

August 17, 2018  
File: PE3123-LET.03

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Geotechnical Engineering  
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Materials Testing  
Building Science

Attention: **Mr. Mat Mault**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Update to Phase I - Environmental Site Assessment**  
**370 (340) Huntmar Drive**  
**Ottawa, Ontario**

Dear Sir,

Further to the request of Kanata Microtel, Paterson Group Inc. (Paterson) has completed this update to assess any potential changes in the environmental conditions of the subject property from the time of the original Phase I-Environmental Site Assessment (ESA), dated October 24, 2013.

## 1.0 INTRODUCTION

The 2013 Phase I-ESA report, referred to above, was completed for a larger parcel of land intended to be developed as a retail/commercial complex. The site for this particular update consists of the southern most parcel of the initial assessment lands, close to the intersection of Huntmar Drive and the future transitway.

The historical research completed as part of the 2013 Phase I-ESA indicated that the land had been used in the past for agricultural purposes, although it had become overgrown with low-lying brush in more recent years. No indications of any former development on the lands were identified. No concerns were noted with the past or present use of the subject site or neighbouring properties. The report concluded that a Phase II - Environmental Site Assessment was not required.

The 2013 Phase I-ESA was prepared in general accordance with Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act).

## 2.0 SITE INSPECTION AND OBSERVATIONS

On August 16, 2018, personnel from Paterson's Environmental Division were on-site to assess the condition of the subject property. At the time of the site visit, the subject property was undeveloped, although some of the vegetation and topsoil had been stripped and soil had been displaced in preparation for site development. None of the adjacent lands have been constructed with the exception of the lands further to the north, which have been developed for residential purposes. No significant changes were observed with respect to the use of the neighbouring lands situated further away.

As part of a geotechnical investigation on the larger parcel of land, (report dated October 2014), Paterson completed 21 boreholes. No deleterious materials or suspected contamination were identified in any of the boreholes.

In conclusion, no potential environmental concerns were identified with respect to the subject site or adjacent properties. It is our opinion that the conclusions of the 2013 Phase I ESA remain valid. A Phase II ESA is not recommended for the subject property.

## 3.0 CLOSURE

This report was prepared for the sole use of Kanata Microtel. Permission from the aforementioned party and Paterson will be required to release this report to any other party.

We trust that this information meets your immediate requirements.

**Paterson Group Inc.**



Mark D'Arcy, P.Eng.



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