate information as possible to expedite fulfilling your request and locating a match. Please contact your local municipality and/or regional Land Registry Office for the original Name of Township, Concession Number, Township Lot Number and a list of previous owners of the property in question. “*” *essential information*

County/Municipality/District * Ottawa		Concession Number * 1			
Township (Original Township) * March		Township Lot Number(s) * 3			
Name of Original Owner/Previous Owners (at the time of well construction) and/or Name			Name of Construction Co. (if any) * Name		
Name of Original Well Contractor		Approximate Year Well was Constructed/Abandoned		MOE Water Well Record No./Audit No.	
Type of Well <input checked="" type="checkbox"/> Drilled <input checked="" type="checkbox"/> Bored <input type="checkbox"/> Dug <input type="checkbox"/> Other <input type="checkbox"/> Unknown					
Property Address 370 Huntmar Drive (Please complete a search of all wells within 250 m of coords 426828mE, 5016812mN)					
Sub-Lot/ Plan Number/ Parcel Number/ Roll Number South Corner of 370 Huntmar		Longitude (Degrees, Minutes, Seconds) 45,18,02		Latitude (Degrees, Minutes, Seconds) 75,55,59	

City of Ottawa – ISCS Department

INFORMAL REQUEST FOR INFORMATION PROCESS

INFORMATION SHEET

What is the informal Request for Information process?

The City of Ottawa provides an informal process through which parties conducting research on existing or former uses of a site, often for a Phase I Environmental Site Assessment or in conjunction with an application for a development approval, can request and obtain information from the City of Ottawa regarding properties located within its boundaries. As of January 1st, 2001, this process also incorporates information from the Historical Land Use Inventory (“HLUI”), which was compiled by the former Region of Ottawa-Carleton. This database was recently updated current to 2005 data.

This informal process provides applicants with a streamlined way in which to obtain useful information from the City of Ottawa. It is called an **informal process** because it allows applicants to request information outside of the legislated process found in the *Municipal Freedom of Information and Protection of Privacy Act* (“MFIPPA”).

What does the City of Ottawa do when it receives an informal Request for Information?

Once the City of Ottawa receives a request for information along with the appropriate consent and signed disclaimer, the search process is triggered. Staff members from the Planning and Growth Management Branch of the Infrastructure Services and Community Sustainability Department review the Request for Information and the consent to ensure that they are complete and, if necessary, clarify any details with the requester. The request is then circulated to the following Departments within the City of Ottawa:

- City Operations: Environmental & Health Protection Division (Public Health);
- Infrastructure Services and Community Sustainability: Sewer Use Program;
- Infrastructure Services and Community Sustainability: Environmental Programs (Waste Diversion);
- City Manager’s Office: Real Estate Services Division;
- City Manager’s Office: Legal Services Division.

Staff members of the Planning and Growth Management Branch also conduct a search of the HLUI database.

The nature of the information that the Departments may have on a particular property will vary, depending on their scope of activities and mandate. Document retention periods and recording methods will also determine which information may be available regarding a particular property. As a result, the amount of information available on a property will vary on a case-by-case basis. Any information that is found regarding a particular property is then

pooled and reviewed by staff within the City of Ottawa's Planning and Growth Management Branch. The information is then provided to the requester, together with any necessary explanations.

What are the advantages of using the informal Request for Information process?

This process was put into place to assist applicants conducting research on a particular site in obtaining certain information. The streamlined circulation and search process has been designed to ensure that those departments that are most likely to have relevant information available regarding properties are canvassed. The staff members involved in this process are all familiar with environmental assessments and land use planning. At present, there are no fees associated with this process.

While the time required to process requests will vary depending on each property, the City of Ottawa attempts to provide a response within a 30 day time period.

Who can submit an informal Request for Information?

This process is available to individual and corporate landowners alike. Consultants and other third parties may also make requests on behalf of any landowner with the landowner's written consent.

What about MFIPPA?

This informal process is designated to operate as a limited alternative to the access to information process found in MFIPPA.

MFIPPA is a provincial statute affecting all municipalities and local boards in Ontario. It regulates public access to information contained in municipal records and sets out rules regarding protection of individual privacy. MFIPPA provides a formalized process for access to information by the public, whereby individuals may request, in writing, access to information under the custody and control of the City of Ottawa. MFIPPA also prescribes an application fee as well as processing fees for each request. Deposits are required for requests involving a substantial amount of municipal records.

Although all individuals and corporations are free to make formal requests for information under MFIPPA, the City's informal Request for Information process provides requesters with an alternative route for obtaining certain information that is in the custody and control of the City of Ottawa.

What impact does MFIPPA have on the City's informal Request for Information process?

The City of Ottawa must follow the rules in MFIPPA with respect to disclosure of information, regardless of whether the request for the information has been made formally under MFIPPA or informally under the City's informal Request for Information process. As

a result, the City of Ottawa may be unable to release certain information that is in its custody and control with respect to some properties.

How is an informal Request for Information submitted?

Request for Information form: Requesters must fill out the attached 'Request for Information' form and submit it to the City of Ottawa's Planning and Growth Management Branch. The location of the subject property must be clearly indicated on the form.

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.

Description of the Property: In order to assist the City of Ottawa in its search for information, please provide as much information as possible about the property, including:

- Both the municipal address and the legal description of the property;
- A site plan or key plan of the property, its location and particular features;
- A clear description of what information you are interested in receiving; and,
- Any significant dates or time frames you would like researched.

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 and Growth Management Branch. 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.

Where can I get more information about this process?

You may contact Mark Young with the Planning Division at (613) 580-2424 ext. 14743 or HLUI@ottawa.ca to obtain further information regarding the City of Ottawa's informal Request for Information process.

Questions, comments and suggestions are always welcome.



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 Inc. ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided 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.
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information 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.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Copyright is reserved to the City.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requester indicates an acknowledgement, acceptance and limits of this disclaimer.
8. All information collected under this request and all records provided in response to this request are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended.

Signed: _____

Per: Sean Moggridge, B.Eng.
(Please print name)
Title: Environmental Consultant
Company: Paterson Group Inc.

Dated: October 1, 2013



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3123

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Sean Moggridge
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- 3 Concession: 1
Street: 370 Huntmar Dr. City/Town: Ottawa (March Township), Ontario
Postal Code: _____
- e) Legal Plan Attached: Yes () No ()
- f) Site Owner: Minto Communities Inc.
- g) Adjacent Property Owners: _____
- h) Date of Ownership: Unknown
Previous Owner(s): Unknown
- i) Type of Site: () vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: *Environmental Records (violations, sewer use*
infractions, spills or leaks, waste disposal sites...) *and HLUI database for historical land*
use in the area of the site.

2. CONFIDENTIALITY

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

*Will not be processed as a request for information pursuant to MFIPPA.

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

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

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

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

**Archaeological
Services**

Profile

Mr. Sean Moggridge is an Environmental Engineering Graduate with Paterson Group Inc. in Ottawa, Ontario. Mr. Moggridge has worked in the field of environmental consulting since 2011, and has been involved in Phase I Environmental Site Assessments (ESAs) in Ontario and Quebec since that time. These investigations have been completed to the Canadian Standards Association (“CSA”) standard Z768-01 for Phase I Environmental Site Assessment. Mr. Moggridge has experience in the identification of potential on- and off-Site sources of contamination including service stations, dry cleaners, industrial processes, and underground storage tanks (“USTs”). Mr. Moggridge’s experience, as it pertains to Phase I ESAs consists of historical review and interpretation, coordination, site reconnaissance and report writing. Mr. Moggridge has conducted Phase I ESAs on a variety of properties including: agricultural, residential, commercial, institutional and industrial land uses. The written Phase I ESA reports have allowed clients to make property transactions and decisions based on the conclusion of the likelihood of soil and/or groundwater contamination and the need for further investigation.

Additionally, Mr. Moggridge has experience in conducting: Phase II Environmental Site Assessments, Environmental Remediation Programs, Underground Storage Tank Decommissioning Programs, Environmental Monitoring and Hazardous Substance Surveys.

Education

Dalhousie University, B.Eng., 2010
Environmental Engineering