

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Studies

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

patersongroup

Phase I Environmental Site Assessment

Vacant Property
2510 Walkley Road
Ottawa, Ontario

Prepared For

Ciot Montreal Inc.

November 29, 2017

Report: PE4163-1

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ii
1.0 INTRODUCTION.....	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION	3
4.0 RECORDS REVIEW	4
4.1 General.....	4
4.2 Environmental Source Information	5
4.3 Physical Setting Sources	7
5.0 INTERVIEWS	9
6.0 SITE RECONNAISSANCE.....	10
6.1 General Requirements.....	10
6.2 Specific Observations at Phase I Property	10
7.0 REVIEW AND EVALUATION OF INFORMATION	12
7.1 Land Use History	12
7.2 Conceptual Site Model.....	12
8.0 CONCLUSION	14
9.0 STATEMENT OF LIMITATIONS	15
10.0 REFERENCES.....	16

List of Figures

Figure 1 - Key Plan

Figure 2 - Topographic Map

Drawing PE4163-1 - Site Plan

Drawing PE4163-2 - Surrounding Land Use Plan

List of Appendices

Appendix 1 Topographic Plan
Aerial Photographs
Site Photographs

Appendix 2 MOECC Freedom of Information Search Request
City of Ottawa HLUI Request
TSSA Correspondence
MOECC Water Well Records

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 2510 Walkley Road in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

The historical research indicated that the subject site was occupied by the original roadway alignment of Hawthorne Road until the mid-1960s. The site and the immediately adjacent lands were historically used for residential and agricultural purposes in the 1960s and 1970s. The site has not been used since the 1970s. A railway line has been present to the south of the site since at least 1960. The neighbouring property to the west of the site was vacant or used for agricultural purposes prior to development with the present day retail store and warehouse in the 1970s. Neighbouring properties to the northwest and northeast were historically residential.

The placement of fill on the neighbouring property to the west occurred in the early 2000s and is suspected to be associated with an excavation for an addition to the retail building. The remaining neighbouring lands are vacant, occupied by roadways or have been developed for residential purposes. The past use of the site and the neighbouring lands were not considered to pose a concern to the subject property.

Following the historical review, a site visit was conducted. The subject site is currently vacant and covered with grass, and was snow covered at the time of the site visit. An elevated (filled) area is present on the adjacent property to the west. No significant concerns were noted with the current use of the subject site or immediately adjacent lands.

Conclusion

Based on the results of the assessment, **it is our opinion that a Phase II - Environmental Site Assessment will not be required for the property at this time.**

1.0 INTRODUCTION

At the request of Ciot Montreal Inc., Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) of 2510 Walkley Road, 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. Anthony Ieraci of Ciot Montreal.

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: 2510 Walkley Road, Ottawa, Ontario.

Legal Description: Part of Lots A and 1, Concession 5 (Rideau Front), Part of Lots A and 1, Concession 6 (Rideau Front), and Part of the Road Allowance between Concessions 5 and 6 (Rideau Front), Geographic Township of Gloucester, in the City of Ottawa, Ontario.

Property Identification
Number (PIN):

04165-0972

Location:

The subject site is located on the south side of Walkley Road, west of Russell Road, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan in the Appendix for the site location.

Latitude and Longitude: 45° 23' 30" N, 75° 36' 26" W

Site Description:

Configuration: Irregular

Site Area: 1.0 ha (approximate)

Zoning: IL - Light Industrial Zone.

Current Use: The subject site is vacant, grassed land.

Services: The subject site is situated in an area that is municipally serviced.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I ESA Study Area Determination

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

First Developed Use Determination

Based on a review of historically available information, the Phase I property appears to have always been vacant, or else used for agricultural purposes. Therefore, the property has never been developed.

National Archives

Fire insurance plans are not available for the Phase I study area.

City directories from 1960 through 2011 were reviewed at the national archives. The site was not listed in the city directories. The property adjacent to the west of the site was listed as various warehouses since at least 1980. A listing for 'Flagship Cleaning Services Inc.' was observed in addition to a warehouse listing in 2000 on the adjacent property to the west of the site. No environmental concerns were identified with the historic use of the surrounding properties in the review of city directories. No environmental concerns were noted in the City directories with respect to the use of the subject site.

Plan of Survey

A topographic plan was prepared by Farley, Smith, and Denis Surveying Ltd., and dated November 17, 2017, a copy of which is included in Appendix 1.

Previous Reports

Paterson has conducted several environmental projects in the area of the subject site. No environmental concerns with respect to the subject site were identified during the review of previous reports completed by Paterson.

A previous Phase I ESA was completed for the subject site in 2011 and a geotechnical investigation was completed in 2014. No environmental concerns were noted by the reports.

City of Ottawa Historical Land Use Inventory (HLUI) Database

A request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was submitted to the City of Ottawa. The response from the City had not been received at the time of issuance of this report. If the response contains pertinent information that would alter the conclusions of the report, the client will be contacted.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 9, 2017. The subject site and Phase I study area were not listed in the NPRI database.

PCB Inventory

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

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Coal Gasification Plant Inventory

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

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response from the MOECC had not been received.

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 Phase I study area. No Records of Site Condition (RSCs) were filed for the subject site or properties within the Phase I study area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No records were listed for the subject site or for properties within the Phase I 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 November 9, 2017. No areas of natural significance were identified on the subject site or within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 9, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. According to the TSSA, no records exist for the subject site. A record of an expired private fuel outlet was noted at 2480 Walkley Road, the adjacent property to the west. The fuel outlet is considered to be a Potentially Contaminating Activity. However,

based on the distance of the former fuel outlet from the subject site (at least 100 m), it is not considered to represent an APEC on the subject site. The TSSA correspondence is attached under 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 landfill sites were identified within the Phase I study area.

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|---|
| 1960 | The site is occupied by what appears to be the original Hawthorne Road alignment. Several farmsteads are present immediately adjacent to the site. A railway is present to the south of the site. Walkley Road is present to the north of the site while another roadway (Russell Road) is present to the east of the site. The neighbouring lands appear to be vacant or used for agricultural purposes. A residential development is present further northwest of the site. |
| 1968 | The property north of Walkley Road, further north of the site, has been developed with residential townhouses. No other significant changes have been made to the subject site or neighbouring properties. |
| 1975 | The residential and agricultural buildings formerly adjacent to the site have been cleared. The roadway on site does not appear to be in use. The present-day Giant Tiger retail store and distribution warehouse building is present on the property to the west of the site. The properties to the northeast of the Walkley Road and Russell Road intersection have been developed for what appear to be residential purposes. |

1984	No significant changes have been made to the subject site or neighbouring properties.
1993	No significant changes have been made to the subject site or neighbouring properties.
1999	Russell Road, to the east of the site appears to have undergone some realignment. No other significant changes have been made to the subject site or neighbouring properties.
2002	An addition has been constructed on the southwest portion of the warehouse building on the adjacent property to the west of the site. Some fill has been deposited to the west of the site, which is expected to have been associated with the excavation for the warehouse addition. No other significant changes had been made to the subject site or neighbouring properties.
2008	(City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties.
2015	(City of Ottawa Website) The property at 3020 Hawthorne Road, to the south of the subject site, south of the railway tracks, has been developed with a commercial building. No other significant 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 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 77 m ASL, and that the regional topography in the general area of the site slopes downward to the northeast, towards the Mer Bleue bog. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by

the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is in the Central St. Lawrence Lowland, “where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Carlsbad Formation. Overburden consists of offshore marine sediments, with a drift thickness on the order of 10 to 15 m.

Water Well Records

A search of the MOECCs web site for all drilled well records within 250 m of the subject site was conducted on November 9, 2017. Based on the search results, one (1) potable well, dated 1948, was located on the subject site; however, this is based on a rough sketch that may not accurately depict the location of the well. Records for three (3) additional potable water wells and three (3) monitoring wells were identified in the Phase I study area. The three monitoring wells are located adjacent to the north of the railway tracks, on the east side of Russell Road. The land in the area of the monitoring wells has never been developed, and is not considered to pose a concern to the subject site.

Water Bodies and Areas of Natural Significance

McEwan Creek is the closest significant water body, located approximately 670 m to the south of the subject site. No creeks, streams, lakes or other water bodies were identified in the Phase I study area. No areas of natural significance were identified within the Phase I study area.

5.0 INTERVIEWS

Property Owner – Project Manager

Ms. Samantha Schneider, the project manager on behalf of Ciot Montreal, was interviewed via email prior to the site visit. Ms. Schneider was not aware of any previous assessments apart from the previous Phase I ESA completed by Paterson, or any environmental concerns with the subject site or surrounding properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on November 20, 2017. Weather conditions were overcast, with a temperature of approximately -5°C. Personnel from the Environmental Department of Paterson Group conducted the site visit. The subject site was snow covered at the time of 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 visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject site is a vacant lot of land. No buildings or structures exist on the subject property. A depiction of the subject site is shown on Drawing PE4163-1 – Site Plan, in the Figures section of this report.

Site Features

The subject site is not developed and exists as a vacant lot of land with grass and shrub coverage.

Underground Utilities

Based on the topographic site plan provided by Ms. Schneider, there are two (2) gas mains that cross the site in an approximate north-south direction.

Waste Materials

No waste materials were observed on the subject site at the time of the site visit.

Storage Tanks

No storage tanks were observed on the subject site at the time of the site visit.

Drains, Pits and Sumps

No drains, pits or sumps were observed on the subject site at the time of the site visit.

Unidentified Substances

No unidentified substances were present on the subject site at the time of the site visit.

Hazardous Building Materials

No hazardous building materials were present on the subject site at the time of the site visit.

Phase I Study Area

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

- ☐ North - Russell Road and Walkley Road intersection, followed by residential;
- ☐ South - Rail tracks, followed by multi-unit commercial buildings;
- ☐ East - Russell Road, followed by vacant land;
- ☐ West - Giant Tiger, offices, warehouse, and parking lot, followed by Banton Street.

No concerns were identified with neighbouring properties. The railway tracks to the south are considered to be a Potentially Contaminating Activity; however, there are no fueling, maintenance or loading activities associated with this section of tracks, and it is not considered to represent an Area of Potential Environmental Concern on the subject site. Property use within the Phase I study area is presented on Drawing PE4163-2 – Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The subject site appears to have never been developed with any buildings, although it was formerly occupied by a Hawthorne Road right-of-way, and used for agricultural purposes. The site currently exists as a vacant lot of land.

Potentially Contaminating Activities (PCAs)

Potentially Contaminating Activities (PCAs) were not identified on the subject site. Two (2) PCAs were identified on properties in the Phase I study area – the railway tracks to the south, and the expired fuel outlet on the adjacent property to the west.

Areas of Potential Environmental Concern (APECs)

Based on the distance of the fuel outlet (at least 100 m) and the lack of fueling, maintenance, or loading activity associated with the railway tracks, these PCAs are not considered to represent Areas of Potential Environmental Concern (APECs) on the subject site.

Contaminants of Potential Concern (CPCs)

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

7.2 Conceptual Site Model

Existing Buildings and Structures

The subject site is vacant land. No buildings or structures exist on the subject property. Two (2) natural gas mains appear to cross the subject site. The gas main allowance is indicated on the Site Plan drawing appended to this report.

Geological and Hydrogeological Setting

The subject site is located in an area of offshore marine sediments. Groundwater flow is expected to reflect site topography and flow in an easterly direction.

Water Bodies

The closest water body is the McEwan Creek, located approximately 670 m to the south of the site. There are no water bodies on the subject site or within the Phase I study area.

Areas of Natural Significance

No areas of natural significance were identified within the Phase I study area.

Water Wells

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on November 9, 2017. Based on the search results, one 1948 potable water well may have been located just off the northern edge of the subject site. Three (3) additional potable well records were identified within the Phase I study area, but are not considered to be in current use.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential, commercial and industrial. The residential properties consist of single detached and duplex dwellings. Commercial properties are present north and south, and industrial land use (warehouse for retail goods) is present to the west. Neighbouring land use does not pose an environmental concern to the subject site.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, two PCAs were identified within the Phase I study area. Based on the nature of or distance of the PCAs from the subject site, they are not considered to represent APECs on the subject site.

Contaminants of Potential Concern

No CPCs were identified on the subject site.

Assessment of Uncertainty and/or Absence of Information

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

8.0 CONCLUSION

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 2510 Walkley Road in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

The historical research indicated that the subject site was occupied by the original roadway alignment of Hawthorne Road until the mid-1960s. The site and the immediately adjacent lands were historically used for residential and agricultural purposes in the 1960s and 1970s. The site has not been used since the 1970s. A railway line has been present to the south of the site since at least 1960. The neighbouring property to the west of the site was vacant or used for agricultural purposes prior to development with the present day retail store and warehouse in the 1970s. Neighbouring properties to the northwest and northeast were historically residential.

The placement of fill on the neighbouring property to the west occurred in the early 2000s and is suspected to be associated with an excavation for an addition to the retail building. The remaining neighbouring lands are vacant, occupied by roadways or have been developed for residential purposes. The past use of the site and the neighbouring lands were not considered to pose a concern to the subject property.

Following the historical review, a site visit was conducted. The subject site is currently vacant and covered with grass, and was snow covered at the time of the site visit. An elevated (filled) area is present on the adjacent property to the west. No significant concerns were noted with the current use of the subject site or immediately adjacent lands.

Conclusion

Based on the results of the assessment, **it is our opinion that a Phase II - Environmental Site Assessment will not be required for the property at this time.**

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 Ciot Montreal Inc. Permission and notification from Ciot Montreal and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



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



Report Distribution:

- Ciot Montreal Inc.
- Paterson Group Inc.

10.0 REFERENCES

Federal Records

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

Provincial Records

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
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 eMap website.

Local Information Sources

Topographic Plan, prepared by Farley, Smith and Denis Surveying Ltd., November 2017.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4163-1 – SITE PLAN

DRAWING PE4163-2 – SURROUNDING LAND USE PLAN

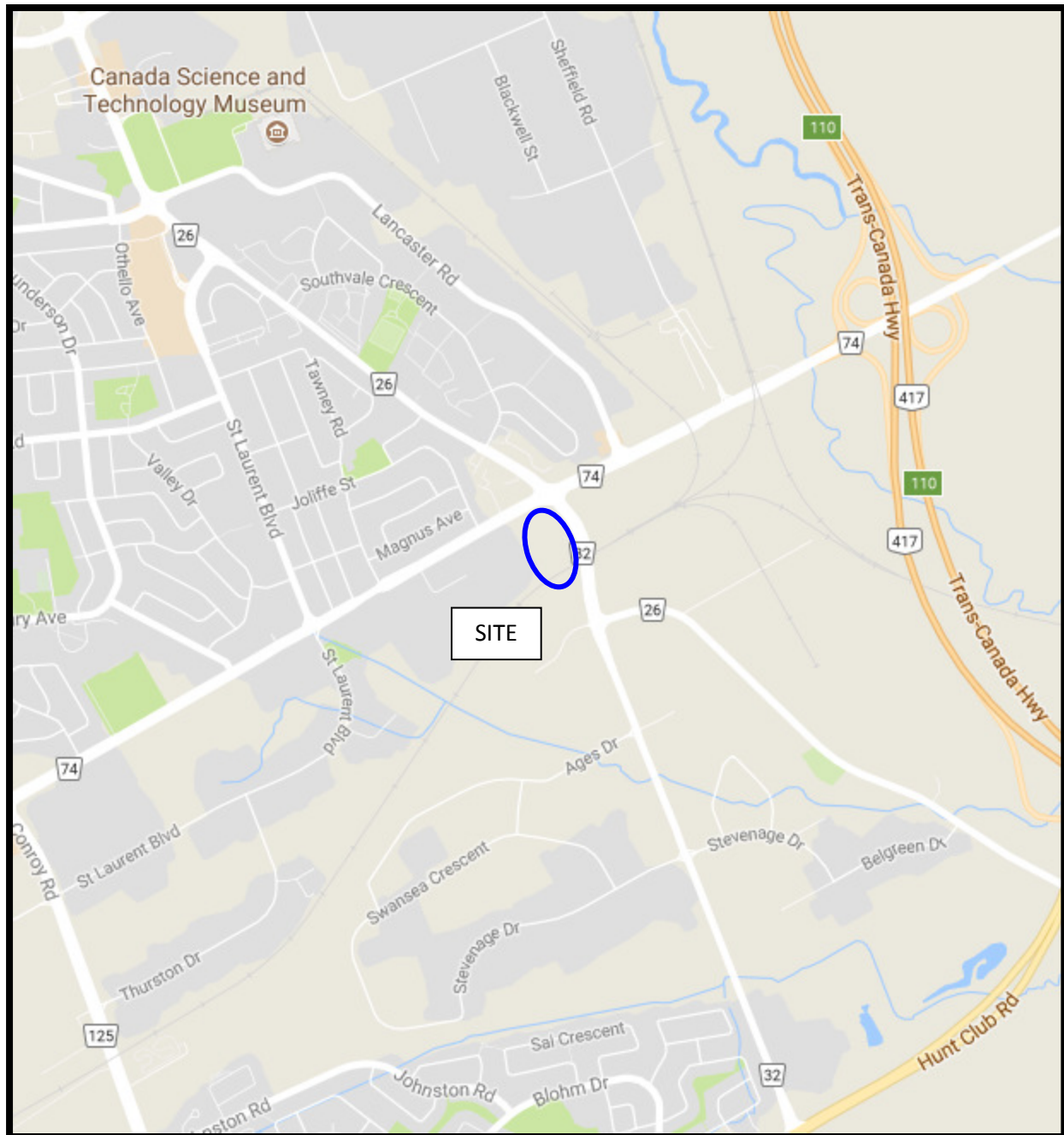


FIGURE 1
KEY PLAN

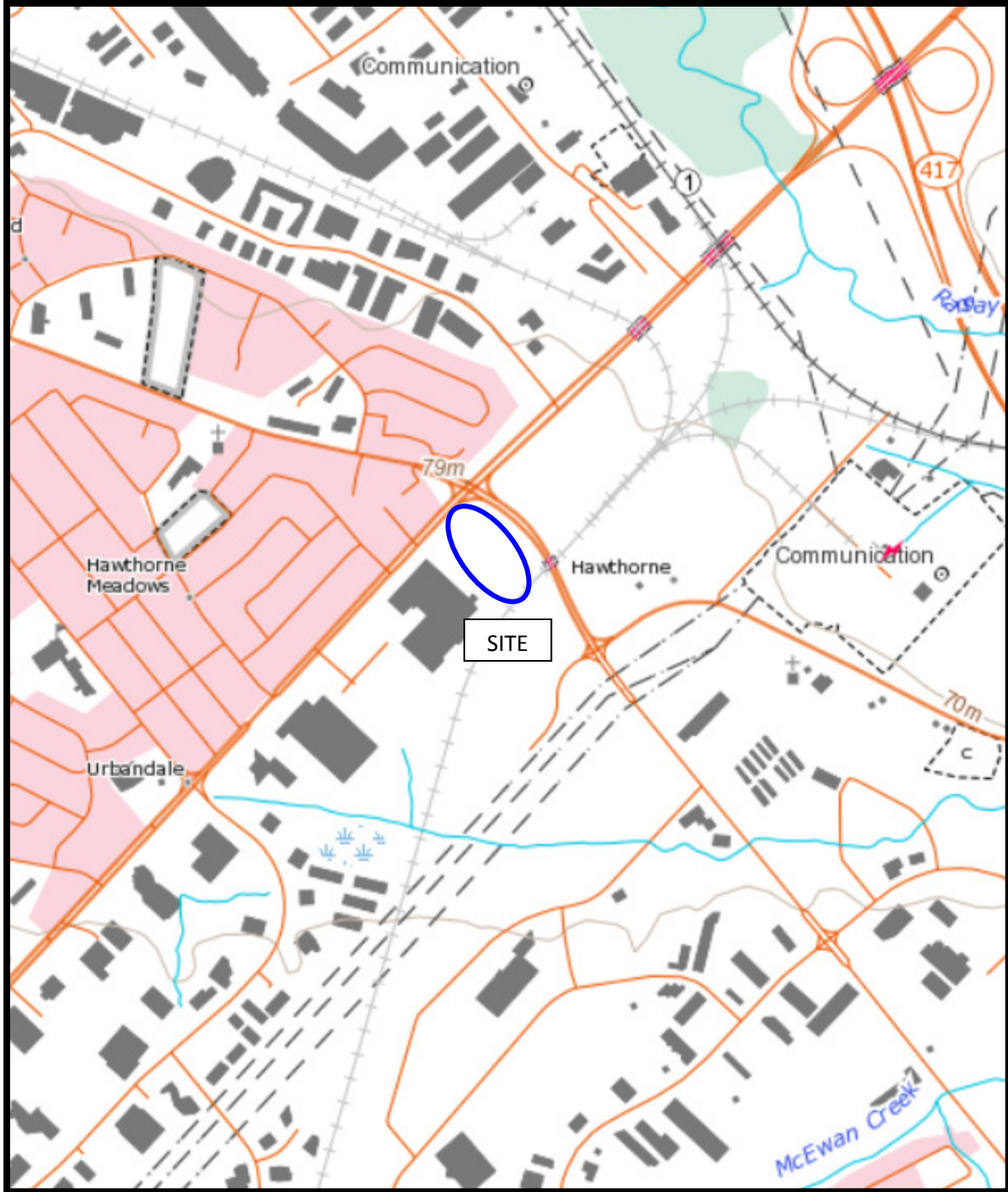
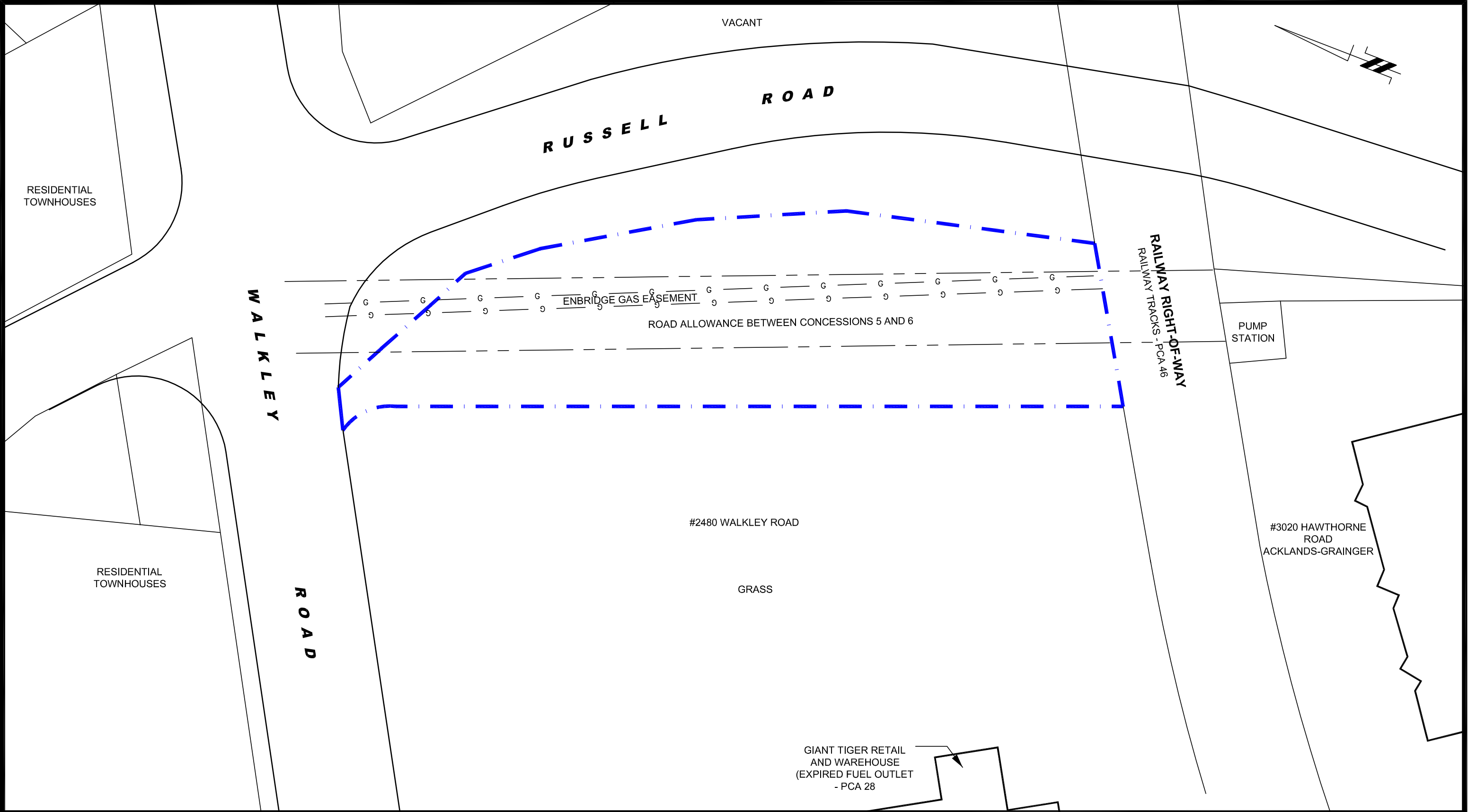


FIGURE 2
TOPOGRAPHIC MAP



patersongroup
consulting engineers

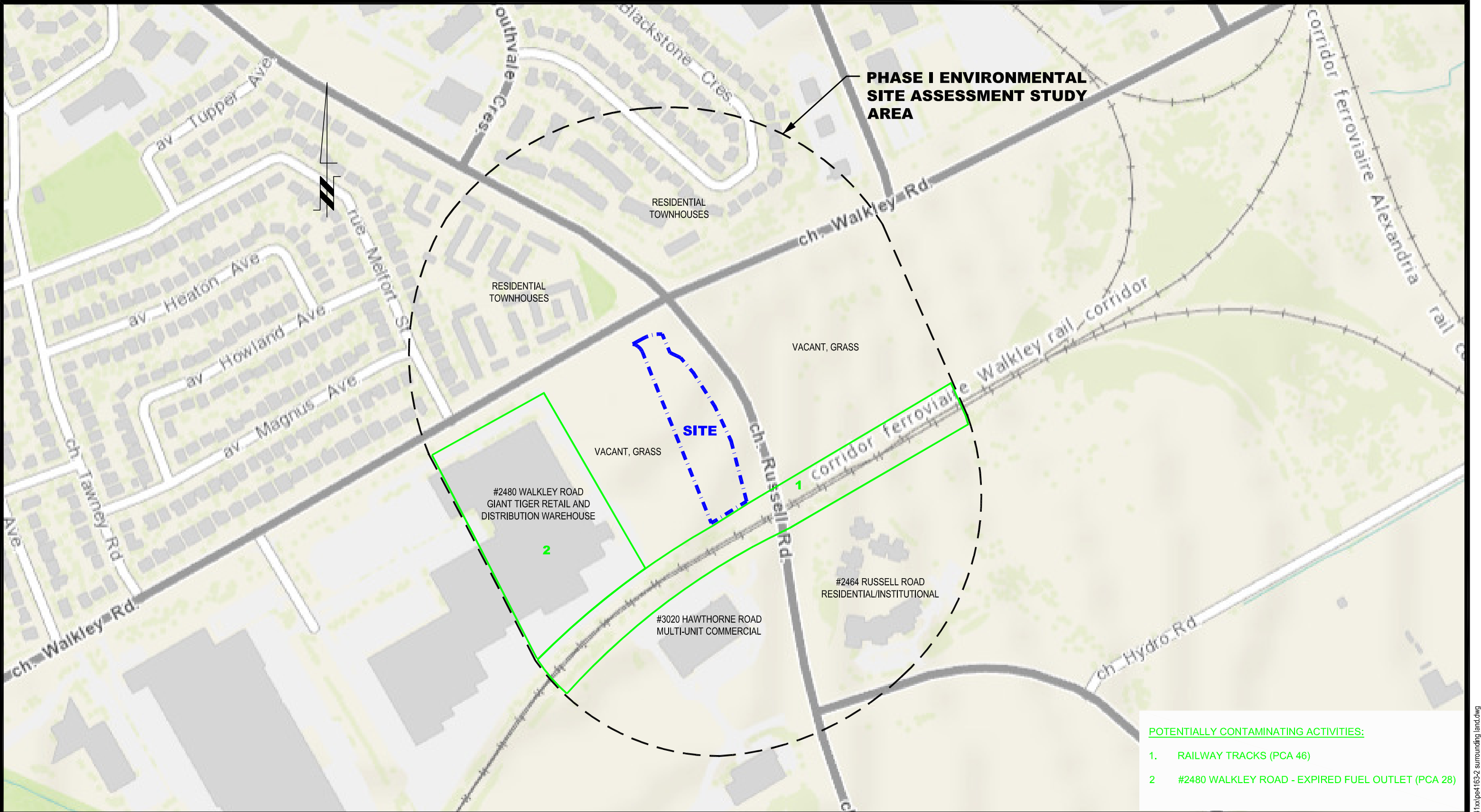
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

0			
NO.	REVISIONS	DATE	INITIAL

OTTAWA, ONTARIO	
Title:	
SITE PLAN	

CIOT MONTREAL INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2510 WALKLEY ROAD

Scale:	1:1000	Date:	11/2017
Drawn by:	AG	Report No.:	PE4163-1
Checked by:	AG	Dwg. No.:	PE4163-1
Approved by:	MD	Revision No.:	



- POTENTIALLY CONTAMINATING ACTIVITIES:
- 1. RAILWAY TRACKS (PCA 46)
 - 2. #2480 WALKLEY ROAD - EXPIRED FUEL OUTLET (PCA 28)

patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

CIOT MONTREAL INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
2510 WALKLEY ROAD	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:4000	Date:	11/2017
Drawn by:	AG	Report No.:	PE4163-1
Checked by:	MD	Dwg. No.:	PE4163-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

TOPOGRAPHIC PLAN

AERIAL PHOTOGRAPHS

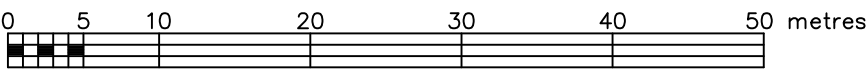
SITE PHOTOGRAPHS

TOPOGRAPHIC SKETCH OF

PART OF LOTS A and 1
CONCESSION 5 (RIDEAU FRONT),
PART OF LOTS A and 1
CONCESSION 6 (RIDEAU FRONT) and
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 5 & 6 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2017

Scale 1: 500



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999x.

Bearing Note

Bearings are MTM grid and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original) and were derived from the southerly limit of Part 7 Plan 4R-15335, shown on said plan as having a bearing of N21°03'10"W.

Elevation Notes

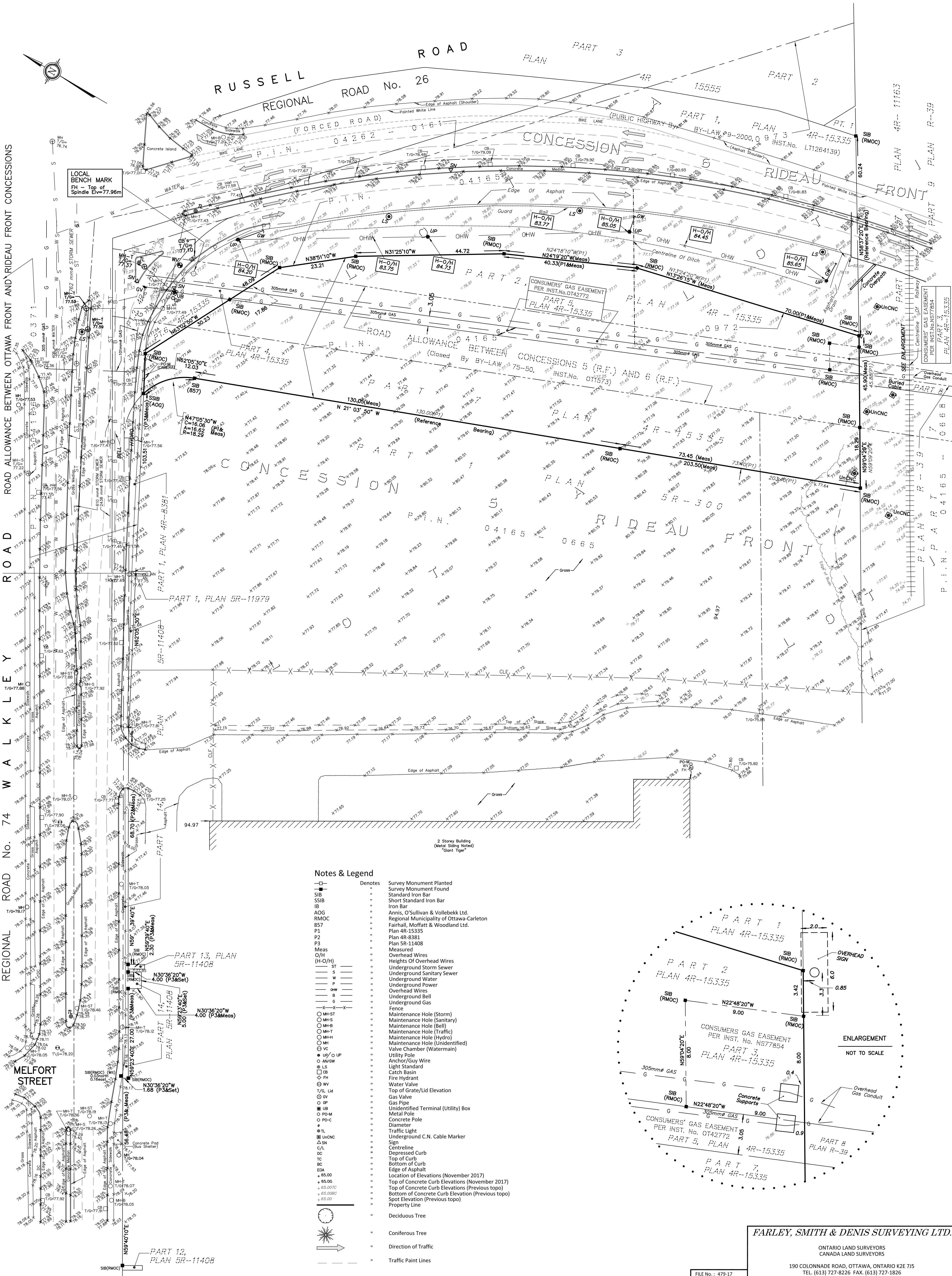
- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978.
- Elevations were derived from City of Ottawa Vertical Benchmark No. 66-U-010 (Index No. 416) having a published elevation of 76.646metres.
- It is the responsibility of the user of this information to verify that the 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

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: L-21-18 and L-21-3
- Sanitary and storm sewer grades and inverts were derived/compiled from: Field measurement \ City of Ottawa
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Date: November 17, 2017

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2017



Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
AOG	Annis, O'Sullivan & Vollebakk Ltd.
RMOC	Regional Municipality of Ottawa-Carleton
857	Fairhall, Moffatt & Woodland Ltd.
P1	Plan 4R-15335
P2	Plan 4R-8381
P3	Plan 5R-11408
Meas	Measured
O/H	Overhead Wires
(H-O/H)	Heights Of Overhead Wires
ST	Underground Storm Sewer
W	Underground Sanitary Sewer
P	Underground Water
OW	Underground Power
W	Overhead Wires
B	Underground Bell
G	Underground Gas
X-X-X	Fence
MH-ST	Maintenance Hole (Storm)
MH-S	Maintenance Hole (Sanitary)
MH-B	Maintenance Hole (Bell)
MH-T	Maintenance Hole (Traffic)
MH-H	Maintenance Hole (Hydro)
MH	Maintenance Hole (Unidentified)
VC	Valve Chamber (Watermain)
UP	Utility Pole
AW	Anchor/Guy Wire
LS	Light Standard
CB	Catch Basin
FI	Fire Hydrant
WV	Water Valve
T/G, Ltd	Top of Grate/Lid Elevation
GV	Gas Valve
GP	Gas Pipe
UT	Unidentified Terminal (Utility) Box
PO-M	Metal Pole
PO-C	Concrete Pole
D	Diameter
TL	Traffic Light
UnCNC	Underground C.N. Cable Marker
Δ	Sign
CA	Centreline
DC	Depressed Curb
TC	Top of Curb
BC	Bottom of Curb
EA	Edge of Asphalt
+ 65.00	Location of Elevations (November 2017)
+ 65.00	Top of Concrete Curb Elevations (November 2017)
+ 65.00	Top of Concrete Curb Elevations (Previous topo)
+ 65.00	Bottom of Concrete Curb Elevations (Previous topo)
+ 65.00	Spot Elevation (Previous topo)
Property Line	Property Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Direction of Traffic	Direction of Traffic
Traffic Paint Lines	Traffic Paint Lines

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

FILE No.: 479-37



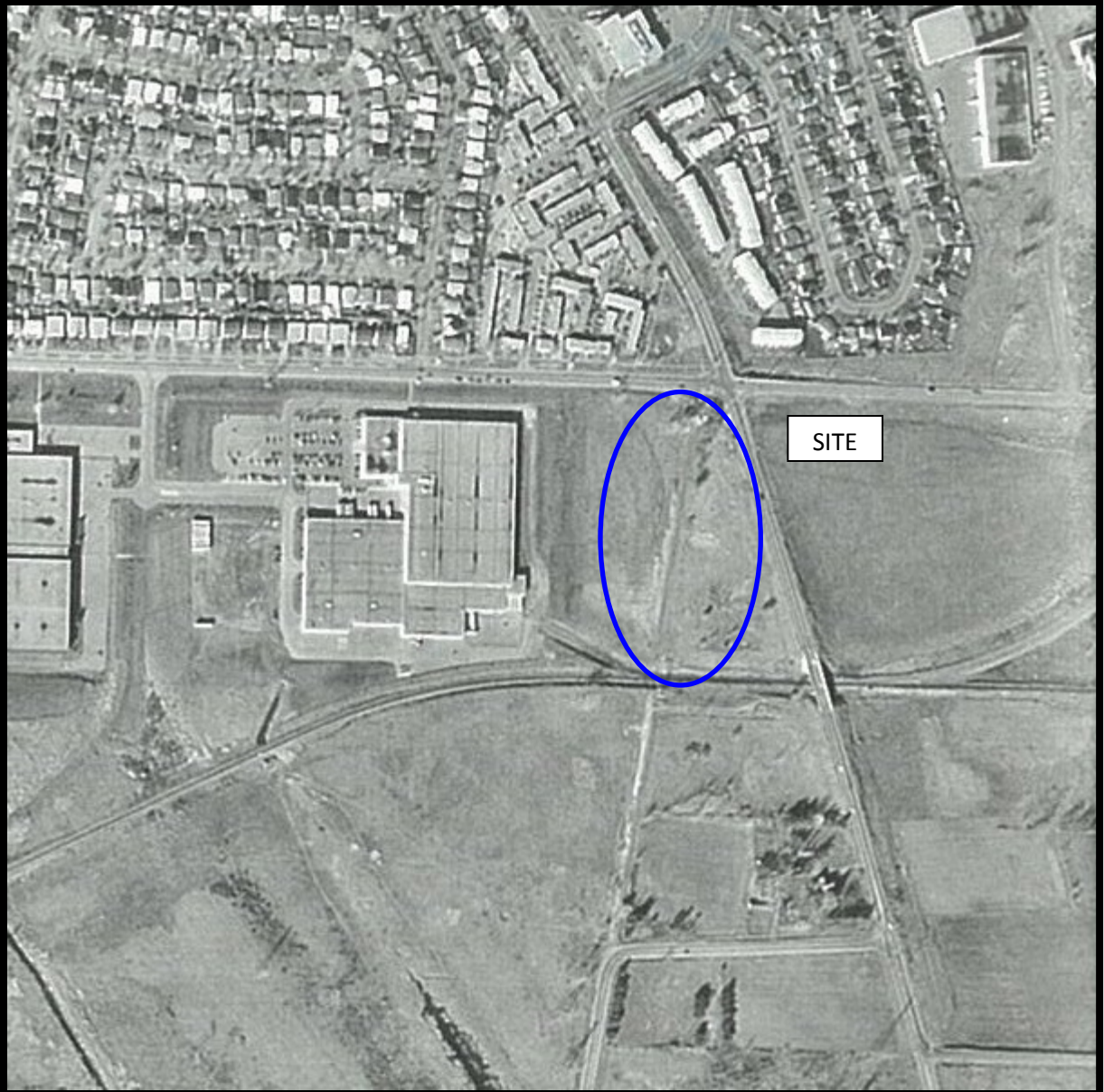
AERIAL PHOTOGRAPH
1960



AERIAL PHOTOGRAPH
1968



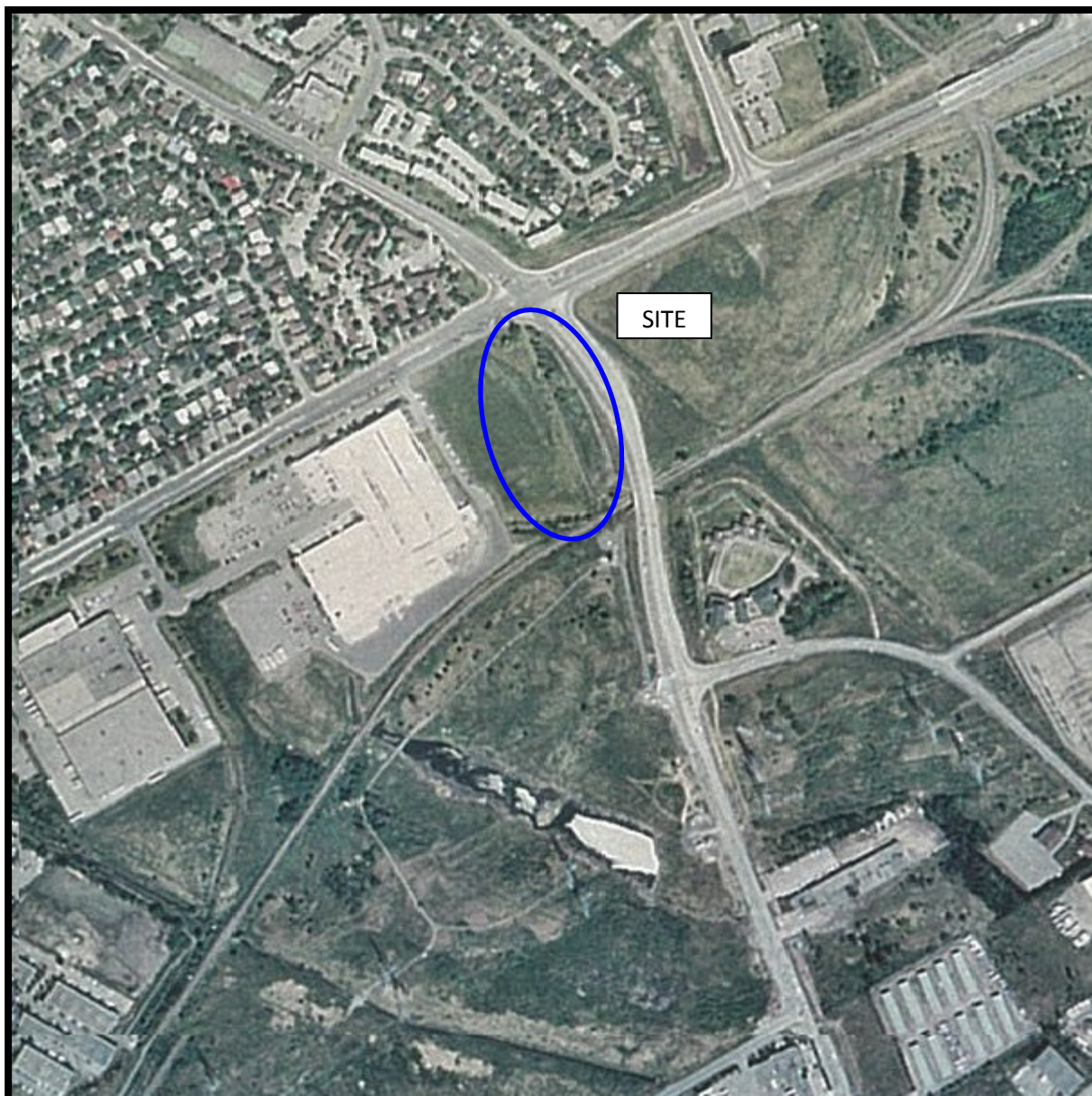
AERIAL PHOTOGRAPH
1975



AERIAL PHOTOGRAPH
1984



AERIAL PHOTOGRAPH
1993



AERIAL PHOTOGRAPH
1999

Site Photographs

PE4163

2510 Walkley Road, Ottawa, ON

November 20, 2017



Photograph 1: View of the north side of the subject site, looking east. Walkley Road is visible at left.



Photograph 2: View of the subject site, looking south. Russell Road is visible at left.

Site Photographs

PE4163

2510 Walkley Road, Ottawa, ON

November 20, 2017



Photograph 3: View of the adjacent property, addressed 2480 Walkley Road, looking southwest.



Photograph 4: View of the subject property, looking southwest.

APPENDIX 2

MOECC FREEDOM OF INFORMATION SEARCH REQUEST

CITY OF OTTAWA HLUI REQUEST

TSSA CORRESPONDENCE

MOECC WATER WELL RECORDS



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 Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agraham@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE4163	Signature/Print /Name of Requester Anna Graham	<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) 2510 Walkley Road, Ottawa PIN -04165-0972				
Present Property Owner(s) and Date(s) of Ownership Joseph Panzera				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable) Vacant land				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			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.

Office Use Only

Application Number: _____	Ward Number: _____	Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____	Fee Received: \$	<input type="text"/>



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

Background Information

***Site Address or Location:**

** Mandatory Field*

Applicant/Agent Information:

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

Registered Property Owner Information:

☐ Same as above

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

Site Details

Legal Description
and PIN:

What is the land
currently used for?

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

m²

Does the site have Full Municipal Services:

☐ Yes

☐ No

Required Fees

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

Planning Fee

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer

For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the Historical Land Use Inventory ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to _____ ("the Requester") does so only under the following conditions and understanding:

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

Signed: _____

Dated (dd/mm/yyyy): _____

Per: _____
(Please print name)

Title: _____

Company: _____

Anna Graham

From: Prem Lal [plal@tssa.org] on behalf of Public Information Services [publicinformationservices@tssa.org]
Sent: November-10-17 7:43 AM
To: Anna Graham
Subject: RE: Records search request for 2510 Walkley Road

Hi Anna:

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

2480 Walkley Road, Ottawa has record of an expired private fuel outlet

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Thank you Anna and have a great day.

Prem



Prem Lal | Public Information Coordinator

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3570 | Fax: +1-416-734-3568 | E-Mail: plal@tssa.org

www.tssa.org



From: Anna Graham [<mailto:AGraham@Patersongroup.ca>]
Sent: November 9, 2017 2:13 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records search request for 2510 Walkley Road

Good afternoon,

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

2480 Walkley Road
2510 Walkley Road
2690 Walkley Road
2282 Russell Road
2358 Russell Road

2391 Russell Road
2464 Russell Road
2669 Southvale Crescent
1201 Hawthorne Road
3020 Hawthorne Road

Thank you,

Anna Graham, B.Sc., M.E.S.
patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 228
Fax: (613) 226-6344
Email: agraham@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

UTM 18Z 452590E

9R 5026280N

Elev. 10R 0254

Basin 25

32
318/56



ONTARIO

The Well Drillers Act
Department of Mines, Province of Ontario

15 No 416
RECEIVED
SEP 18 1948
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

CITY OF OTTAWA

Junction 90e A.

Con. Lot 40ft 13 Pt. Lot
Hurdman Bridge Acres 100
including pump) \$350.00

Pipe and Casing Record

Pumping Test

Casing diameter(s) 5 inch	Date about 31 1948
Length(s) of casing(s) 25 feet	Developed Capacity 200 f h
Length of screen	Duration of Test 1 h
Type of screen	Pumping Rate
Type of pump	Drawdown 40 feet
Capacity of pump	Static level of completed well
Depth of pump setting	Is well a gravel-wall type?

Water Record

Kind (fresh or mineral)	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
fresh	128 feet	fresh	15 feet from top
Quality (hard, soft, contains iron, sulphur etc.) hard			
Appearance (clear, cloudy, coloured) clear			
For what purpose(s) is the water to be used?			
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			

Well Log

Drift and Bedrock Record

From

To

0 ft.

.....ft.

dark sandy soil
dark shale

0

20

20

140

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?

Drilling Firm

Address Maurice Potvin Hurdman bridge

Recorded by J. van Bircout

Address Cyrville

Date Sept 13 1948

Licence Number 245

Basin 25



The Water-well Drillers Act, 1954
Department of Mines

15 N° 8869

Water-Well Record

Ship, Village, Town or City.....Ottawa.....
 n Village, Town or City).....Russell Road.....
 Address ..291..Carling Avenue.....Ottawa.....

Date completed29.....10.....57.....
(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s)	4"	Static level	19'
Length(s)	59'	Pumping rate	480 gph
Type of screen		Pumping level	65'
Length of screen		Duration of test	1 hr.

Well Log

Water Record

[illegible]

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

.....Domestic.....

Is water clear or cloudy?.....**Cloudy**.....

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

.....uplands.....

Drilling firm T. H. Adams.....

AddressHurdman's Bridge.....

..... Ottawa, Ontario

Name of Driller

Address **THE SAME**

Licence Number.....42.....

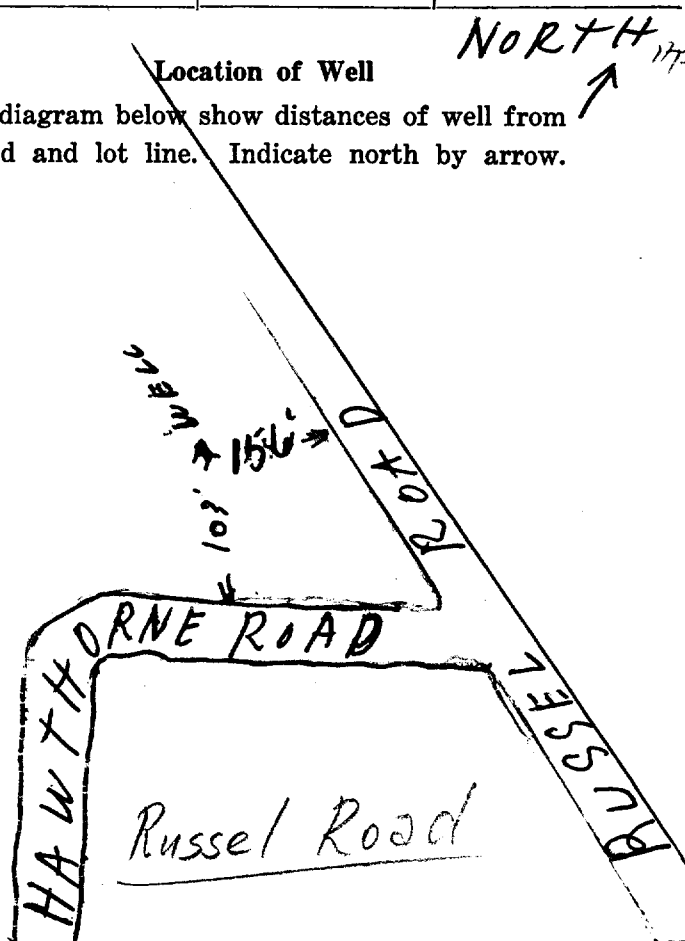
I certify that the foregoing
statements of fact are true.

Date Dec. 31 / 57 *Geo. H. Blame*

Signature of Licensee

Location of Well

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



WATER WELL RECORD

31G5h

~~3/6/0~~

Ontario

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1514732.

15502

CC

COUNTY OR DISTRICT		TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE		CON. BLOCK, TRACT, SURVEY, ETC.		LOT	
RUSSELL		CITY OF OTTAWA CARLETON		City of Ottawa		25-27	
OWNER (SURNAME FIRST)		ADDRESS		DATE COMPLETED		48-53	
CALVAIRE CHURCH		OTTAWA Ont Russell Rd		DAY 13 MO 03		YR 75	
UTM ZONE 18 EASTING 452500 NORTHING 5026440 RC 4 ELEV 0255 RC 4 BASIN CODE 25							

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

31	0019705	0050305	0051811	0100817		
32						

41	10	14	15	21
WATER RECORD				
WATER FOUND AT - FEET	KIND OF WATER			
0094	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		
15-16	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL		

INSIDE DIAM. INCHES		MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
				FROM	TO
10-11	06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	1.88	0	13-16 ST 0051 0100
17-18	06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE			19-20 0051 0100
24-25		1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	26		27-30

SCREEN	SIZE(S) OF OPENING (SLOT NO.)	31-33	DIAMETER	34-38	LENGTH	39-40
	MATERIAL AND TYPE			INCHES		
				DEPTH TO TOP OF SCREEN	41-44	80
					FEET	

61		PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET		MATERIAL AND TYPE CEMENT GROUT, LEAD PACKER, ETC.	
FROM	TO		
10-13	14-17		
18-21	22-25		
26-29	30-33	80	

PUMPING TEST	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 <input type="checkbox"/> PUMP	2 <input checked="" type="checkbox"/> BAILER		00 15 15 ^{PM}			15-16 HOURS	17-18 MINS
	STATIC LEVEL	WATER LEVEL END OF PUMPING	25	WATER LEVELS DURING			1 <input checked="" type="checkbox"/> PUMPING 2 <input type="checkbox"/> RECOVERY	
	022 ¹⁹⁻²¹ 22 FEET	030 ²²⁻²⁴ 30 FEET		15 MINUTES 022 ²⁵⁻²⁸ 22 FEET	30 MINUTES 030 ³¹ 30 FEET		45 MINUTES 030 ³²⁻³⁴ 30 FEET	60 MINUTES 030 ³⁵⁻³⁷ 30 FEET
	IF FLOWING GIVE RATE	38-41		PUMP INTAKE SET AT			WATER AMEND OF TEST	
	GPM		35 FEET			1 <input type="checkbox"/> CLEAR 2 <input checked="" type="checkbox"/> CLOUDY		
	RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING	43-45		RECOMMENDED PUMPING RATE		
	<input checked="" type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP		035 FEET			46-49 00 12 ^{PM}		
	50-53	001.9	GPM. / FT. SPECIFIC CAPACITY					

<p>FINAL STATUS OF WELL</p>	<p>54</p> <p>1 <input checked="" type="checkbox"/> WATER SUPPLY</p> <p>2 <input type="checkbox"/> OBSERVATION WELLY</p> <p>3 <input type="checkbox"/> TEST HOLE</p> <p>4 <input type="checkbox"/> RECHARGE WELL</p>	<p>5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY</p> <p>6 <input type="checkbox"/> ABANDONED, POOR QUALITY</p> <p>7 <input type="checkbox"/> UNFINISHED</p>
<p>WATER USE</p>	<p>55-56</p> <p>1 <input type="checkbox"/> DOMESTIC</p> <p>2 <input type="checkbox"/> STOCK</p> <p>3 <input type="checkbox"/> IRRIGATION</p> <p>4 <input type="checkbox"/> INDUSTRIAL</p> <p><input type="checkbox"/> OTHER</p>	<p>5 <input type="checkbox"/> COMMERCIAL</p> <p>6 <input type="checkbox"/> MUNICIPAL</p> <p>7 <input checked="" type="checkbox"/> PUBLIC SUPPLY</p> <p>8 <input type="checkbox"/> COOLING OR AIR CONDITIONING</p> <p>9 <input type="checkbox"/> NOT USED</p>
<p>METHOD OF DRILLING</p>	<p>57</p> <p>1 <input checked="" type="checkbox"/> CABLE TOOL</p> <p>2 <input type="checkbox"/> ROTARY (CONVENTIONAL)</p> <p>3 <input type="checkbox"/> ROTARY (REVERSE)</p> <p>4 <input type="checkbox"/> ROTARY (AIR)</p> <p>5 <input type="checkbox"/> AIR PERCUSSION</p>	<p>6 <input type="checkbox"/> BORING</p> <p>7 <input type="checkbox"/> DIAMOND</p> <p>8 <input type="checkbox"/> JETTING</p> <p>9 <input type="checkbox"/> DRIVING</p>

LOCATION OF WELL 5226

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

← ALBAT H

OTTAWA

RUSSELL RD

WATLEY RD

1/4 MILE

250 FT

CHURCH

CITY OF OTTAWA

DRILLERS REMARKS:

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER
	CAYER WELL DRILLING		1517
	ADDRESS		
	CASSELMAN ONT		
	NAME OF DRILLER OR BORER		LICENCE NUMBER
	MAURICE CAYER		1517
	SIGNATURE OF CONTRACTOR		SUBMISSION DATE
	Maurice Cayer		DAY _____ MO. _____ YR. _____

OFFICE USE ONLY	DATA SOURCE		58	CONTRACTOR	59-62	DATE RECEIVED	63-68	80
	1			1517		08 07 75		
	DATE OF INSPECTION			INSPECTOR				
				/				
REMARKS:							P	✓
							WI	

Print only in spaces provided.

Mark correct box with a checkmark, where applicable.

11

1532828

Municipality
15002

Con.
RF

06

County or District OTTAWA- Carleton	Township/Borough/City/Town/Village City- OTTAWA.	Con. block tract survey, etc. Conc. 6	Lot 3
Address 39100 Russell Rd.		Date completed 27/05/02 day month year	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)[illegible][illegible]

41		14		15		21	
WATER RECORD							
Water found at - feet		Kind of water					
10-13 34	1	<input checked="" type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	14		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals	15		
15-18	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	19		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals	20		
20-23	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	24		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals	25		
25-28	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	29		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals	30		
30-33	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	34		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals	35		

51 CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11 62	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	12 1.00	0	13-16 34
17-18 53 3/4	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	19	34	20-23 70
24-25	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	26		27-30

SCREEN	Size of opening (Slot No.)	31-33	Diameter	34-38	Length	39-40
				inches	feet	
	Material and type			Depth at top of screen	41-44	30
				feet		

61				PLUGGING & SEALING RECORD	
<input type="checkbox"/> Annular space				<input type="checkbox"/> Abandonment	
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)			
From	To				
10-13	14-17	Cement Grout # 30			
18-21	22-25				
26-29	30-33				

PUMPING TEST	71 Pumping test method ¹⁰ 1 <input type="checkbox"/> Pump 2 <input checked="" type="checkbox"/> Bailor		Pumping rate ¹¹⁻¹⁴ 10 GPM		Duration of pumping ¹⁵⁻¹⁶ 17-18 Hours 30 Mins	
	25 Static level		Water level end of pumping		Water levels during 1 <input type="checkbox"/> Pumping 2 <input checked="" type="checkbox"/> Recovery	
	19-21 30 feet	22-24 70 feet	15 minutes ²⁵⁻²⁸ 30 feet	30 minutes ²⁹⁻³¹ 30 feet	45 minutes ³²⁻³⁴ 30 feet	60 minutes ³⁵⁻³⁷ 30 feet
	If flowing give rate ³⁸⁻⁴¹ GPM		Pump intake set at ⁴² 70 feet		Water at end of test <input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy	
	Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep		Recommended pump setting ⁴³⁻⁴⁵ 60 feet		Recommended pump rate ⁴⁶⁻⁴⁹ 7 GPM	
	50-53					

FINAL STATUS OF WELL			54
1 <input checked="" type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished	
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well	
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)		
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering		

WATER USE			55-56
1 <input checked="" type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use	
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other	
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply		
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning		

METHOD OF CONSTRUCTION			57
1 <input checked="" type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving	
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging	
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other	
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting		

LOCATION OF WELL


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

50. ↑

walkway

Russell B

237328

Name of Well Contractor D & R - WATER - WELL Drilling	Well Contractor's Licence No. C0006
Address St-Albert - out	
Name of Well Technician Louis - Desnoyers	Well Technician's Licence No. T-625
Signature of technician/Contractor 	Submission date 27 05 02 day mo yr

MINISTRY USE ONLY	Data source	58 Contractor 6006	59-62	Date received	63-68 JUN 06 2002	80
	Date of inspection		Inspector			
Remarks CSS.ES2						

Address of Well Location (Street Number/Name) 2709 Walkley Road
County/District/Municipality City of Ottawa
UTM Coordinates Zone Easting Northing 0452580 1804525815026587
Municipal Plan and Sublot Number
Province Ontario Postal Code
Other

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
Brown	Top Soil	Sand	loose	0 2'
Grey	Silty	Clay	Wet	2' 15'

3 MW Set in Cluster well tag on MW3

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From To		
0 8	3/8 Bentonite Chips	
8 15	#2 Silice Sand	

Method of Construction Well Use

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

Construction Record - Casing Status of Well

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From To	
2"	Plastic	.25"	0 10'	<input checked="" type="checkbox"/> Water Supply

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From To	
2.25"	Plastic	.10	10' 15'	<input checked="" type="checkbox"/> Replacement Well

Status of 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 Hole Diameter

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
		From To	
		0 15'	8"

Well Contractor and Well Technician Information

Business Name of Well Contractor: Can. Environ. Drilling & Contractors Inc. 7 3 2 3
Business Address (Street Number/Name): 4102 Perth Rd. Inverary
Province: ON Postal Code: K0H1X0 Business E-mail Address: Jonathan@canedo.com
Bus. Telephone No. (inc. area code): 613 353 2231 Name of Well Technician (Last Name, First Name): Jonathan
Well Technician's Licence No.: 3315 Signature of Technician and/or Contractor: [Signature] Date Submitted: 29090709

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	Recovery		
Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
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.

2709 Walkley Rd

MW3 MW2 MW1

IN

Comments:

Well owner's information package delivered ☒ Yes ☐ No

Date Package Delivered: YYY YMM DDD
2009 07 09

Date Work Completed: 2009 07 09

Ministry Use Only
Audit No. Z 84661
JUL 27 2009
Received

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Assessor

EDUCATION

McGill University, B.Sc. 2010
Biology and English Literature

Queen's University, M.E.S. 2012
Environmental Studies

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

Civica Infrastructure Inc.
Municipal Water Resources Engineering - Vaughan
Project Support Coordinator, Project Proposal Writer

PROJECTS

Environmental Impact Statements – various, Ottawa
Phase I Environmental Site Assessments – various, Ottawa
Flood Mapping Project Coordination – Credit Valley Conservation Authority
Manhole Survey Tool Design and Data Processing – City of Markham
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of
Peterborough Drainage Study

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

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