Geotechnical Engineering

Environmental Engineering

Hydrogeology

Geological Engineering

Materials Testing

Building Science

Archaeological Services

patersongroup

Phase I Environmental Site Assessment

Vacant Property
603 Cummings Avenue
Ottawa, Ontario

Prepared For

681 Montreal Inc.

September 13, 2017

Report: PE4084-1

Paterson Group Inc.

Consulting Engineers
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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by 681 Montreal Inc. to conduct a Phase I Environmental Site Assessment (ESA) of 603 Cummings Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (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.

The subject site was first developed in the late 1950's (approximately 1957) with a residential dwelling. Sometime in the 1980's the building was used by an animal hospital until the 2000's. The building was demolished in 2009 and the property remains vacant.

Potentially contaminating activities were noted in the historical searches and site visits conducted as part of this Phase I-ESA. Two of these are considered to have created areas of potential environmental concern; the retail fuel outlet and the automotive service garage both located on the adjacent property to the north.

Following the historical research, a site visit was conducted to assess the subject site and Phase I ESA study area. The site visit did not identify any additional PCAs or APECs.

Conclusion

Based on the results of this Phase I – ESA **a Phase II Environmental Site Assessment is required for the property.**

1.0 INTRODUCTION

At the request of 681 Montreal Inc., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 603 Cummings Avenue, 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. Anatolij Kaniouchine of 681 Montreal Inc. 681 Montreal Inc's offices are located at 681A Montreal Road, Ottawa, Ontario.

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:	603 Cummings Avenue, Ottawa, Ontario.
Legal Description:	Part of Lot 25, Concession 1 Ottawa Front (geographic Township of Gloucester)
Property Identification Number:	04269-0140
Location:	The subject site is located on the east side of Cummings Avenue, 55 m south of Montreal Road.
Latitude and Longitude:	45° 26' 33" N, 75° 38' 24" W;

Site Description:

Configuration:	Rectangular.
Site Area:	696 m^2.
Zoning:	AM10, arterial mainstreet.
Current Use:	The subject site is currently vacant, and used for vehicle parking.
Services:	The subject site is located in an area serviced with municipal water and sewer.

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

According to the city directories and aerial photos, the first developed use of the subject site was for residential purposes circa 1958. The property appeared to be vacant in the 1957 fire insurance plan; when in 1958, a dwelling could be seen on the property.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject site. No structures were shown on the property. A dwelling was shown immediately to the north. Dwellings were also present to the east and to the west, across Cummings Avenue.

Retail fuel outlets were present in the study area approximately 80 m to the northeast and 185 m to the west, both along Montreal Road. A machine shop was present 165 m to the northwest and a cleaners was present to the north approximately 220 m away. These are considered to be potentially contaminating activities however they are not considered to be areas of potential environmental concern to the subject property based on their separation distances and locations cross- and downgradient with respect to anticipated groundwater flow direction.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from the 1950's (prior to initial development of the area of the subject site) to 2011 as part of the Phase I ESA.

Based on the directories, the subject site was first listed in 1959 under Elizabeth Thomson. The property has been transferred between individuals until 1990, when it was listed under the Brittany Animal Hospital.

In 2000, the property was listed again as the Brittany Animal Hospital and the Elegant Pet Grooming Salon. No listing was available in 2011.

No concerns were identified along the secondary streets in the study area (e.g. Cummings Avenue, Borthwick Avenue, Thomson Avenue). Several potentially contaminating concerns were identified along Montreal Road. A retail fuel outlet has been located adjacent to the north of the subject site since 1960, at 654 Montreal Road. This property is considered to be a potentially contaminating activity (PCA) resulting in an area of potential environmental concern (APEC) on the subject site. Other properties along Montreal Road have included: automotive garages (East Motors, 80 m north and Mark Motors, 140 m northwest), a retail fuel outlet (81 m northeast), and drycleaners (225 m west). Based on the significant separation distances, and their locations cross, or down gradient with respect to the anticipated groundwater flow direction, the abovenoted potentially contaminating activities are not considered to pose a concern to the subject property.

Chain of Title

Paterson requisitioned a title search for the subject property from Read Abstracts Ltd. of Ottawa, Ontario. The first registered deed transfer was from Helen Thomson to Robert Thomson in 1867. The property remained in the Thomson family until 1963 when it was acquired by Dorothy Wilson. The property continued to change ownership between private individuals until 1988, when it was purchased by Vina Control Management Ltd., after which is was transferred again between individuals. In October 2009, the property was acquired by 603 Cummings Ave. Inc., the current property owner.

Current Plan of Survey

A current survey plan was reviewed as a part of this assessment. The survey plan was prepared by Annis, O'Sullivan, Vollebekk Ltd, and dated May 2017.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 4, 2017. The subject site was 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. One PCB waste storage site was identified approximately 150 m east of the subject site, at the Montfort Hospital. Given the significant separation distance from the subject site, and the storage site's location cross-gradient with respect to anticipated groundwater flow direction, it is not considered to be an environmental concern to the subject property.

Ontario Ministry of Environment (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. No such records were identified in the search.

MOECC 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.

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. No incident reports were identified in the search.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. One record was returned by the MOECC. In 1989, a letter was send to the Brittany Animal Hospital at 603 Cummings Avenue indicating a waste generator number for "spent developer", "spent fixer", and "Animal carcasses, biologicals, vaccines, anatomical waste". Spent developer and fixed are generally associated with developing photographs, such as x-ray images. The waste management records are not considered to pose a significant concern to the subject property.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. No such records were identified in the search.

MOECC Brownfields Environmental Site Registry

A search of the MOECC 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 site or adjacent properties.

MOECC 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. No waste disposal sites were identified within the study area.

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 (MNR) on August 4, 2017. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 4, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. A response had not been received at the time of preparing this report.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former landfills were identified.

City of Ottawa Historical Land Use Inventory

A requisition was sent to the City of Ottawa on August 18, 2017, to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property. A response from the City, dated August 28, 2017, indicated that there were no activities associated with the subject site, however three activities were identified within the surrounding area. This included an animal hospital to the north, a gasoline service station to the north, and an office for the Department of Northern Affairs and National Resources to the east. No new concerns were identified in the HLUI search.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. The subject site was not covered in the database of former industrial sites.

Previous Environmental Reports

A review of previous environmental reports did not identify any potentially contaminating activities other than those already noted.

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:

1955 The subject site appears to be vacant. Adjacent properties appear to be occupied by residential dwellings. Cummings Avenue is not yet constructed, however Montreal Road can be seen to the north.

1958 The subject site has been developed with a residential structure. Cummings Avenue has been constructed to the west. Adjacent properties to the west and south have been developed with residential apartment buildings. The property to the east appears to be vacant. Due to the resolution of the photograph, the use of the property to the north is unclear.

1964 No significant changes have been made to the subject site or adjacent properties.

1971 No significant changes have been made to the subject site or adjacent properties. A retail fuel outlet can be seen on the adjacent property to the north, with the pump islands located near the centre of that property and a building in the southeast corner.

1984 No significant changes have been made to the subject site or adjacent properties.

1993 No significant changes have been made to the subject site or adjacent properties.

2005 (City of Ottawa website) No significant changes have been made to the subject. An addition has been constructed on to the original building on the adjacent property to the north.

2014 (City of Ottawa website) The residential dwelling located on the subject site has been demolished and the property appears to be used for vehicle parking.

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 80 m ASL, and that the regional topography in the general area of the site slopes gradually downward to the south. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication 'The Physiography of Southern Ontario, Third Edition' was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as "clay plains interrupted by ridges of rock or sand". Mapping shows the subject site as situated on an area of clay plains.

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, the site is located in a transition area of limestone/shale of the Lindsay formation and limestone of the Bobcaygeon formation. Surface soils consist of till or alluvial sediment with thickness ranging from 3 to 10 m.

Water Well Records

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on August 4, 2017. The search returned 4 well records for old potable wells and 9 groundwater monitoring well records.

Based on the presence of municipal water services in the study area, it is considered unlikely that the potable wells are in use.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Koniouchine, a representative of the property owner, indicated that the property was purchased in 2009. The residential dwelling was demolished at that time. Mr. Koniouchine was not aware of any environmental concerns other that the neighbouring retail fuel outlet. He intends on constructing an 8 unit residential building on the property.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted August 9, 2017. Weather conditions were sunny, with a temperature of approximately 25° C. Mr. Adrian Menyhart from the Environmental Department of Paterson Group conducted the site visit. 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 assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

No buildings or structures are located on the subject property.

Underground Utilities

No underground utilities are located below the subject site.

Site Features

The subject property is a vacant paved lot, used for vehicular parking. The site slopes to the west, towards Cummings Avenue. No significant or unusual staining was observed on the property. The property is located at an elevation lower that the adjacent property to the north, but higher than the property to the south.

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 - Retail fuel outlet and automotive service garage;
- South - Residential apartment buildings;
- East - Harvey's restaurant followed by medical offices ;
- West - Cummings Avenue followed by residential apartment buildings;

No concerns were noted with the current use of the surrounding properties. Property use within the Phase I study area is shown on Drawing PE4084-2 - Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicate the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 - Land Use History – 603 Cummings Avenue

Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
Prior to 1957	Vacant	None	None
1957 – 1990	Residential dwelling	None	None
1990 – 2009	Animal Hospital	None	None
2009 – Present	Vacant	None	None

Potentially Contaminating Activities

Potentially contaminating activities identified within the study area include the automotive service garage and retail fuel outlet to the north, the automotive service garage (and former retail fuel outlet) at 651 Montreal Road, the former retail fuel outlets at 681 Montreal Road and 598 Montreal Road, the former machine shop at 611 Montreal Road and the former drycleaners at 549 Montreal Road.

Areas of Potential Environmental Concern

The automotive service garage and retail fuel outlet located on the adjacent property to the north are considered to have created areas of potential environmental concern (APECs) on the subject site. The remaining potentially contaminating activities are not considered to have created APECs on the subject site due to their separation distances from

Contaminants of Potential Concern

Contaminants of potential concern are considered to be petroleum hydrocarbons (PHCs) and benzene, toluene, ethylbenzene, and xylenes (BTEX). These contaminants were selected based on the use of the adjacent property as a retail fuel outlet and automotive service garage.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of till and alluvial sediment, with drift thickness between 3 and 10 m. Groundwater flow is expected to flow in a northerly direction towards the Ottawa River.

Contaminants of Potential Concern

Contaminants of potential concern include PHCs and BTEX.

Existing Buildings and Structures

No buildings or structures are currently located on the subject property.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is the Ottawa River, located approximately 270 m to the north of the site.

Areas of Natural Significance

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

Drinking Water Wells

Based on the results of the well record search and the presence of municipal services within the Phase I study area, no drinking water wells are considered to be present within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is primarily residential and commercial.

Potentially Contaminating Activities and Areas of Potential Environmental Concerns

Potentially contaminating activities were noted during a search of historical sources as well as during the Phase I-ESA site visit. These include various automotive service garages, retail fuel outlets and a drycleaners.

Many of these potentially contaminating activities are located to the east, west and north of the subject site, placing them cross gradient and downgradient from the subject site with respect to groundwater flow direction. As a result, many of these potentially contaminating activities are not considered to be areas of potential environmental concern with two exceptions.

The retail fuel outlet and the automotive service garage located on the adjacent property to the north are both considered to have created areas of potential environmental concern on the subject site, based on their proximity to the 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 is a potentially contaminating activities that represents a areas of potential environmental concern on the subject site. The presence of potentially contaminating activities 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 CONCLUSIONS

Assessment

Paterson Group was retained by 681 Montreal Inc. to conduct a Phase I Environmental Site Assessment (ESA) of 603 Cummings Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (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.

The subject site was first developed in the late 1950's (approximately 1957) with a residential dwelling. Sometime in the 1980's the building was used by an animal hospital until the 2000's. The building was demolished in 2009 and the property remains vacant.

Potentially contaminating activities were noted in the historical searches and site visits conducted as part of this Phase I-ESA. Two of these are considered to have created areas of potential environmental concern; the retail fuel outlet and the automotive service garage both located on the adjacent property to the north.

Following the historical research, a site visit was conducted to assess the subject site and Phase I ESA study area. The site visit did not identify any additional PCAs or APECs.

Conclusion

Based on the results of this Phase I – ESA **a Phase II Environmental Site Assessment is required for the 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 681 Montreal Inc. Permission and notification from 681 Montreal Inc. and Paterson will be required to release this report to any other party.

Paterson Group Inc.

Adrian Menyhart, P.Eng.

Mark S. D'Arcy, P.Eng.

Report Distribution:

- 681 Montreal Inc. (6 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
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.
MNR 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 geoOttawa website.

Local Information Sources
Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd.
Personal Interviews.

Public Information Sources
Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4084-1 – SITE PLAN

DRAWING PE4084-2 – SURROUNDING LAND USE PLAN

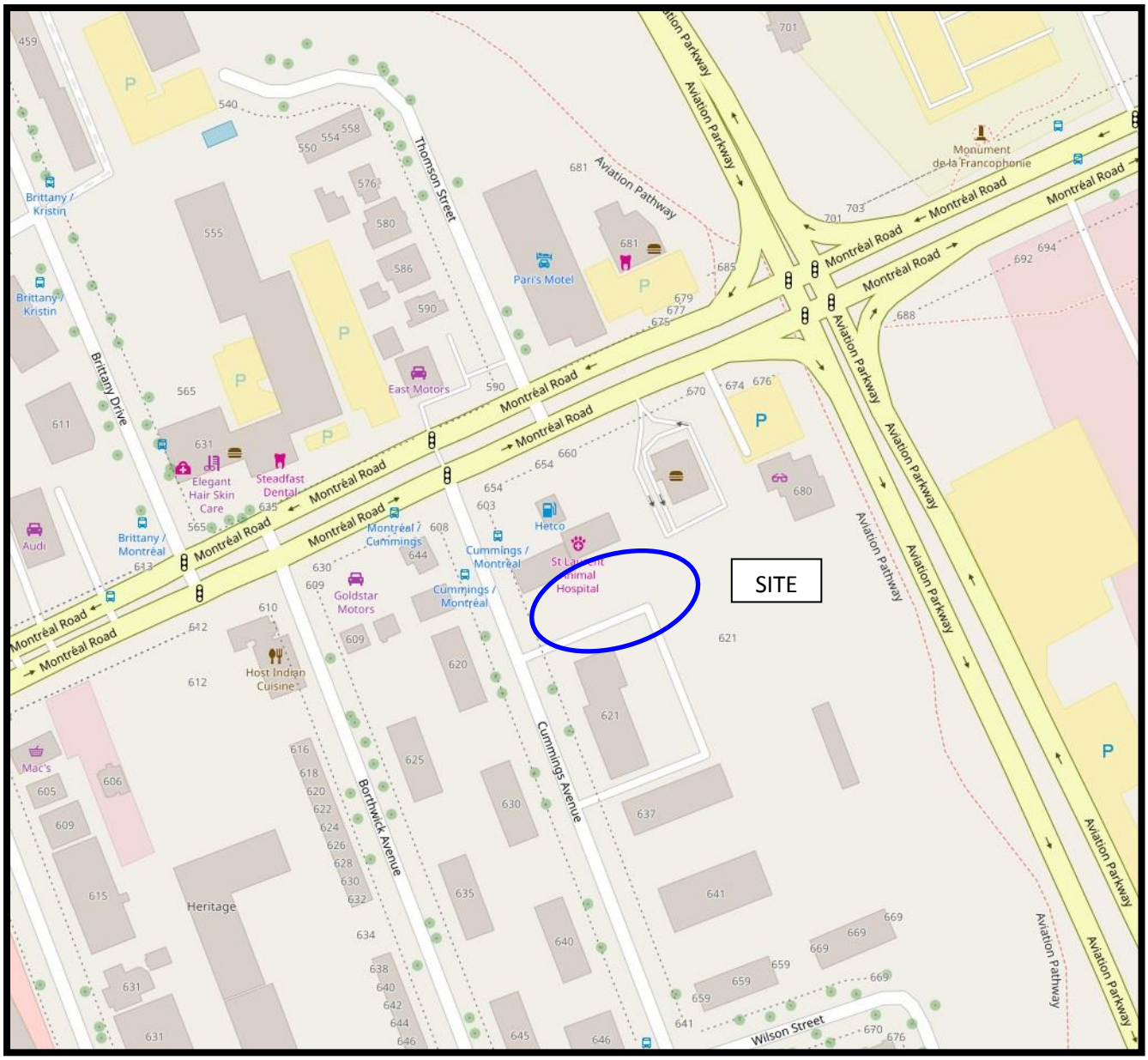

FIGURE 1

KEY PLAN

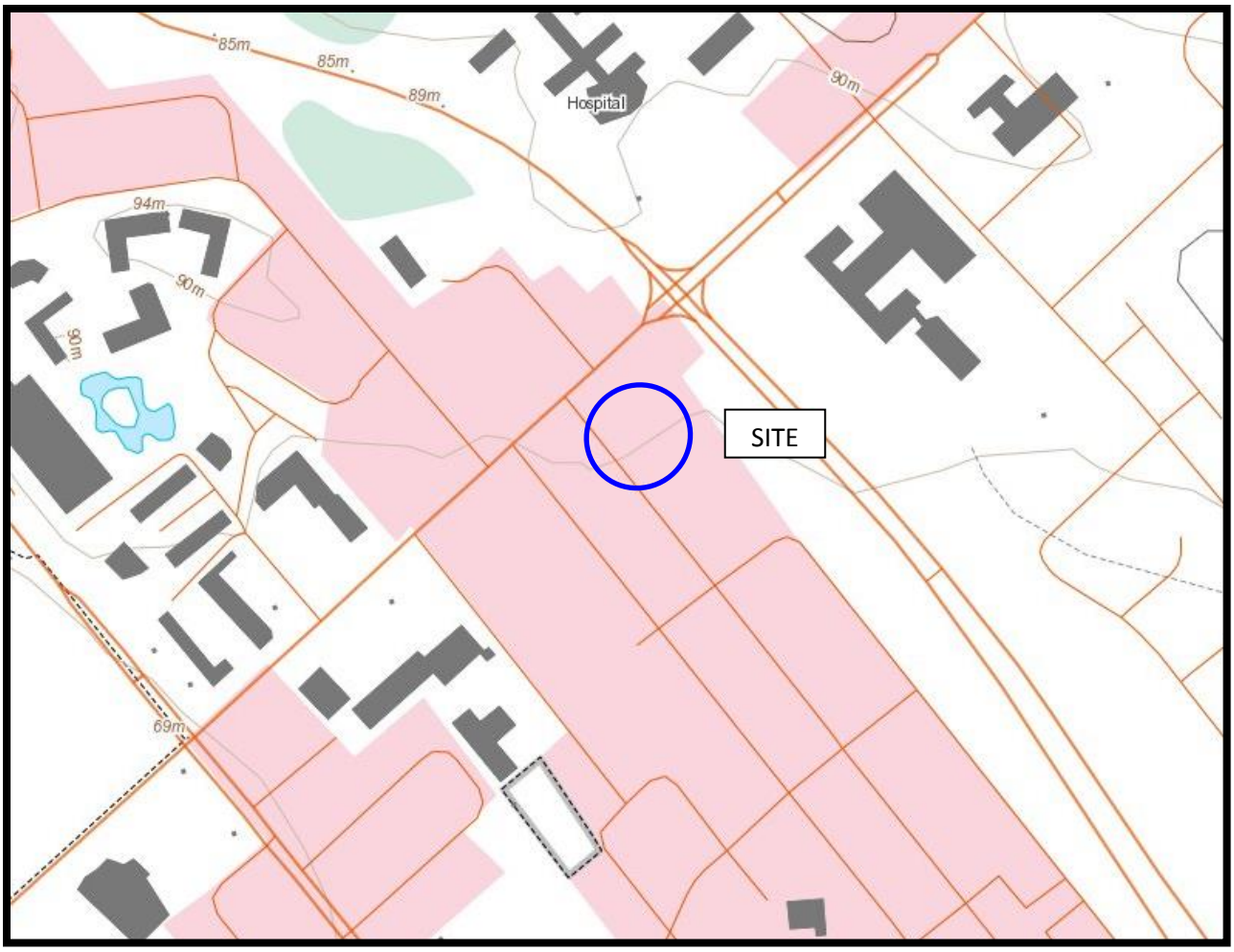

FIGURE 2

TOPOGRAPHIC MAP

#644 MONTREAL ROAD
BRITANNY SPA

#608 CUMMINGS AVENUE
RESIDENTIAL APARTMENT
BUILDING

#620 CUMMINGS AVENUE
RESIDENTIAL APARTMENT
BUILDING

CUMMINGS AVENUE

RETAIL FUEL
OUTLET

#654 MONTREAL ROAD
ST. LAURENT ANIMAL HOSPITAL

HAIR SALON

M&D FOODMART

SK AUTO REPAIR

#660 MONTREAL ROAD
HARVEY'S (RESTAURANT)

1, 2

#603 CUMMINGS AVENUE
ASPHALTIC CONCRETE PARKING LOT

#621 CUMMINGS AVENUE
RESIDENTIAL APARTMENT BUILDING

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

1. 654 MONTREAL ROAD - AUTOMOTIVE SERVICE GARAGE
2. 654 MONTREAL ROAD - RETAIL FUEL OUTLET

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL
0			

681 MONTREAL INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
603 CUMMINGS AVENUE

OTTAWA, ONTARIO

Title: **SITE PLAN**

Scale: 1:300	Date: 08/2017
Drawn by: MPG	Report No.: PE4084-1
Checked by: AM	Dwg. No.: **PE4084-1**
Approved by: MSD	Revision No.: 0

p:\autocad drawings\environmental\pe40xx\pe4084\pe4084-1 site plan.dwg

POTENTIALLY CONTAMINATING ACTIVITIES RESULTING IN AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

1. 654 MONTREAL ROAD - AUTOMOTIVE SERVICE GARAGE
2. 654 MONTREAL ROAD - RETAIL FUEL OUTLET

POTENTIALLY CONTAMINATING ACTIVITIES:

1. 651 MONTREAL ROAD - AUTOMOTIVE SERVICE GARAGE (FORMER RETAIL FUEL OUTLET)
2. 681 MONTREAL ROAD - FORMER RETAIL FUEL OUTLET
3. 598 MONTREAL ROAD - FORMER RETAIL FUEL OUTLET
4. 611 MONTREAL ROAD - FORMER MACHINE SHOP
5. 549 MONTREAL ROAD - FORMER CLEANERS

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consulting engineers

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Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

681 MONTREAL INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
603 CUMMINGS AVENUE

OTTAWA, ONTARIO

Title:

SURROUNDING LAND USE PLAN

Scale: 1:3000	Date: 08/2017
Drawn by: MPG	Report No.: PE4084-1
Checked by: AM	Dwg. No.: PE4084-2
Approved by: MSD	Revision No.: 0

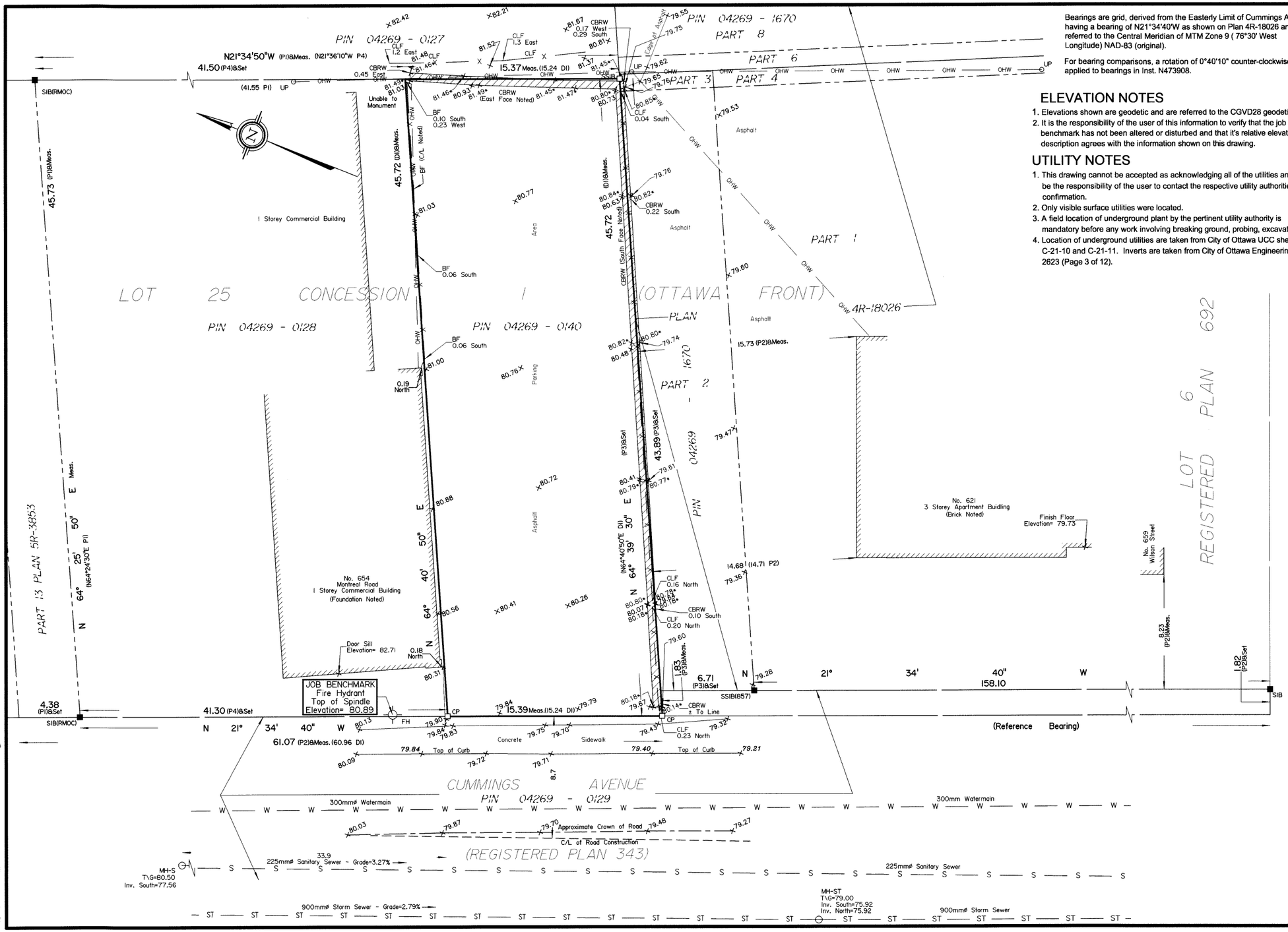
p:\autocad drawings\environmental\pe40xx\pe4084\pe4084-2 surrounding land.dwg

APPENDIX 1

SURVEY PLAN

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



Bearings are grid, derived from the Easterly Limit of Cummings Avenue having a bearing of N21°34'40"W as shown on Plan 4R-18026 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°40'10" counter-clockwise was applied to bearings in Inst. N473908.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Location of underground utilities are taken from City of Ottawa UCC sheets C-21-10 and C-21-11. Inverts are taken from City of Ottawa Engineering drawing 2623 (Page 3 of 12).

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

PART OF LOT 25
CONCESSION 1 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

Metric

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

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 10th day of May, 2017.

May 11/2017
Date

Andre Roy
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: May 11th, 2017

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to 681 Montreal Road Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2009961

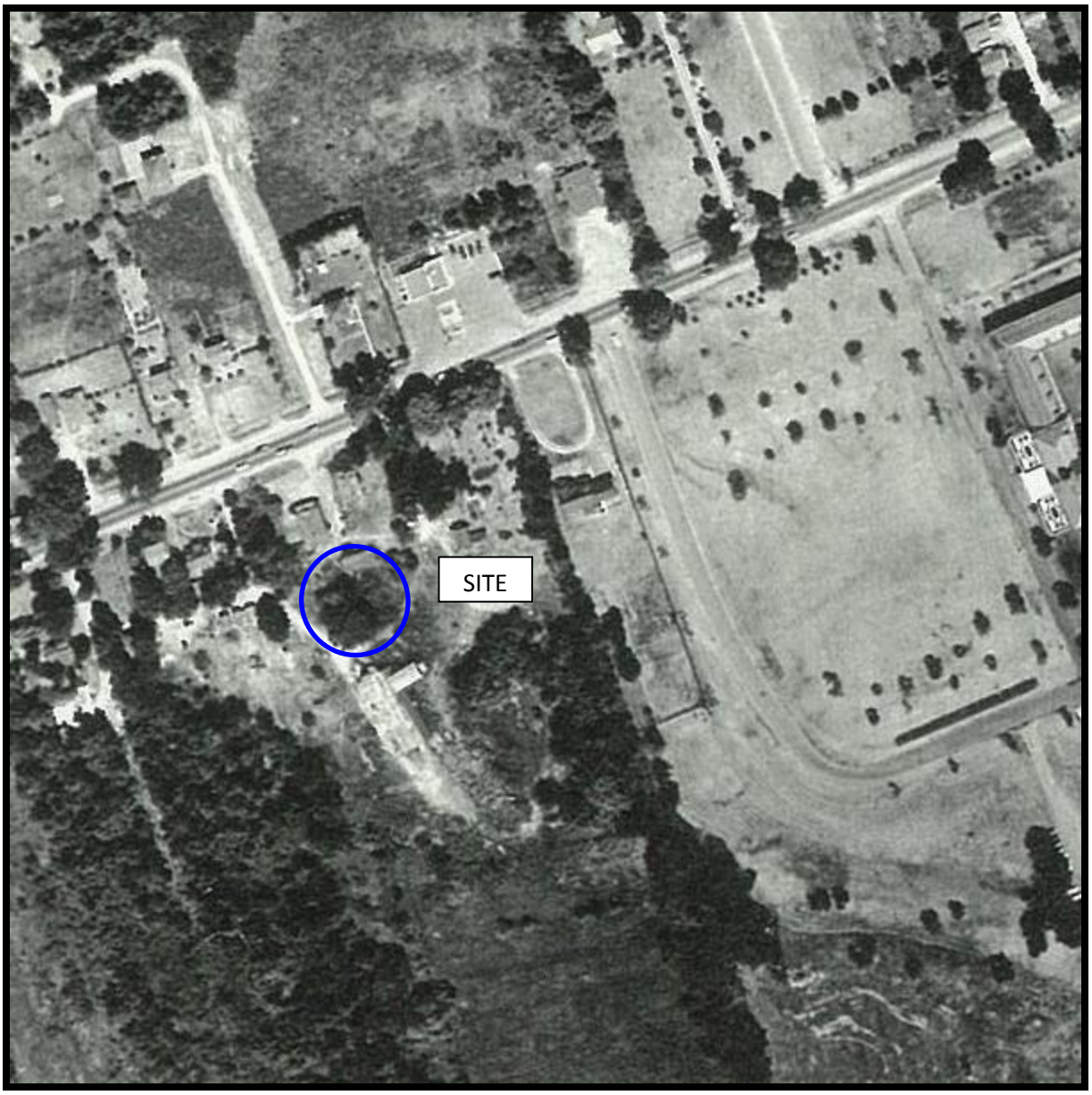
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Notes & Legend

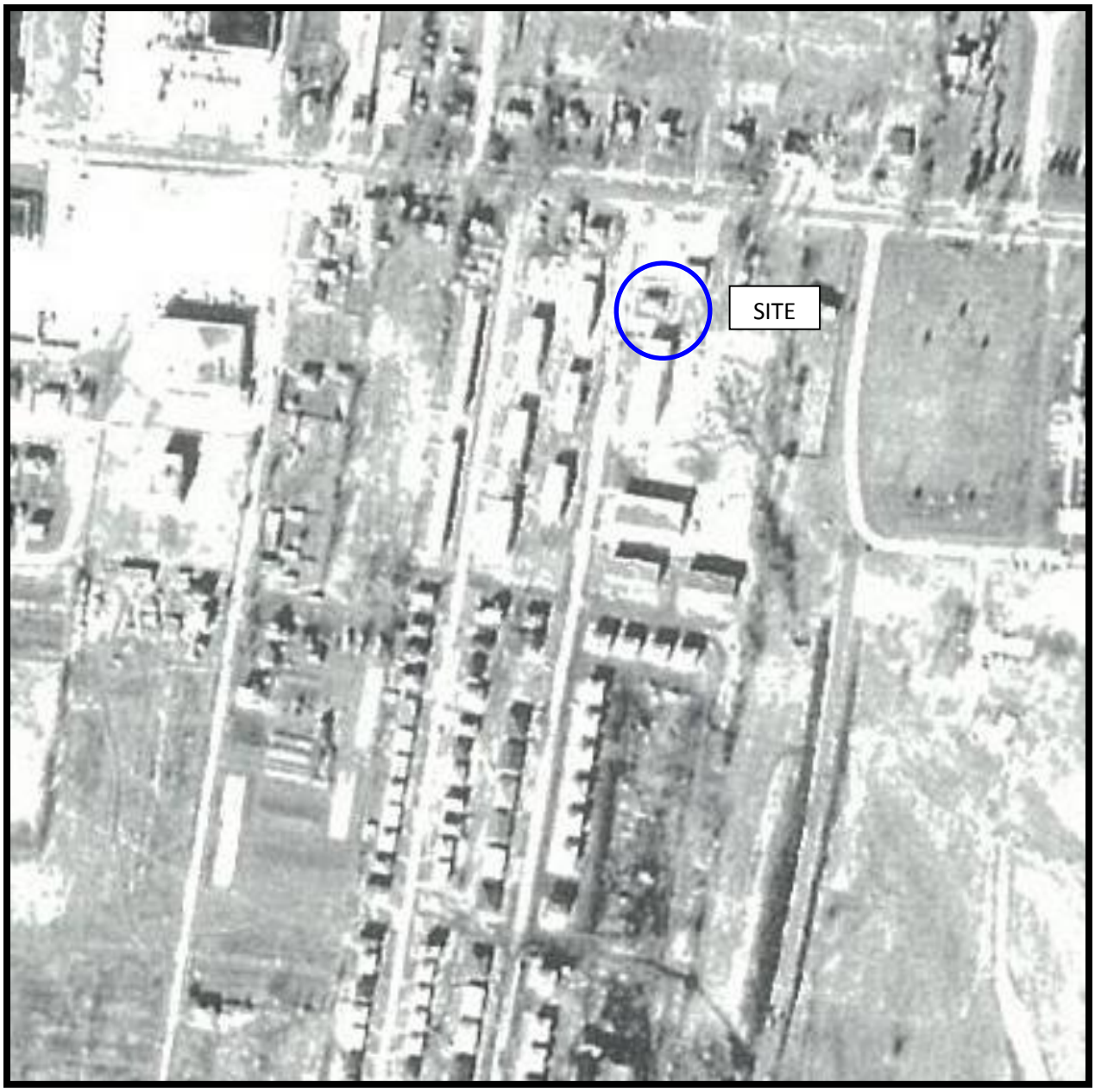
—□—	Denotes	Survey Monument Planted
—■—	=	Survey Monument Found
SIB	=	Standard Iron Bar
SSIB	=	Short Standard Iron Bar
IB	=	Iron Bar
CP	=	Concrete Pin
(WIT)	=	Witness
(AOG)	=	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	=	Measured
(P1)	=	Plan 5R-3853
(P2)	=	(AOG) Plan dated January 23, 1992
(P3)	=	Plan 4R-18026
(P4)	=	(1319) Plan dated September 29, 1994
(D1)	=	Inst. N473908
○ MH-ST	=	Maintenance Hole (Storm Sewer)
○ MH-S	=	Maintenance Hole (Sanitary)
—— ST ——	=	Underground Storm Sewer
—— S ——	=	Underground Sanitary Sewer
—— W ——	=	Underground Water
—— OHW ——	=	Overhead Wires
O UP	=	Utility Pole
FH	=	Fire Hydrant
T/G	=	Top of Grate
CBRW	=	Concrete Block Retaining Wall
CLF	=	Chain Link Fence
BF	=	Board Fence
+65.00	=	Location of Elevations
+65.00*	=	Location of Top of Retaining Wall Elevations
+65.00	=	Location of Top of Curb Elevations
C/L	=	Centreline
Inv.	=	Invert

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 19517-17 Montreal Rd. Inc.PtL125 CI OF GL D F | AE

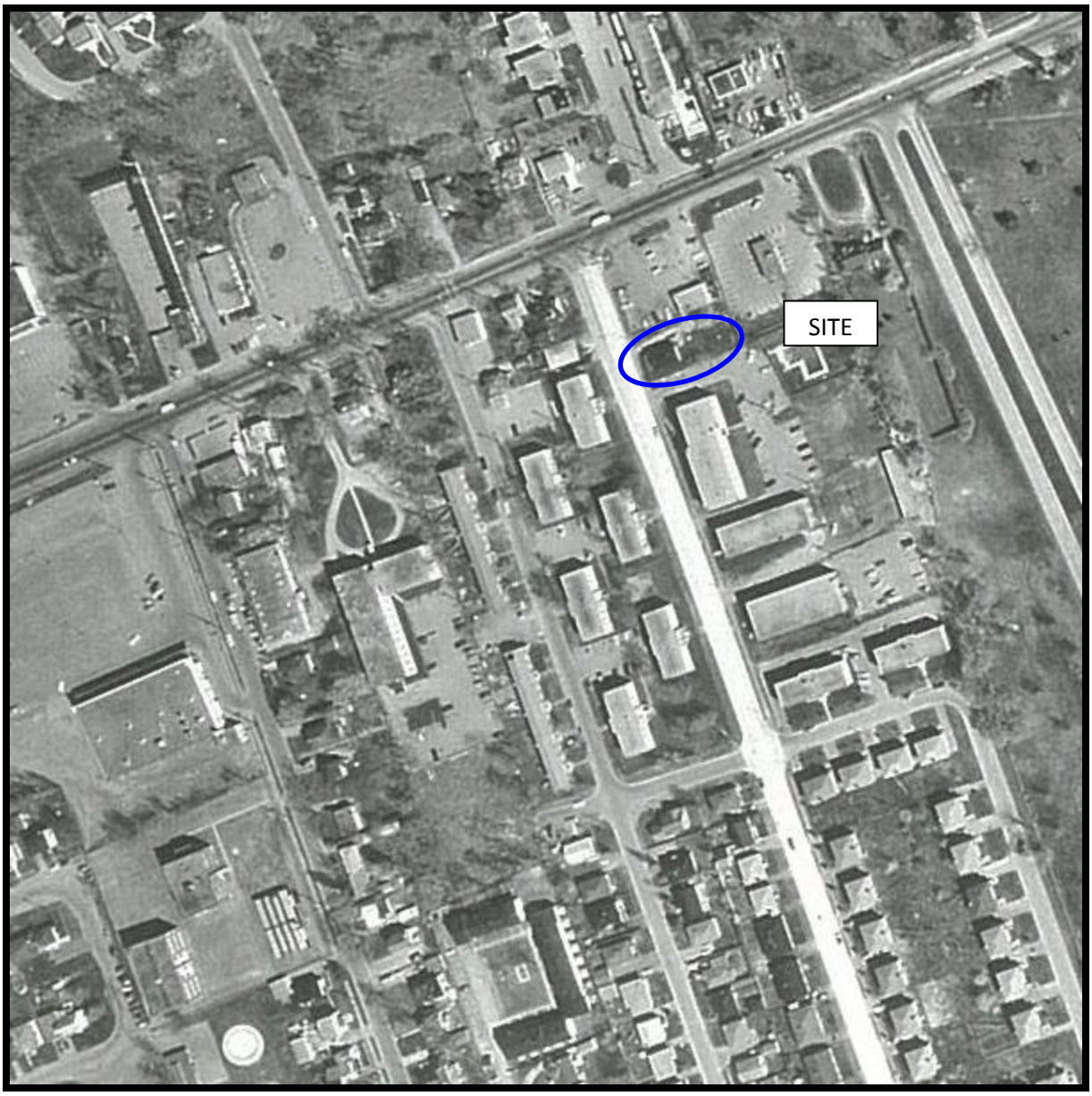


AERIAL PHOTOGRAPH
1955

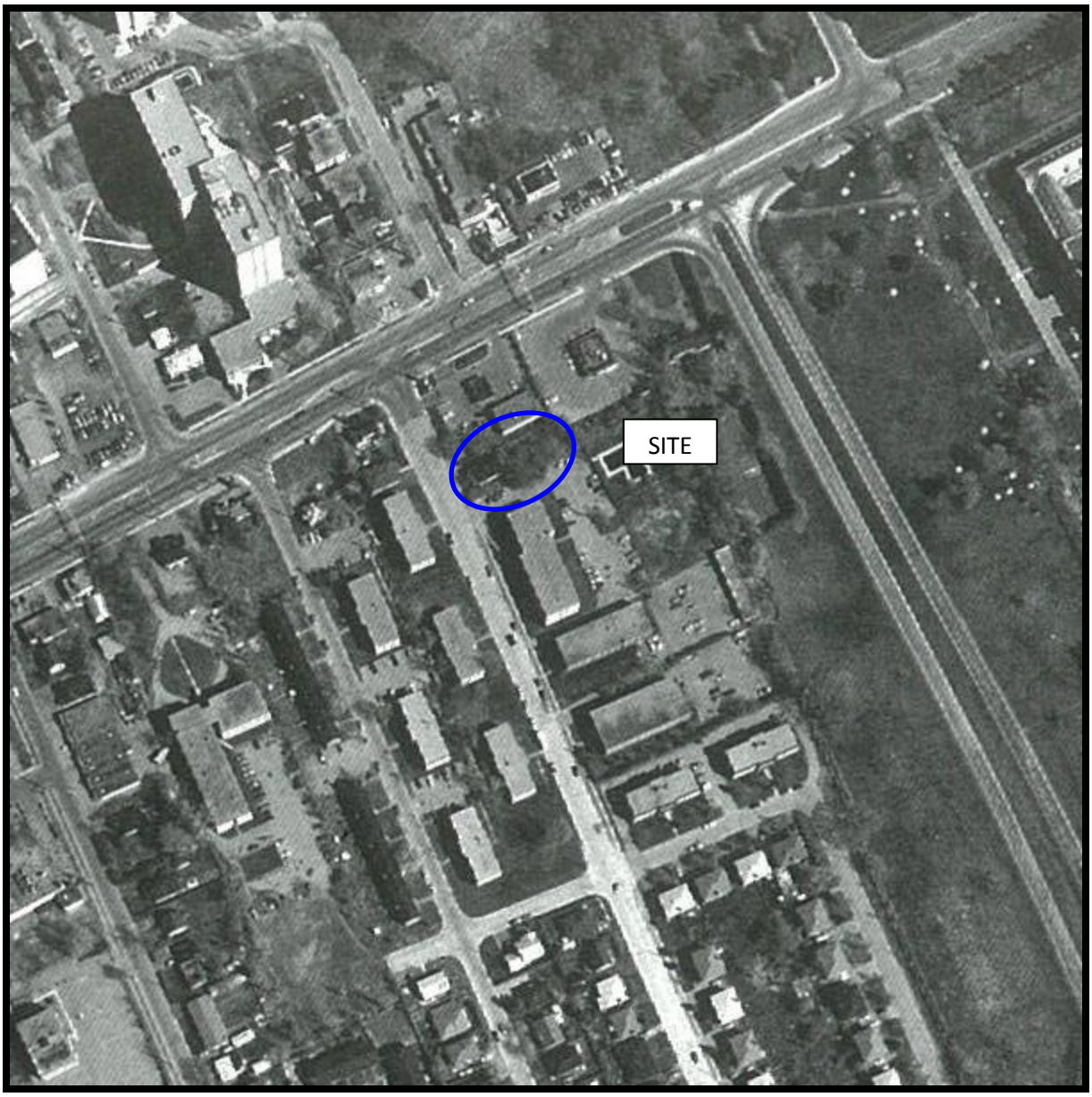


AERIAL PHOTOGRAPH
1958

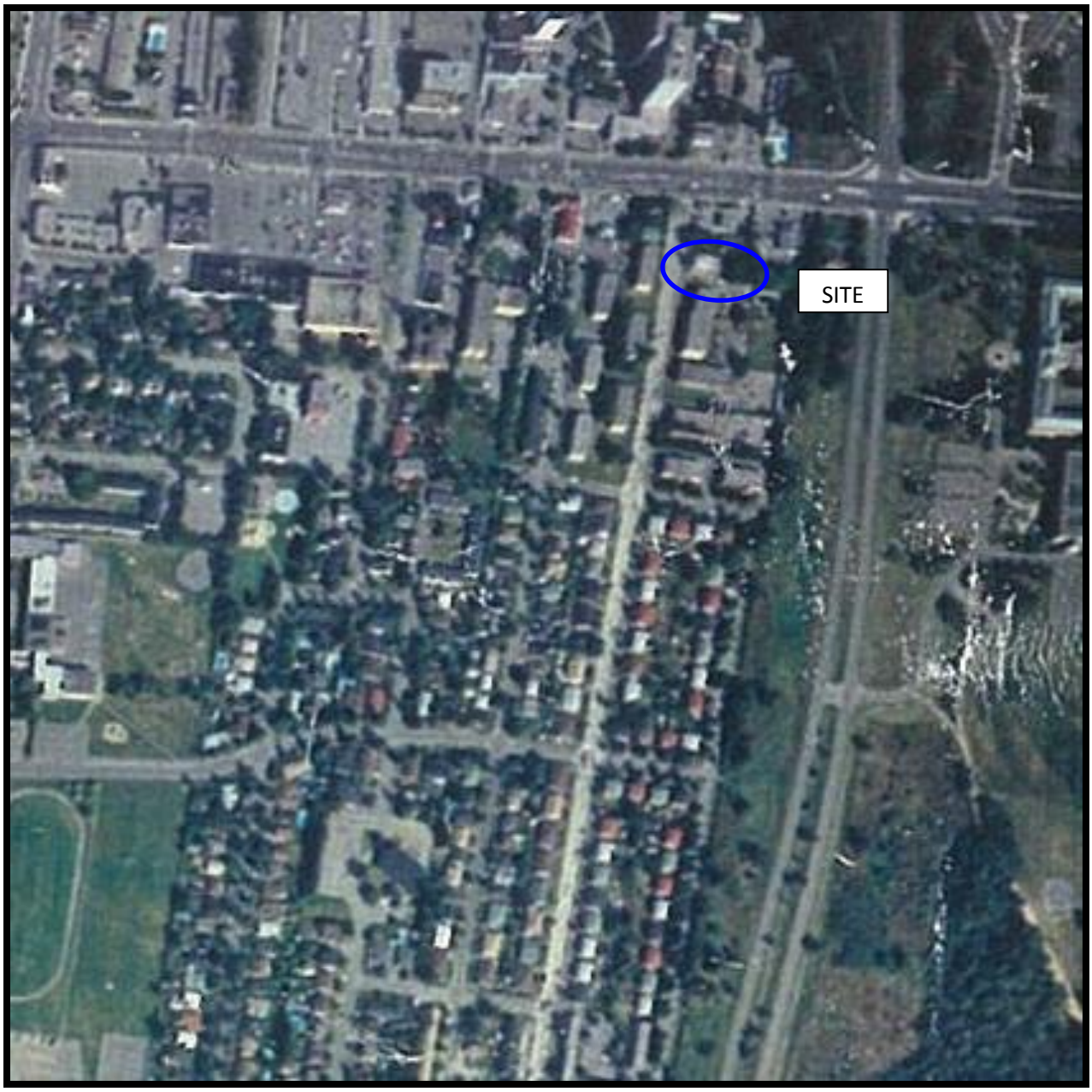
AERIAL PHOTOGRAPH
1964



AERIAL PHOTOGRAPH
1971



AERIAL PHOTOGRAPH
1984



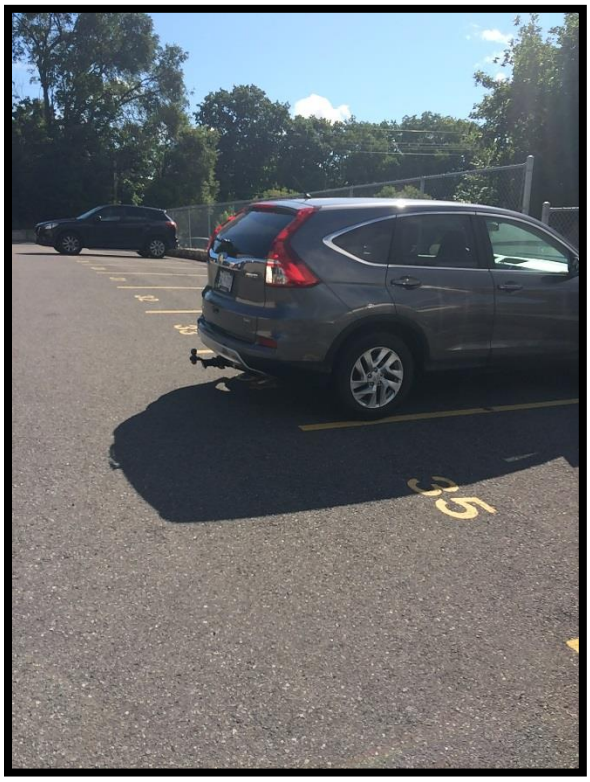
AERIAL PHOTOGRAPH
1993

AERIAL PHOTOGRAPH
2014

patersongroup

Site Photographs

Photograph 1: View of the subject site, looking east.



Photograph 2: View of the subject site, looking southeast.

Photograph 3: View of the subject site, looking west, towards Cummings Avenue.

Photograph 4: Photograph of the property adjacent to the north of the subject site, the pump island of the retail fuel outlet can be seen in the foreground. The automotive service garage can be seen in the background of the photo.

APPENDIX 2

MOECC FREEDOM OF INFORMATION RESPONSE LETTER

HLUI RESPONSE

WELL RECORDS

CHAIN OF TITLE

Ontario

Ministry of the Environment
Ministère de l'Environnement

135 St. Clair Avenue West
Suite 100
Toronto, Ontario
M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto (Ontario)
M4V 1P5

AUG 0 8 1989

Brittany Animal Hospital
603 Cummings Avenue
Ottawa, Ontario
K1K 2K5

Attn: Dr. R.L. Seccombe
Proprietor

Dear Dr. Seccombe:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(3) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) **dated July 17, 1989** for the following site:

603 Cummings Avenue
Ottawa, Ontario

The Generator Registration Number assigned to your company at this site is:

ON0732101

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

For **off-site** disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A" and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document. A copy of an example manifest form is attached for your information.

For **on-site** disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any **registerable solid wastes** shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class(es) that has (have) been selected appear(s) to be correct. If, due to new information or re-assessment of information submitted, you feel your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class(es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be contacting you for additional information or may be conducting site visits.

It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.

2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).

3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is <u>not</u> required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5208.

Yours truly,

Director
Regulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer: K. H. Jun

EAS/lvc

Enclosure

ADDITIONAL COMMENTS:

The number of wastes reported in Field 11 of Part 1 of your Generator Registration Report (GRR) does not correspond to the number of wastes included in Part 2 of the GRR (i.e., does not correspond to the number of copies of page 2 submitted in your GRR). Should there be additional wastes which require registration, other than those shown in Schedule "A" of this letter, re-registration would be required for these additional wastes.

Based on the information you have submitted in your Generator Registration Report and/or through telephone discussion, we have selected the waste classes (1) 264C for your spent developer; (2) 264T for your spent fixer; and (3) 312P for your animal carcasses, biologicals, vacines, anatomical waste.

It is your responsibility to evaluate these waste classes and re-register within fifteen (15) days if they are found to be inappropriate for your particular wastes.

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number **ON0732101**, dated ~~at~~ Toronto, AUG 0 8 1989

	Waste Stream	Waste Class
1.	Spent developer	264C
2.	Spent fixer	264T
3.	Animal carcasses, biologicals, vacines, anatomical waste	312P

Waste Management Branch Reviewer: _____
K. H. Jun

File Number: D06-03-17-0101

August 28, 2017

Adrian Menyhart
Paterson Group Inc.
154 Colonnade Road South
Ottawa, ON
K2E 7J5

Sent via email [amenyhart@patersongroup.ca]

Dear Mr. Menyhart,

Re: Information Request
603 Cummings Avenue, Ottawa, Ontario ("Subject Property")

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- No information was returned on the Subject Property from Departmental circulation.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

- There are 3 activities associated with properties located within 50m of the Subject Property: Activity Numbers 13663, 5780, and 4387.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at http://www.ebr.gov.on.ca/ERS-WEB-External/ contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using keys words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database 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.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact Seana Turkington at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

Seana Turkington
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/ ST

Attach: 4

cc: File no. D06-03-17-0101

Scale 1: n/a	603 Cummings Avenue Ottawa, ON File # D06-03-17-0101 Seana Turkington Ottawa	Overview ID# = Activity Identification Number = Subject Site

CITY OF OTTAWA

HLUI ID: __679FW2

AREA (Square Metres): 1892.125

Report: RPTC_OT_DEV0122

Run On: 22 Aug 2017 at: 16:00:55

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042690128	Y	Y

Activity ID: 13663 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 042690128

Name: THOMAS KRAL ST. LAURENT ANIMAL HOSPITAL

Address: 654 MONTREAL ROAD, OTTAWA

Facility Type: Services Incidental to Livestock and Animal Specialties

Comments 1:

Comments 2:

Generator Number: ON0732102

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
541940	0

Company Name	Year of Operation
THOMAS KRAL ST. LAURENT ANIMAL HOSPITAL	c. 2000

CITY OF OTTAWA

HLUI ID: __679FW2

AREA (Square Metres): 1892.125

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042690128	Y	Y

Activity ID: 5780 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 2049

Related PINS: 042690128

Name: GILLES PLOURDES SERVICE STATION

Address: 654 MONTREAL ROAD, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
811199	633
447110	633
447190	633

Company Name	Year of Operation
Gilles Plourdes	c. 1960
Convenience & Gas	c. 1980
O'Connor Shell Service	c. 1970

CITY OF OTTAWA

HLUI ID: __679F8O

AREA (Square Metres): 2935.402

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042690127	N	N

Activity ID: 4387 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 3106

Related PINS: 042690127

Name: DEPARTMENT OF NORTHERN AFFAIRS AND NATIONAL RESOURCES

Address: 680 MONTREAL ROAD, OTTAWA

Facility Type: General Administrative Services

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
911910	815

Company Name	Year of Operation
Department of Northern Affairs and National Resources	c. 1960

71 31G5g

15 No 1116

UTM 18 E 449725 E
9 R 5031950 N
Elev. 9 R 02510
Basin 25

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

RECEIVED
AUG 22 1949
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

[redacted] ...STER ... Con. ... Lot 25 ... Pt. Lot ...

... Acres ...

Date Completed ... cluding pump) ...

Pipe and Casing Record

Casing diameter(s) 5"
Length(s) of casing(s) 11'
Length of screen
Type of screen
Type of pump
Capacity of pump
Depth of pump setting

Pumping Test

Date JULY 15
Developed Capacity 300 G.P.H.
Duration of Test 30 MIN.
Pumping Rate 10 G.P.M.
Drawdown 80'
Static level of completed well 30'
Is well a gravel-wall type? No

Water Record

Kind (fresh or mineral) MINERAL
Quality (hard, soft, contains iron, sulphur etc.) SULPHUR
Appearance (clear, cloudy, coloured) ~~CLEAR~~ DIRTY
For what purpose(s) is the water to be used? HOUSEHOLD
How far is well from possible source of contamination?
What is source of contamination?
Enclose a copy of any mineral analysis that has been made of water

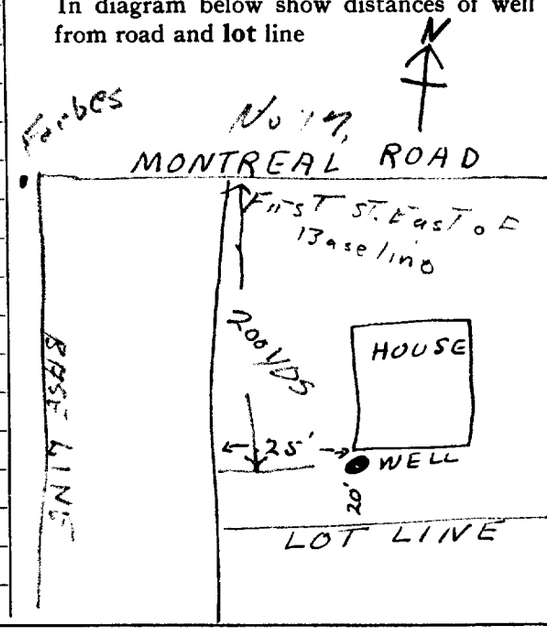
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
150		120

Well Log

Drift and Bedrock Record	From	To
SANDY LOAM	0 ft.	6 ft.
SHALE	6	150

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? UPLAND
Drilling Firm F. A. McLEAN & SON.
Address 185 JAMES ST. OTTAWA. ONTARIO
Recorded by J. LARKIN Address
Date JULY 15 1949. Licence Number

CSS.53

UTM 18 Z 4149 6410 E
9 R 5013 2110 N
Elev. 9 R 01216 10
Basin 215

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

15 No 8526

RECEIVED
OCT 31 1950
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

[redacted] Con. — Lot — Pt. Lot
Acres
(including pump)

Pipe and Casing Record

Casing diameter(s) 4
Length(s) of casing(s) 21'-6"
Length of screen —
Type of screen
Type of pump
Capacity of pump
Depth of pump setting

Pumping Test

Date AUG. 12/50
Developed Capacity 520 G.P.H.
Duration of Test 1 HOUR
Pumping Rate 450 G.P.H.
Drawdown 6 FEET
Static level of completed well 6
Is well a gravel-wall type? —

Water Record

Kind (fresh or mineral) FRESH
Quality (hard, soft, contains iron, sulphur etc.) HARD
Appearance (clear, cloudy, coloured) CLEAR
For what purpose(s) is the water to be used? DOMESTIC
How far is well from possible source of contamination?
What is source of contamination? SEPTIC TANK BARN YARD
Enclose a copy of any mineral analysis that has been made of water

Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
5		3
6		4

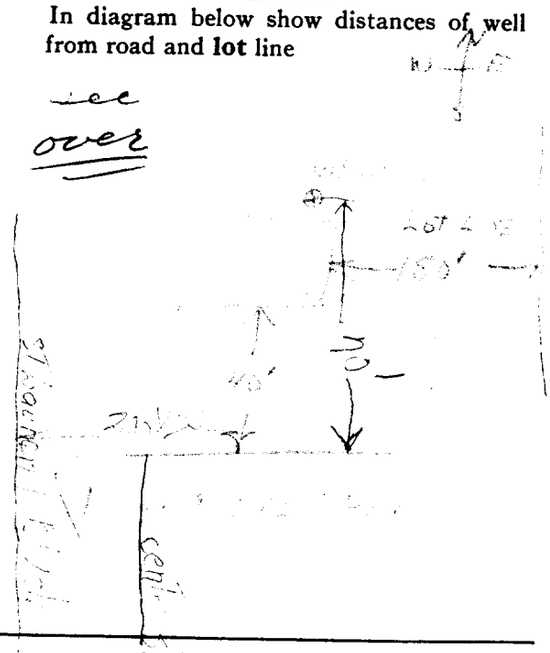
Well Log

Drift and Bedrock Record	From	To
SILT	0 ft.	5 ft.
GRAVEL	5	16
	16	22

Location of Well

In diagram below show distances of well from road and **lot** line

see over



Situation: Is well on upland, in valley, or on hillside?
Drilling Firm F. A. McLEAN & SON
Address 185 JAMES ST. OTTAWA. ONTARIO
Recorded by W. E. McLaughlin Address
Date Licence Number

MONTREAL RD

18 449780
9 5032040
9 0250
25

ONTARIO

15 No. 8527

RECEIVED
AUG - 8 1951
GEOLOGICAL DIVISION
DEPARTMENT OF MINES

Water Well Record

The Well Drillers Act
Department of Mines, Province of Ontario

County or Territorial District: Carleton Township, Village, Town or City: Ottawa
(Town or City)
Street, Number: Montreal Road
Date Completed: (day) (month) (year) Cost of Well (excluding pump)

Pipe and Casing Record

(Central Housing & Mortgage Corporation)

Casing diameter(s)	6in
Length(s) of casing(s)	32
Type of screen	
Length of screen	
Distance from top of screen to ground level	
Is well a gravel-wall type?	

Pumping Test

Date	
Static level	16
Pumping level	32
Pumping rate	
Duration of test	
Distance from cylinder or bowls to ground level	

Water Record

Kind (fresh or mineral)	fresh
Quality (hard, soft, contains iron, sulphur, etc.)	
Appearance (clear, cloudy, coloured)	clear
For what purpose(s) is the water to be used?	Construction Use
How far is well from possible source of contamination?	
What is the source of contamination?	
Enclose a copy of any mineral analysis that has been made of water	

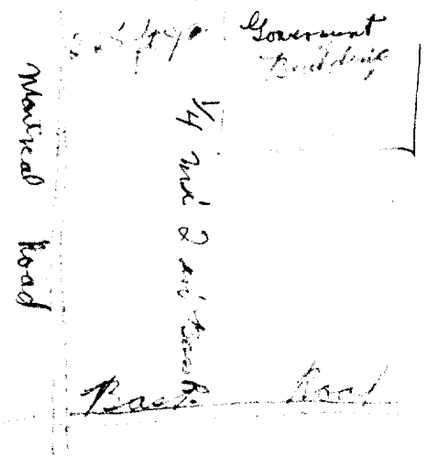
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
	Very	
70	hard	54
140		124

Well Log

Overburden and Bedrock Record	From	To
	0 ft.	....ft.
Sand	1	22
Gravel	22	29
Black slate	29	60
White limestone	60	160

Location of Well

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



Situation: Is well on upland, in valley, or on hillside?
Drilling Firm: Gordon Mathers
Address: Mathers Well
Name of Driller: Jos. Mathers Address: Aylmer, Que. Box 111
Date Licence Number

Signature of Licensee

FORM 5

MONTREAL RD

232

UTM | 18 Z | 4 4 9 7 2 1 0 E
| 9 R | 5 0 3 2 2 6 0 N
Elev. | 9 R | 0 2 8 0
Basin | 2 5 | | |

ONTARIO

The Well Drillers Act
Department of Mines, Province of Ontario

15 No. 8533

RECEIVED
AUG - 8 1951
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

County or Territorial District Carleton Township or City Ottawa
(Town or City)
Date Completed (day) (month) (year) Cost of Well (excluding pump)

Pipe and Casing Record

Casing diameter(s)
Length(s) of casing(s)
Type of screen
Length of screen
Distance from top of screen to ground level
Is well a gravel-wall type?

Pumping Test

Date
Static level 8
Pumping level 12
Pumping rate
Duration of test
Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) Fresh
Quality (hard, soft, contains iron, sulphur, etc.)
Appearance (clear, cloudy, coloured)
For what purpose(s) is the water to be used?

How far is well from possible source of contamination?
What is the source of contamination?
Enclose a copy of any mineral analysis that has been made of water

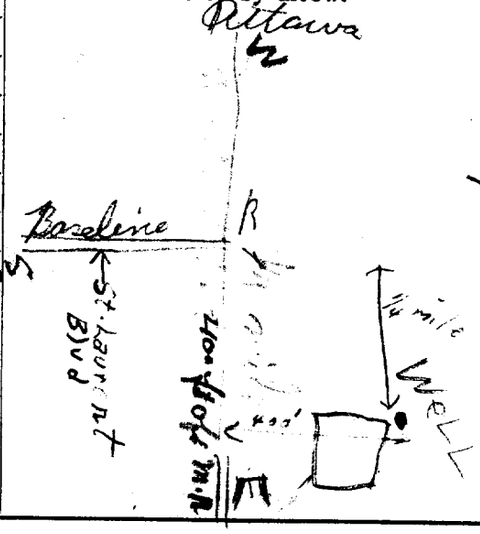
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
60	soft	50 52

Well Log

Overburden and Bedrock Record	From	To
	0 ft.	....ft.
Gravel sand	1	10
Gravel	10	26
White limestone	26	805

Location of Well

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



Situation: Is well on upland, in valley, or on hillside?
Drilling Firm Gordon Weatherston
Address
Name of Driller John Munhoovey Address Ottawa 703 Gilmour
Date Licence Number

Signature of Licensee

FORM 5

MONTREAL RD.

Ontario — Ministry of the Environment

Measurements recorded in: ☑ Metric ☐ Imperial

Well A 070192 (Print Below)
A 070192

Well Record

Regulation 903 Ontario Water Resources Act

4859 Page 1 of 3

[redacted]

Address of Well Location (Street Number/Name)	Township	Lot	Concession
660 Montreal Road			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	449944	5032369		

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	Depth (m/ft) To
Brn	medium sand		dry soft,	0	8.53
Brn	medium sand	Gravel	dense, moist	8.53	8.84

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	.31	Concrete / flushmount	
.31	3.96	Benseal	
3.96	8.84	Sand	

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used
☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering
☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☑ Test Hole ☑ Monitoring
☐ Boring ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning
☐ Air percussion ☐ Industrial
☑ Other, specify Direct Push ☐ Other, specify

Construction Record - Casing

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	.368	0	4.27

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To
4.82	PVC	10	4.27	8.84

Status of Well

☐ Water Supply
☐ Replacement Well
☑ Test Hole
☐ Recharge Well
☐ Dewatering Well
☑ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	8.84	8.25

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

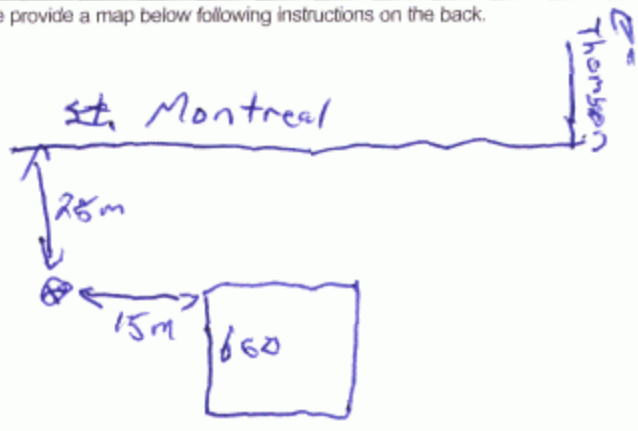
Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60		60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Strata Soil Sampling	

Business Address (Street Number/Name)	Municipality
#2-147 West Beaver Creek Rd.	Richmond Hill

Province	Postal Code	Business E-mail Address
ON	L4B1C6	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
(905)764 9344	Mike Brown

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
T-2977		2008 07 02

BB. 1796

Well owner's information package delivered ☐ Yes ☐ No

Date Package Delivered Y Y Y Y M M D D

Date Work Completed Y Y Y Y M M D D

Ministry Use Only

Audit No. Z 89441

JUL 31 2008

Received

0506E (12/2007)

Ministry's Copy

Ontario — Ministry of the Environment

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. (Place Sticker and/or Print Below) A067108 / A 067108

Well Record

Regulation 903 Ontario Water Resources Act

4859 Page 2 of 3

[redacted]

Address of Well Location (Street Number/Name)	Township	Lot	Concession
660 Montreal Rd			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	449945	5032369		

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	Depth (m/ft) To
Brn	medium Sand		dry soft	0	8.53
Brn	medium Sand	Gravel	dense, moist	8.53	8.84

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	.31	Concrete / flushmount	
.31	~~5.18~~	Benseal	
~~5.18~~	8.84	Sand	

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☐ Air percussion ☑ Other, specify Direct Push

Well Use

☐ Public ☐ Commercial ☐ Not used ☐ Domestic ☐ Municipal ☐ Dewatering ☑ Test Hole ☑ Monitoring ☐ Livestock ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
4.03	PVC	.368	0	~~5.79~~

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
4.82	PVC	10	~~5.79~~	8.84

Status of Well

☐ Water Supply ☐ Replacement Well ☑ Test Hole ☐ Recharge Well ☐ Dewatering Well ☑ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Water Details

Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	8.84	8.25

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

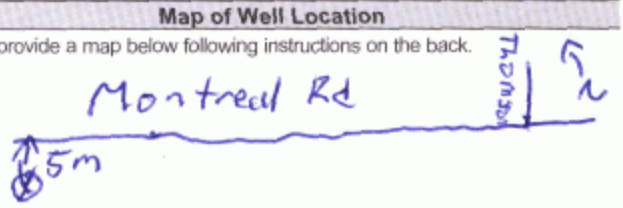
Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Strata Soil Sampling	

Business Address (Street Number/Name)	Municipality
42-147 West Beaver Creek Rd.	Richmond Hill

Province	Postal Code	Business E-mail Address
ON	L4B 1C6	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
(905) 764-9304	Mike Brown

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
T-2977		2008 07 02

BB, 1796

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☐ Yes ☐ No	Y Y Y Y M M D D	Y Y Y Y M M D D

Ministry Use Only

Audit No. Z 89442

JUL 31 2008

Received

506E (12/2007)

Ministry's Copy

Ontario — Ministry of the Environment

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. (Print Below) A 048353 A048353

Well Record

Regulation 903 Ontario Water Resources Act

4859 Page 2 of 3

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	Cara Operations		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
6303 Airport Rd	Mississauga	ON	L4V 1R8	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
660 Montreal Rd			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	449970	5032391		

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	Depth (m/ft) To
Brn	medium sand		dry soft	0	8.53
Brn	medium sand	Gravel	dense, moist	8.53	8.84

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	.31	flushmount / concrete	
.31	~~3.10~~ 2.98	Bensea/	
~~3.10~~ 2.98	8.84	Sand	

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☐ Air percussion ☑ Other, specify Direct Push

Well Use

☐ Public ☐ Commercial ☐ Not used ☐ Domestic ☐ Municipal ☐ Dewatering ☑ Test Hole ☑ Monitoring ☐ Livestock ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
4.03	PVC	.368	0	5.79

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
4.82	PVC	ID	5.79	8.84

Status of Well

☐ Water Supply ☐ Replacement Well ☑ Test Hole ☐ Recharge Well ☐ Dewatering Well ☑ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water: Fresh	Untested	Other, specify
Water found at Depth (m/ft)	Gas	Kind of Water: Fresh	Untested	Other, specify
Water found at Depth (m/ft)	Gas	Kind of Water: Fresh	Untested	Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	8.84	8.25

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

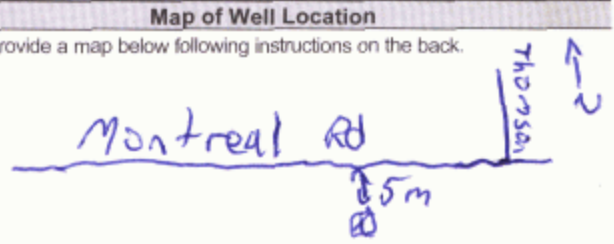
Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Strata Soil Sampling	

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
#2-147 West Beaver Creek Road	Richmond Hill	ON	L4B 1C6	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
(905) 764-9304	Mike Brown	1796		2008 07 02

Well owner's information package delivered ☐ Yes ☐ No

Date Package Delivered

Date Work Completed

Ministry Use Only

Audit No. Z 89443

JUL 31 2008

Received

0506E (12/2007)

Ministry's Copy

Ontario — Ministry of the Environment

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. (Place Sticker and/or Print Below) A123768

Tag#: A123768

9144 Page 1 of 2

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	Maestro Group		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
485 McGill St.	Montreal	QC	H2Y2H4	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
610 Montreal Road			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	449770	5032233		

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	Depth (m/ft) To
BLK	gravel	asphalt	loose	0	.31
BRN	medium	sand	soft ~~layered~~	.31	2.13
BLK	shale		soft, layered	2.13	3.96
GRY	shale		soft, layered	3.96	6.1
BLK	shale		soft, layered	6.1	8.23
GRY	shale		soft, layered	8.23	10.0
BLK	shale		soft, layered	10.1	12.19

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	.31	flushmount/concrete	
.31	8.84	bentonite	
8.84	12.19	filter sand	

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☑ Air percussion ☑ Other, specify Direct Push

Well Use

☐ Public ☐ Commercial ☐ Not used ☐ Domestic ☐ Municipal ☐ Dewatering ☑ Test Hole ☑ Monitoring ☐ Livestock ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
5.20	PVC	.390	0	9.14

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To
6.03	PVC	10	9.14	12.19

Status of Well

☐ Water Supply ☐ Replacement Well ☑ Test Hole ☐ Recharge Well ☐ Dewatering Well ☑ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Water Details

Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	4.57	11.43
4.57	12.19	7.62

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

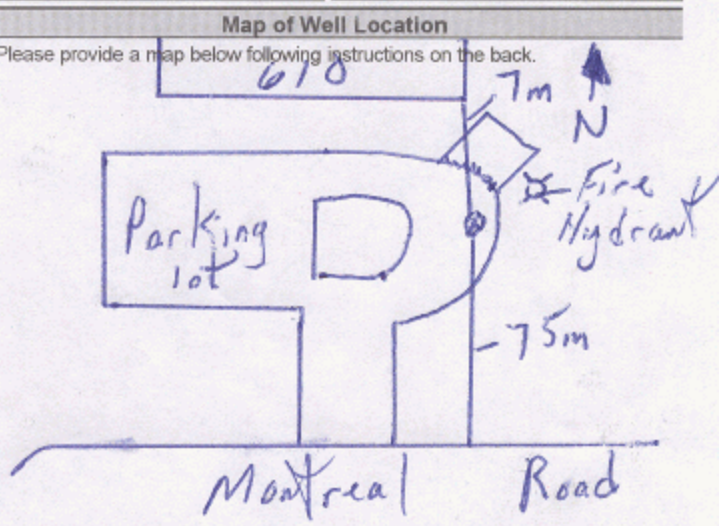
Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Strata Soil Sampling Inc.	7241

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
#2-147 West Beaver Creek Rd	Richmond Hill	ON	L4B1C6	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
905 764 9304		3616		2011 10 28

Well owner's information package delivered ☐ Yes ☐ No

Date Package Delivered

Date Work Completed 2011 10 27

Ministry Use Only

Audit No. Z134393

NOV 01 2011 Received

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Ontario — Ministry of the Environment

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. (Place Sticker and/or Print Below) A123769 **Tag#: A123769**

Well Record

Regulation 903 Ontario Water Resources Act

9144 Page 2 of 2

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	Maestro Group		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
485 McGill St.	Montreal	QC	H2Y2H4	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
610 Montreal Road			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	449772	5037228		

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	Depth (m/ft) To
BLK	gravel	asphalt	loose	0	.31
BRN	medium sand	stones	soft, loose	.31	1.83
BLK	shale		soft, layered	1.83	3.66
GRY	shale		soft, layered	3.66	4.57
BLK	shale		soft, layered	4.57	6.1

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	.31	flushmount/concrete	
.31	2.74	bentonite	
2.74	6.1	filter sand	

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☑ Air percussion ☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used ☐ Domestic ☐ Municipal ☐ Dewatering ☑ Test Hole ☑ Monitoring ☐ Livestock ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
5.20	PVC	.390	0	3.1

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
6.03	PVC	10	3.1	6.1

Status of Well

☐ Water Supply ☐ Replacement Well ☑ Test Hole ☐ Recharge Well ☐ Dewatering Well ☑ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water: Fresh	Untested	Other, specify
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	4.57	11.43
4.57	6.1	7.62

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

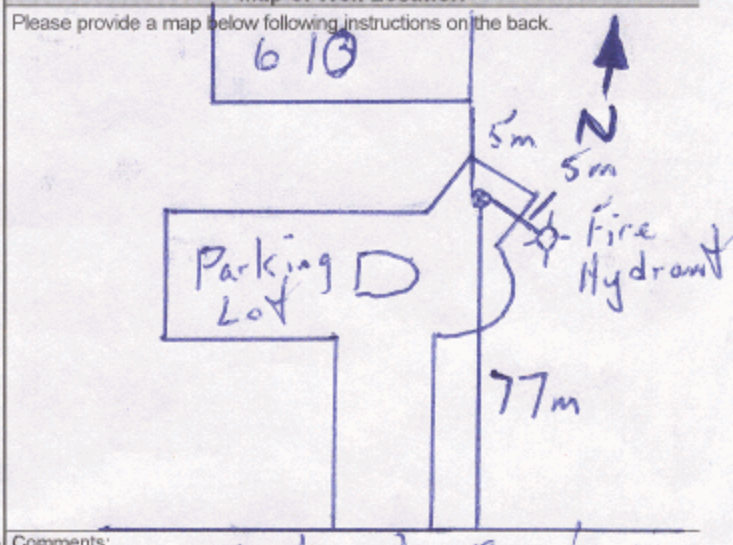
Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Strata Soil Sampling Inc	7241

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
#2-147 West Beaver Creek	Richmond Hill	ON	L4B1C6	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
9057649304	

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3616		2011/10/28

Well owner's information package delivered ☐ Yes ☐ No

Date Package Delivered

Date Work Completed 2011/10/12

Ministry Use Only

Audit No. z134394

Received NOV 21 2011

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Tel.: 613-236-0664
Fax: 613-236-3677

ENVIRONMENTAL SEARCH

August 21, 2017

Paterson Group
Attn: Adrian Menyhart

BRIEF DESCRIPTION OF LAND:

603 Cummings Ave., Ottawa
Part of Lot 25, Concession 1 OF Gloucester, as in N473908
PIN: 04269-0140

LAST REGISTERED OWNER: CITY OF OTTAWA

CHAIN OF TITLE:

Deed RO27433 registered August 13, 1867
From Helen Thomson to Robert Thomson

Deed GL3497 registered February 20, 1882
From Robert Thomson to Helen Thomson

Will GL7029 registered April 25, 1885
From Helen Thomson to Eliza and Peter Thomson

Deed OT31383 registered July 10, 1958
From Estate of Eliza and Peter Thomson to John Thomson

Deed OT42582 registered December 21, 1960
From John Thomson to Elizabeth Thomson

Deed OT57271 registered September 10, 1963
From Elizabeth Thomson to Ronald and Dorothy Wilson

Deed OT64099 registered January 29, 1965
From Ronald and Dorothy Wilson to Hugh De Croz

Deed OT81026 registered January 3, 1968
From Hugh De Cruz to Jack and Philip Nesrallah

Deed N320619 registered January 3, 1986
From Jack and Philipp Nesrtallah to Paul Lemay

Deed N440159 registered June 1, 1988
From Paul Lemay to Vina Control Management Ltd.

Deed N473908 registered January 27, 1989
From Vina Control Management Ltd. To Richard Seccombe

Deed LT1216965 registered August 3, 1999
From Estate of Richard Seccombe to Fadi Absi and Salah Shooman

Deed OC22637 registered November 30, 2001
From Fadi Absi and Salah Shooman to Fadi Absi

Deed OC587146 registered May 1, 2006
From Fadi Absi to Ahmed Bouragba

Deed OC1046162 registered October 30, 2009
From Ahmed Bouragba to 603 Cummings Ave. Inc.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

paterson group
solution oriented engineering

Adrian Menyhart, B.Eng/ing./P.Eng.

Adrian received his Bachelor's of Engineering from Carleton University in 2011, with a specialization in environmental engineering. During the summers of 2009 through 2011, Adrian worked for the Canadian Food Inspection Agency as an Inspector within the Ottawa region. During Adrian's summer experience he would gain invaluable experience with time management, relations with other government departments as well as the general public and data and information collection. Upon completion of Adrian's summer employment with Canadian Food Inspection Agency in 2011, Adrian started his career as a junior environmental specialist at Paterson within the Environmental Division under the guidance of Mark D'Arcy and other senior personnel. During his time at Paterson, Adrian has accumulated extensive experience with Phase I and Phase II environmental site assessments, remediation inspections, environmental monitoring and field procedures. Being fluently bilingual in English and French, Adrian has experience working in both Ontario and Quebec, and is currently pursuing membership with governing engineering bodies in both provinces. Adrian's work experience has provided an opportunity to gain valuable knowledge about the environment industry, which has lead to his advancement within the Paterson office and ability to be a contributor to the Environmental Divisions success.

EDUCATION

B.Eng. 2011, Environmental Engineering, Carleton University, Ottawa, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Ordre des Ingénieurs du Québec
Professional Engineers of Ontario
Ottawa Geotechnical Group

YEARS OF EXPERIENCE

With Paterson: 5

With other Firms: 1

OFFICE LOCATION

Paterson's Ottawa Office

SELECT LIST OF PROJECTS

- Ottawa Heart Institute Construction, Ottawa, ON (project manager) – Conducted air sampling for parameters such as particulate matter, lead, mould and asbestos
- Ottawa Arts Gallery Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials, providing daily correspondence with the client.
- Rideau Centre Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials.
- Tweedsmuir and Carling Avenue water and sewer main rehabilitation, Ottawa, ON (remediation supervisor) – Provided guidance for the management of contaminated materials within the sewer and water main excavations.
- Conducted numerous designated substance surveys and asbestos surveys throughout Ontario and Quebec, collecting representative samples of potential asbestos containing materials and preparing comprehensive reports.
- Conducted numerous air sampling programs, collecting samples for environmental parameters such as asbestos, lead and mould, and preparing reports.
- Conducted Phase I and II Environmental Site Assessments across Ontario and Quebec
- Groundwater Monitoring and Sampling

PROFESSIONAL EXPERIENCE

September 2011 to present, **Junior Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site environmental expertise for remediation projects including Ottawa Arts Gallery, Rideau Centre Expansion and Tall Ships Landing, among various small scale remediation project within the greater Ottawa area.
- Coordinate field programs and prepare reports for Phase I and II projects across Ontario and Quebec.
- Oversee environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Conduct designated substance surveys in Ontario and Quebec.
- Coordinate air sampling programs for various environmental parameters, comparing results with regulatory standards and other guidelines.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations for environmental concerns.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for environment field programs and construction costs.

June to September from 2009 to 2011, **Inspector, Canadian Food Inspection Agency,** Ottawa, Ontario

- Conducted the trapping program for the Emerald Ash Borer across Eastern Ontario.
- Assisted in the preparation and training of other inspectors for the trapping program.
- Conducted inspections for restricted wood products at various campgrounds.
- Assisted other inspectors in inspecting shipments of wood products from other countries, in certain cases, seizing and disposing of items.
- Compiling data and preparing reports.

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solution oriented engineering

Mark S. D'Arcy, P.Eng., QP_{ESA}
Senior Environmental/Geotechnical Engineer

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

EDUCATION
B.A.Sc. 1991, Geological Engineering, Queen's University, Kingston, ON

LICENCE/ PROFESSIONAL AFFILIATIONS
Professional Engineers of Ontario

ESA Qualified Person with MOECC

Ottawa Geotechnical Group

Consulting Engineers of Ontario

YEARS OF EXPERIENCE
With Paterson: 25

OFFICE LOCATION
154 Colonnade Road South, Nepean, Ontario, K2E 7J5

SELECT LIST OF PROJECTS
- 222 Beechwood Avenue, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario (Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario(Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)

PROFESSIONAL EXPERIENCE

May 2001 to present, **Manager of Environmental Division, Paterson Group Inc.,**
Ottawa, Ontario

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.