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## **Phase I-Environmental Site Assessment**

Proposed Commercial Development  
300 to 320 Moodie Drive  
Ottawa, Ontario

**Prepared For**

Colonnade Hotel Investment GP Inc.

### **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](http://www.patersongroup.ca)

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## **EXECUTIVE SUMMARY**

Paterson Group was retained by Colonnade Hotel Investment GP Inc. to conduct a Phase I-Environmental Site Assessment (ESA) of 300 Moodie Drive, 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.

According to the historical research, the subject site was sequentially developed with two commercial structures, one in the 1960s and a second building in the 1970s. The site has been occupied by automotive service garages, an automotive dealership, a printers, Salvation Army Thrift Store, and auto parts businesses. No significant changes have been made to the property since its development.

A Phase I-Environmental Site Assessment completed in 2000 identified four concerns on the subject property:

- ☐ an oil-water separator tank with drainage system
- ☐ former in-ground hoists at the northern building
- ☐ two former heating oil USTs on the exterior of the southern building
- ☐ Impacts from off-site rail ties and rail line along the northern property boundary and the property to the west.

The report also describes a former site remedial program which included the removal of several limited areas of impacted soil and the removal of the two USTs. Groundwater impacts were not assessed during the limited remedial program.

A Phase II-Environmental Site Assessment was recommended to address the impacts in the automotive service garage area, and potential groundwater impacts resulting from the removed USTs.

Groundwater monitoring was conducted in 2007 and included 13 monitoring wells located within the property. Sample analysis results indicated that VOC concentrations were not in compliance with the applicable MECP standards, and further delineation of groundwater impacts was required to determine the source and extent of VOC contamination.

A Supplemental Phase II-Environmental Site Assessment report was completed in 2015 based on soil and groundwater data collected in 2013 and 2014. Groundwater sample analysis identified multiple VOC parameters in excess of the applicable standards. Further groundwater monitoring and a groundwater remedial program was recommended by the Supplemental Phase II-ESA report and also address the migration of impacts from off-site sources.

Following the historical research, an inspection of the subject site and the Phase I-ESA study area was conducted. The subject site is currently occupied by two commercial buildings and associated paved parking areas. One waste oil AST, an oil-water separator, various compressed gases including oxygen and freon, and vehicle maintenance chemicals were observed on the property. No evidence of USTs, stressed vegetation, rail lines, or additional areas of potential environmental concern were observed at the time of the site visit. Surrounding property use was commercial.

The results of the historical research, personal interviews, and the site inspection identified several potentially contaminating activities (PCAs) with respect to the subject site, including an automotive service garage and the historical presence of fuel oil USTs used to heat the southern building. These PCAs have already been investigated and are not considered to represent areas of potential environmental concern (APECs) to the subject site. However, fill of unknown quality and the previously identified groundwater impacts are considered to be Areas of Environmental Concern. PCAs within the Phase I-ESA study area are not considered to represent APECs to the subject site given their separation distance and/or downgradient or cross-gradient location with respect to the subject site.

## **Recommendation**

It is our understanding that the commercial buildings on the subject property will be demolished as part of a new development for the subject site. It is recommended that a soil and groundwater remedial program, monitored by Paterson personnel, be completed in conjunction with the site redevelopment. All impacted material should be removed at this time, and confirmatory testing be completed to confirm the effectiveness of the remedial program.

Based on the ages of the subject buildings, asbestos containing materials (ACMs) may potentially be present in the subject structures. An asbestos survey of the buildings must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, if one has not already been conducted.



Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the on-site buildings. It is recommended that original paint be tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

## **1.0 INTRODUCTION**

At the request of Colonnade Hotel Investment PG Inc., Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of 300 to 320 Moodie Drive, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I-ESA by Ms. Kelly Rhodenizer of Colonnade Bridgeport. The offices of Colonnade Bridgeport are located at 18 Concourse Gate, Suite 200, Ottawa, Ontario. Ms. Rhodenizer can be reached by telephone at (613) 225-8118.

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 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:	300 Moodie Drive, Ottawa, Ontario.
Legal Description:	Part of Lot 10, Concession 2 (Ottawa Front), Geographic Township of Nepean, City of Ottawa.
Property Identification Number:	04709-0041
Location:	The subject site is located at the northwest corner of Moodie Drive and Fitzgerald Road. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 19' 32" N, 75° 50' 10" W.
<b>Site Description:</b>	
Configuration:	Irregular.
Site Area:	9,318 m <sup>2</sup> (approximate).
Zoning:	IP – Business Park Industrial Zone
Current Use:	The subject site is currently occupied by two (2) commercial slab-on-grade structures.
Services:	The subject site is located in a municipally serviced area.

### **3.0 SCOPE OF INVESTIGATION**

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

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

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### **Phase I-ESA Study Area Determination**

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

#### **First Developed Use Determination**

The site is considered to have first been developed with the southernmost part of the commercial building on the south side of the site between 1965 and 1968.

#### **Fire Insurance Plans**

Fire insurance plans are not available for the area of the subject property.

#### **City of Ottawa Street Directories**

City directories were reviewed at the National Archives for the area of the subject site. The directories from 1987 to 2000 were reviewed. Directories for the Phase I study area were not available before 1987. Based on the directories, the subject property was occupied by Jim Licari Automotive and Bells Corners Transmissions at 300 Moodie Drive from 1987 to 2000. Darotune Honda was listed at 306 Moodie Drive in 2000, and Belcor Printing was listed at 320 Moodie Drive from 1987 to 2000. In 2011, the property was listed as Amerco Rentals and U-Haul Co. Ltd. at 300 Moodie Drive. The automotive service garages and former printers are considered to be Potentially Contaminating Activities on the subject property. Based on previous investigations completed on the subject site, they are not considered to represent APECs on the site. No other addresses were listed in 2011 for the subject property.

No significant concerns were identified with immediately adjacent properties, with the exception of a used car dealership and service garage at 330 Moodie Drive (The Car Club, 80 m to the south of the subject site) listed 2011. This property is considered to be a Potentially Contaminating Activity (PCA). Based on its distance and relatively recent occupation by The Car Club (2010-2012), it is not considered to represent an APEC on the subject property.

PCAs identified by the city directories search are shown on Drawing PE4384-2 - Surrounding Land Use Plan.

### **Previous Engineering Reports**

A number of environmental reports and documents issued by Golder Associates and One Nation Engineering Inc. were reviewed.

A Phase I Environmental Site Assessment was conducted for the subject property by Golder in 2000. The report identified the Jim Licari Automotive garage at 300 Moodie Drive and two (2) former heating oil USTs at the rear of the southern building (306, 310, and 320 Moodie Drive) as potential concerns. The report also describes a former site remediation conducted by Golder in 1998 which included the removal of impacted soil from the interior of the building at 300 Moodie Drive, and the removal of the two (2) USTs and surrounding contaminated soil. Confirmatory soil testing following the remediation did not identify contaminants in excess of the applicable standards at that time. No groundwater testing or remediation was conducted during or after the remediation activities.

A Phase II Environmental Site Assessment was recommended in order to further assess potential impacts in the automotive garage building, and potential groundwater impacts from the removal of the USTs.

Groundwater monitoring was conducted by Golder in 2007 and included the placement of thirteen (13) monitoring wells on the property. Groundwater samples were collected from wells near the property boundaries and from inside the building addressed 306 Moodie Drive (former Darotune Honda unit). Sample analysis results indicated that VOC concentrations were not in compliance with the applicable MECP standards, and further delineation of groundwater impacts was required to determine the source and extent of VOC contamination.

A Supplemental Phase II Environmental Site Assessment report, completed by One Nation Engineering Inc. in 2015 and based on soil and groundwater data collected in 2013 and 2014, was reviewed as part of the current Phase I ESA. The report described the subsurface conditions as consisting of fill to approximately 0.8 m below ground surface, followed by clay to 7.6 m. The water table was encountered at 1.5 to 2.5 m below ground surface. Soil analysis identified no parameters in excess of the applicable standards. Groundwater sample analysis identified multiple VOC parameters in excess of the applicable standards.

VOC impacts were identified in the central-western part of the site, between the two buildings and behind the southern building (306, 310, and 320 Moodie Drive). One Nation Engineering recommended a groundwater remediation program to address these impacted areas.

Another report by One Nation Engineering, titled “SSRA and Remedial Requirements in Support of Proposed Site Development Plan” was submitted in 2017, and notes that polycyclic aromatic hydrocarbon impacts were detected in the near-surface soils on the subject property. Impacted soils were reportedly removed in 2015. However, based on the absence of information about PAHs in the soil on the subject property and the limited nature of the soil removal that was completed by One Nation, fill material on the property is considered to be of unknown quality, and is considered an area of environmental concern.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on July 27, 2018. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

### **PCB Inventory**

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

### **Ontario Ministry of the Environment, Conservation and Parks (MECP) Instruments**

A request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. At the time of this report, the MECP FOI search results had not been received. A copy of the MECP FOI response letter will be forwarded to the client if any concerns are identified.

### **MECP Coal Gasification Plant Inventory**

The MECP 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 1 km of the subject site.

### **MECP Incident Reports**

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. At the time of this report, the MECP FOI search results had not been received. A copy of the MECP FOI response letter will be forwarded to the client if any concerns are identified.

### **MECP Waste Management Records**

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. At the time of this report, the MECP FOI search results had not been received. A copy of the MECP FOI response letter will be forwarded to the client if any concerns are identified.

### **MECP Submissions**

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MECP. At the time of this report, the MECP FOI search results had not been received. A copy of the FOI response letter will be forwarded to the client if any concerns are identified.

### **MECP Brownfields Environmental Site Registry**

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No RSCs were filed for properties within the Phase I ESA study area.

### **MECP Waste Disposal Site Inventory**

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario.



Based on the available information, no waste disposal sites were present 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 and Forestry (MNRF) on July 27, 2018. 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 July 27, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA search returned no records for the subject property or neighbouring properties. A copy of the TSSA correspondence is included in Appendix 2.

### **City of Ottawa Landfill Document**

The document entitled “Old Landfill Management Strategy, Phase I-Identification of Sites, City of Ottawa”, was reviewed. No former landfill sites were identified within the Phase I study area.

### **City of Ottawa Historical Land Use Inventory (HLUI)**

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was requested as part of this assessment. At the time of issuing this report, a response from the City had not been received.

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

1951            The subject property is a vacant agricultural field. A railway track is present immediately to the north of the property, and Moodie Drive is present to the east. Surrounding properties are also agricultural fields.

- 1965      (GeoOttawa) No changes have been made to the subject property. The property to the south, addressed 296 Moodie Drive, has been developed with what appears to be a commercial building. No other significant changes have been made to properties in the Phase I study area.
- 1968      The subject property has been developed with a commercial building on the south end of the property. The remainder of the site is vacant. Properties further to the south have been developed with commercial buildings. Surrounding properties are no longer agricultural, with the exception of the lands immediately to the east of Moodie Drive.
- 1976      (GeoOttawa) The building on the subject property has been further developed with an addition to the north side of the original structure. Fitzgerald Road has been constructed to the south of the subject property. Properties in the Phase I study area have been further developed with commercial and/or light industrial structures. A mobile home community is present 230 m to the east of the subject property.
- 1984      A second building has been constructed on the subject site, to the north of the first building. No other significant changes are apparent on the subject site. Some railway ties and surface staining appear to be present on the adjacent property to the west. The property to the east, across Moodie Drive, has been developed with a commercial retail/office building.
- 1991      (GeoOttawa) A storage shed and aboveground storage tank are visible, at the northwest side of the property. A building has been constructed further to the east, at 245 Menten Place and further to the west, at 17 Fitzgerald Road. No other apparent changes have been made to properties in the Phase I study area.
- 2002      (City of Ottawa Website) No significant changes were made to the subject site. The adjacent property to the west, at 15 Fitzgerald Road, has been developed with an office building.
- 2017      (City of Ottawa Website) No changes appear to have been made to the subject property or properties in the Phase I study area.

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

## **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes gently downward to the north and east, towards Stillwater Creek. According to the maps, the nearest water body is Stillwater Creek, located approximately 200 m to the east of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

## **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

## **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of sandstone of the Nepean Formation. Overburden soils are shown as offshore marine sediments, with a drift thickness on the order of 5-10 m.

The geological mapping was generally consistent with the subsurface investigations undertaken at the site, which indicated that soils at the subject site consisted of fill over clay. Drift thickness was at least 7.6 m over the site.

## **Water Well Records**

A search of the MECP water well records returned records for one (1) monitoring well and two (2) additional records with no construction details on the subject site. Records for two (2) water supply wells, dated 1958 and 1962 were identified off-site in the Phase I study area. These wells are not considered to be in current use. The well on the subject property was placed in sandstone bedrock, to a depth of 60 m below ground surface.

### **Water Bodies and Areas of Natural Significance**

Stillwater Creek is the closest significant water body and is present approximately 200 m to the east of the subject site. No areas of natural significance are known to exist within the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Mr. Bonnie Chen, of Colonnade Bridgeport, was interviewed as part of this assessment. The interview was conducted by email during the Phase I ESA process. Ms. Chen did not identify any environmental concerns that were not identified by the previous investigations completed on the subject property.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site visit was conducted on August 9, 2018. Weather conditions were sunny, with a temperature of approximately 30°C. Ms. Anna Graham from the Environmental Department of Paterson Group conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I-ESA study area were also assessed at the time of the site visit.

### **6.2 Specific Observations at Phase I Property**

#### **Buildings and Structures**

The building on the northern side of the subject site is addressed 300 Moodie Drive and is currently occupied by Jim Licari Automotive Ltd. and X-clusive Auto body shop. The building on the southern side of the site is addressed 310 and 320 Moodie Drive and is occupied by The Salvation Army Thrift Store (centre unit) and Hosie and Brown Auto Parts (south and north units).

#### **Underground Utilities**

At the time of the site visit, underground service locates had not been completed for the subject site. The subject site is provided with municipal sewer, water and gas services. Electrical services in the vicinity of the subject site are overhead.

#### **Site Features**

The ground surface surrounding the subject buildings was asphalt at the time of the site visit, with some grassed areas along Moodie Drive and Fitzgerald Road. Site topography slopes downward to the east. Site drainage consists primarily of sheet flow to adjacent streets and to catch basins located in the parking areas of the subject site.

A pad-mounted transformer is present along the south side of the site, adjacent to Fitzgerald Avenue. No staining was observed in the vicinity of the transformer. It is not considered to pose a concern to the subject property.

No evidence of railway lines was noted on the subject site. The fill material placed following remediation excavations is known to have been from a clean source and is not considered to represent an environmental concern.

## **Potential Environmental Concerns**

### ☐ **Groundwater Monitoring Well**

Multiple groundwater monitoring wells were observed on the subject property. The monitoring wells were installed as part of the previous Phase II-ESAs completed by Golder and One Nation.

### ☐ **Underground Utilities**

The subject property is serviced with municipal water and sewer systems. Catch basins were observed on the site during the site visit.

### ☐ **Ground Surface**

The ground surface across the majority of the property consists of asphaltic concrete. Small landscaped areas are located on the east side of the property, along Moodie Drive. No signs of staining or stressed vegetation were noted on the subject site.

### ☐ **Railway Lines**

No railway lines were observed directly on the subject site or within the Phase I-ESA study area. A former railway line is located immediately to the north of the subject property.

### ☐ **Polychlorinated Biphenyls (PCBs)**

A pad mounted transformer was identified along the southern edge of the site, adjacent to Fitzgerald Road. No staining was visible on or around the structure.

### ☐ **Unidentified Substances**

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

### ☐ **Waste Storage and Disposal**

The site currently generates hazardous automotive waste and recyclable materials. Waste is stored in the Jim Licari Automotive service bays and in bins at the back of the building and is collected on a regular basis. No concerns with waste storage were observed at the time of the site visit.

## **Interior Assessment**

A general assessment of the building interior is as follows:

- ☐ The floors consisted predominantly concrete with some ceramic and vinyl tiles and carpet.
- ☐ The walls consisted of drywall, wood, and concrete block.
- ☐ Ceilings consisted of exposed steel decking in the warehouse spaces and the Salvation Army thrift store, and drywall and suspended ceiling tile in the office areas.
- ☐ Lighting throughout the building was provided by fluorescent fixtures.

Rooftop HVAC units are present at the Salvation Army unit and the southern Hosie and Brown Auto Parts unit. Both Hosie and Brown units had a mechanical room containing two (2) natural gas fired boilers. Window mounted air conditioning units were also present in the Hosie and Brown office spaces.

## **Potentially Hazardous Building Products**

### ☐ **Ozone Depleting Substances (ODSs)**

Refrigerators and fire extinguishers may be potential sources of ozone depleting substances (ODSs) on site. These appliances should be regularly serviced and maintained by certified contractors.

### ☐ **Potentially Hazardous Building Materials**

Based on the age of the building (original structure at the south end of the site before 1968) there is the potential for Asbestos Containing Materials to have been used in the construction. These materials include drywall joint compound, suspended ceiling tiles, and pipe run and elbow insulation. A Designated Substance Survey has reportedly not been completed for the property.

## **Other Potential Environmental Concerns**

### ☐ **Storage Tanks**

Some minor spillage appeared to have occurred on the ground under the waste oil storage tank in the service garage at Jim Licari Automotive. The floor slab was in good condition, and the spillage is not considered to pose

a concern to the site. No evidence of USTs was observed on the subject site. An unlabeled drum was present at the northwest corner of the southern building on the subject site. A second unlabeled drum was present in the southern warehouse unit of Hosie and Brown (southern building). Hosie and Brown staff were not aware of its contents (was found when they took over the space from Gear Head) and were reportedly in the process of having it removed.

☐ **Wastewater Drainage**

Wastewater drainage from the building is expected to drain into the City of Ottawa sewer system.

**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 – Former railway corridor, followed by agricultural fields;
- ☐ South – Fitzgerald Road, followed by an office building and used car warehouse;
- ☐ East – Moodie Drive, followed by commercial buildings;
- ☐ West – Office buildings, followed by the abandoned rail corridor.

The former railway tracks to the north of the subject property are considered to be a Potentially Contaminating Activity and is considered to represent an Area of Potential Environmental Concern on the subject site.

Current land use in the Phase I-ESA Study area is illustrated on Drawing: PE4384-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.



## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table indicates 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. Based on the Chain of Title information contained in the Golder report from 2000, the property was owned by various private individuals until 1959, when it was owned by the National Capital Commission, then transferred to Westcliffe Investments in 1967, then in 1984 it was registered to Jankam Investments Inc. (Colonnade Development Inc. as of 2000).

<b>Table 1: Land Use History</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Areas of Potential Environmental Concern</b>
Prior to 1968	Vacant, agricultural	None	None
1968-1987	Unknown	Unknown	Unknown
1987-present	Automotive service garages, body shop, printers	Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Gasoline and Associated Products Storage in Fixed Tanks" Item 10, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Commercial autobody shops" Item 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems"	Yes

## Potentially Contaminating Activities (PCAs)

The historical research and site visit identified the following Potentially Contaminating Activities at the subject site:

- ☐ Item 10, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Commercial autobody shop.” - this PCA was identified based on the use of the northern half of the northern building as a body shop (X-clusive Auto).
- ☐ Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and Associated Products Storage in Fixed Tanks.” - this PCA was identified based on the historical presence of fuel oil USTs on the subject site.
- ☐ Item 30, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Importation of fill material of unknown quality.” - this PCA was identified based on PAH contaminants in the soil, identified by previous investigations.
- ☐ Item 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.” - this PCA was identified based on the current and historical presence of automotive repair garages on the subject property.

Based on a review of the existing available information, including environmental reports, in our opinion, these PCAs were at least partially assessed by subsurface investigations and some environmental remediation has been completed at the subject site. Since some of the previous investigations were conducted before the current Ministry of Environment, Conservation and Parks (MECP) standards were introduced, fill material and groundwater impacts at the subject site are considered to be Areas of Environmental Concern.

Two additional Potentially Contaminating Activities (PCAs) were identified outside of the subject property but within the Phase I study area:

- ☐ Item 46, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Rail Yards, Tracks and Spurs” - this PCA was identified based on the former presence of a railway to the north of the subject property, and the storage of railway ties or other materials on the adjacent property to the west.
- ☐ Item 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems” - this PCA was identified based on the

presence of an automotive repair garage to the south of the subject property, at 330 Moodie Drive.

Based on their ages and distances from subject site, the repair garage and former railway are not considered to represent APECs on the subject property.

The above PCAs are shown on Drawing PE4384-2 - Surrounding Land Use Plan.

### **Areas of Potential Environmental Concern (APECs)**

All of the on-site PCAs have been previously investigated and, as a result, they are not considered to be Areas of Potential Environmental Concern. However, the previous investigations did identify impacted groundwater on the site. This impacted groundwater is considered to represent an Area of Environmental Concern, which does require further remediation.

### **Contaminants of Potential Concern (CPC)**

Based on the past investigations and site use, the following Contaminants of Potential Concern (CPCs) have been identified:

- ☐ Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F<sub>1</sub>-F<sub>4</sub>) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F<sub>1</sub>-F<sub>4</sub> were selected as CPCs for the Phase I-ESA property based on the former presence of two underground fuel storage tanks (UST) and automotive service garages.
- ☐ Benzene, toluene, ethylbenzene, and xylenes (BTEX) were selected as CPCs for the Phase I-ESA property based on the former presence of two underground fuel storage tanks (UST).
- ☐ Volatile organic compounds (VOCs) were selected as CPCs for the property based on the identification of these contaminants in the groundwater by previous investigations.
- ☐ Polycyclic aromatic hydrocarbons (PAHs) were selected as CPCs for the property based on their identification in the soil during previous subsurface investigations.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada and subsurface investigations at the subject site and nearby properties, drift thickness at the subject site is approximately 5 to 10 m below the existing grade. Overburden, consisting of offshore marine sediment, is underlain by sandstone bedrock of the Nepean Formation.

### **Buildings and Structures**

There are two commercial slab-on-grade buildings on the subject property.

### **Water Bodies**

There are no water bodies on the subject site. The closest water body is Stillwater Creek, located approximately 200 m to the east of the subject site.

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

No drinking water wells are located on the subject site. All properties within the Phase I-ESA study area are municipally serviced, and no active drinking water wells are considered to be present.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I-ESA study area is commercial and agricultural. Land use is shown on Drawing PE4384-2 - Surrounding Land Use Plan.

### **Potentially Contaminating Activities and Areas of Potential Environmental Concern**

As per Subsection 7.1 of this report, the past presence of automotive service garages (Darotune Honda, Bells Corners Transmissions, and Licari Automotive), and the current presence of an automotive service garage (Licari Automotive) and body shop (X-clusive Auto) were identified as Potentially Contaminating Activities. These PCAs have been investigated by previous subsurface investigations and a

partial environmental remedial program at the subject site. As a result, the PCAs are not considered to represent APECs on the subject property. However, potential soil and/or groundwater impacts resulting from the railway ties on the adjacent property and the identified remnant groundwater impacts on the subject property are considered to represent an Area of Environmental Concern.

### **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 the remnant groundwater contamination and potential soil/fill contamination are considered to represent Areas of Environmental Concern on the subject property.

## 8.0 CONCLUSIONS

### Assessment

Paterson Group was retained by Colonnade Hotel Investment GP Inc. to conduct a Phase I-Environmental Site Assessment (ESA) of 300 Moodie Drive, 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.

According to the historical research, the subject site was sequentially developed with two commercial structures, one in the 1960s and a second building in the 1970s. The site has been occupied by automotive service garages, an automotive dealership, a printers, Salvation Army Thrift Store, and auto parts businesses. No significant changes have been made to the property since its development.

A Phase I-Environmental Site Assessment completed in 2000 identified four concerns on the subject property:

- ☐ an oil-water separator tank with drainage system
- ☐ former in-ground hoists at the northern building
- ☐ two former heating oil USTs on the exterior of the southern building
- ☐ Impacts from off-site rail ties and rail line along the northern property boundary and the property to the west.

The report also describes a former site remedial program which included the removal of several limited areas of impacted soil and the removal of the two USTs. Groundwater impacts were not assessed during the limited remedial program.

A Phase II-Environmental Site Assessment was recommended to address the impacts in the automotive service garage area, and potential groundwater impacts resulting from the removed USTs.

Groundwater monitoring was conducted in 2007 and included 13 monitoring wells located within the property. Sample analysis results indicated that VOC concentrations were not in compliance with the applicable MECP standards, and further delineation of groundwater impacts was required to determine the source and extent of VOC contamination.

A Supplemental Phase II-Environmental Site Assessment report was completed in 2015 based on soil and groundwater data collected in 2013 and 2014. Groundwater sample analysis identified multiple VOC parameters in excess of the applicable standards. Further groundwater monitoring and a groundwater remedial program was recommended by the Supplemental Phase II-ESA report and also address the migration of impacts from off-site sources.

Following the historical research, an inspection of the subject site and the Phase I-ESA study area was conducted. The subject site is currently occupied by two commercial buildings and associated paved parking areas. One waste oil AST, an oil-water separator, various compressed gases including oxygen and freon, and vehicle maintenance chemicals were observed on the property. No evidence of USTs, stressed vegetation, rail lines, or additional areas of potential environmental concern were observed at the time of the site visit. Surrounding property use was commercial.

The results of the historical research, personal interviews, and the site inspection identified several potentially contaminating activities (PCAs) with respect to the subject site, including an automotive service garage and the historical presence of fuel oil USTs used to heat the southern building. These PCAs have already been investigated and are not considered to represent areas of potential environmental concern (APECs) to the subject site. However, fill of unknown quality and the previously identified groundwater impacts are considered to be Areas of Environmental Concern. PCAs within the Phase I-ESA study area are not considered to represent APECs to the subject site given their separation distance and/or downgradient or cross-gradient location with respect to the subject site.

## **Recommendation**

It is our understanding that the commercial buildings on the subject property will be demolished as part of a new development for the subject site. It is recommended that a soil and groundwater remedial program, monitored by Paterson personnel, be completed in conjunction with the site redevelopment. All impacted material should be removed at this time, and confirmatory testing be completed to confirm the effectiveness of the remedial program.

Based on the ages of the subject buildings, asbestos containing materials (ACMs) may potentially be present in the subject structures. An asbestos survey of the buildings must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, if one has not already been conducted.

Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the on-site buildings. It is recommended that original paint be tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.



## 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 Colonnade Hotel Investment GP Inc. Permission and notification from Colonnade Hotel Investment GP Inc. 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.



### **Report Distribution:**

- Colonnade Hotel Investment GP Inc.
- Paterson Group

## 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**

MECP Freedom of Information and Privacy Office.  
MECP Municipal Coal Gasification Plant Site Inventory, 1991.  
MECP document titled “Waste Disposal Site Inventory in Ontario”.  
MECP Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNRF Areas of Natural Significance.  
MECP Water Well Inventory

### **Municipal Records**

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

### **Local Information Sources**

Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd.  
Personal Interviews.  
“Phase I Environmental Site Assessment, 300-320 Moodie Drive, Nepean, Ontario”, prepared by Golder Associates, dated May 2000.  
"Supplemental Phase II ESA Subsurface Characterization at Depth, MNA3 Evaluation, and Pilot Study Preparation 300-320 Moodie Drive, Ottawa, Ontario", prepared by One Nation Engineering Inc., dated June 2, 2015.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4384-1 – SITE PLAN**

**DRAWING PE4384-2 – SURROUNDING LAND USE PLAN**

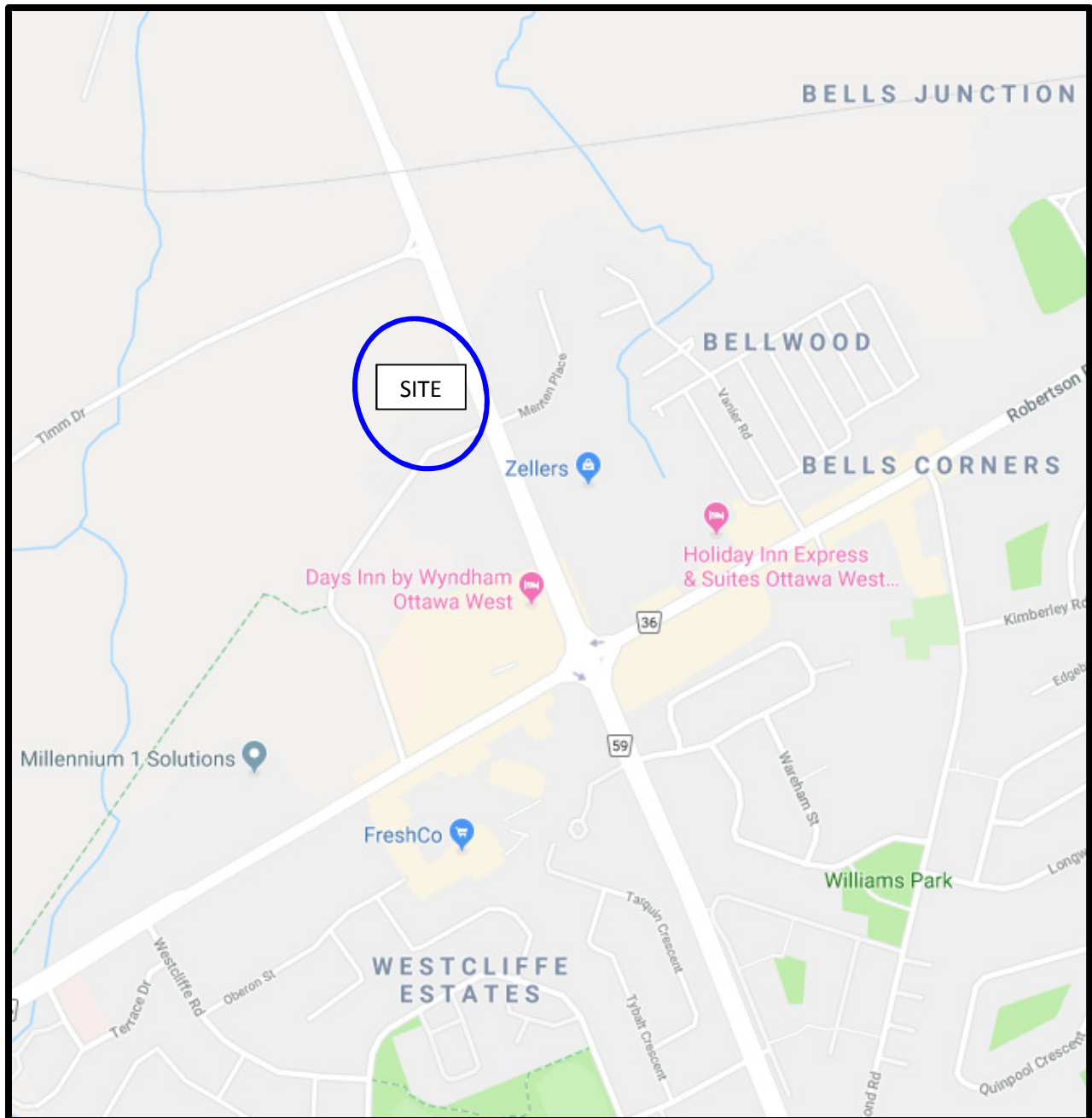


FIGURE 1  
KEY PLAN

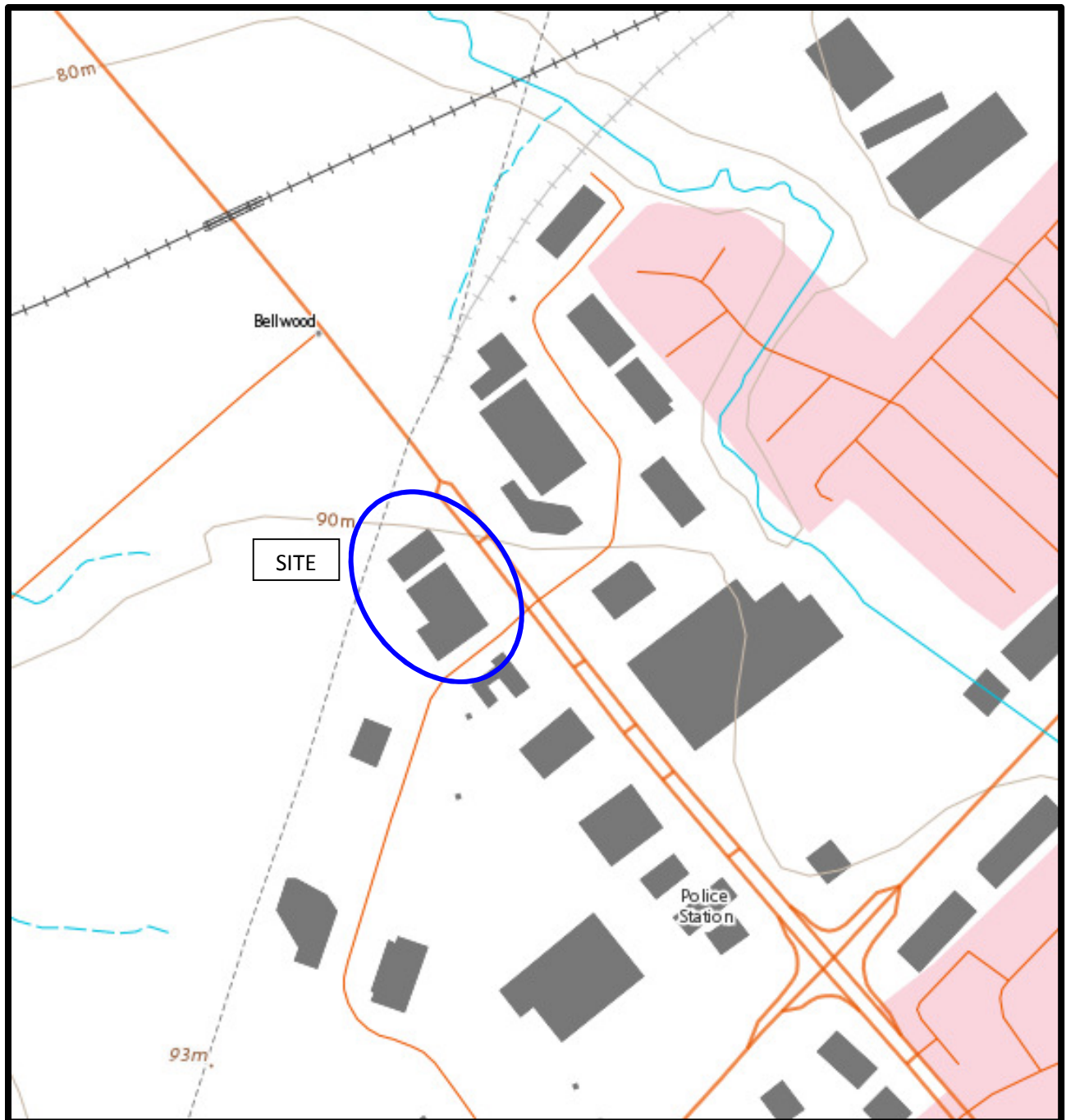


FIGURE 2  
TOPOGRAPHIC MAP



#2365 ROBERTSON ROAD  
VACANT AGRICULTURAL FIELD

FORMER CARLETON  
PLACE RAILWAY

#300 MOODIE DRIVE  
X-CLUSIVE AUTO  
(FORMER BELLS CORNERS  
TRANSMISSIONS)

#299 MOODIE DRIVE  
OFFICE BUILDING

#299 MOODIE  
DRIVE  
BANK, OFFICES

MOODIE DRIVE

#15 FITZGERALD  
ROAD  
OFFICES

FORMER HYDRAULIC HOISTS

#300 MOODIE DRIVE  
JIM LICARI AUTOMOTIVE

#306 MOODIE DRIVE  
HOSIE AND BROWN AUTO PARTS  
(FORMER DAROTUNE HONDA)

#310 MOODIE DRIVE  
SALVATION ARMY  
THRIFT STORE

#320 MOODIE DRIVE  
HOSIE AND BROWN AUTO PARTS  
(FORMER BELCOR PRINTING)

FITZGERALD ROAD

LEGEND:



APPROXIMATE LOCATION OF  
BOREHOLE/MONITORING WELL BY  
OTHERS



APPROXIMATE LOCATION OF  
BOREHOLE WITH MONITORING WELL BY  
OTHERS

**patersongroup**  
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

COLONNADE HOTEL INVESTMENT GP INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
300-320 MOODIE DRIVE	
OTTAWA,	ONTARIO
Title: SITE PLAN	

Scale:	1:2500	Date:	08/2018
Drawn by:	AG	Report No.:	PE4384-1
Checked by:	MD	Dwg. No.:	PE4384-1
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe43xx\pe4384-1 site plan.dwg





**POTENTIALLY CONTAMINATING ACTIVITIES:**

- 1. FORMER RAILWAY TRACKS AND STOCKPILED TIES (ITEM 46)
- 2. #330 MOODIE DRIVE - AUTOMOTIVE DEALERSHIP AND SERVICE GARAGE (ITEM 52)
- 3. #300 MOODIE DRIVE - AUTOMOTIVE SERVICE GARAGE (ITEM 52)
- 4. #300 MOODIE DRIVE - AUTOMOTIVE BODY SHOP (ITEM 10)
- 5. #306, 310, 320 MOODIE DRIVE - FORMER UNDERGROUND FUEL OIL STORAGE TANKS (ITEM 28)
- 6. #300, 306, 310, 320 - FILL OF UNKNOWN QUALITY (ITEM 30)

**AREAS OF ENVIRONMENTAL CONCERN (AECs):**

- 1. IDENTIFIED GROUNDWATER VOC IMPACTS
- 2. FILL OF UNKNOWN QUALITY

**patersongroup**  
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

COLONNADE HOTEL INVESTMENT GP INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE	
300-320 MOODIE DRIVE	
OTTAWA,	ONTARIO
Title:	
SURROUNDING LAND USE PLAN	

Scale:	1:3000	Date:	08/2018
Drawn by:	AG	Report No.:	PE4384-1
Checked by:	AG	Drawing No.:	PE4384-2
Approved by:	MSD		

# **APPENDIX 1**

**CURRENT PLAN OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**







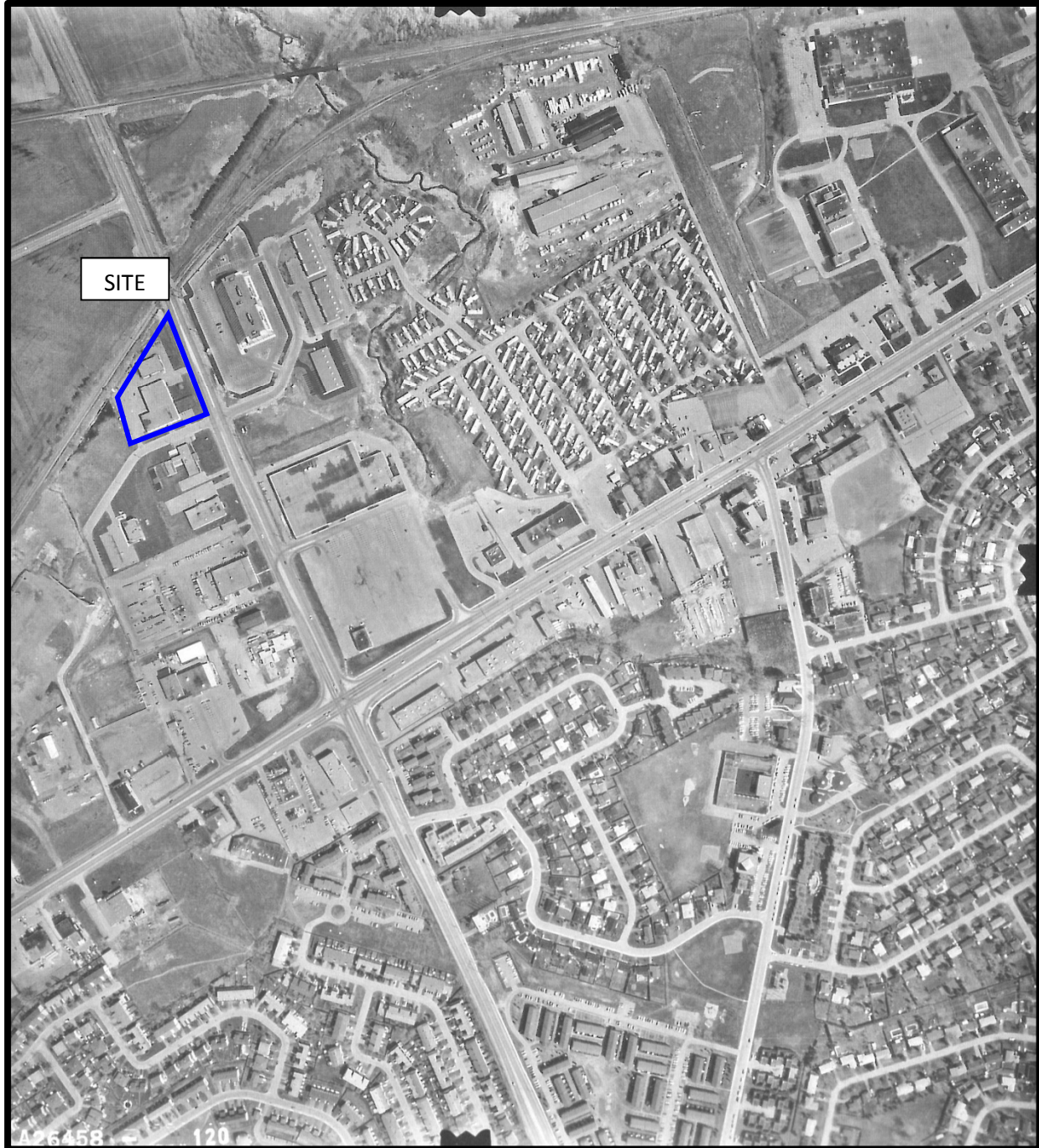
AERIAL PHOTOGRAPH  
1951





AERIAL PHOTOGRAPH  
1968





AERIAL PHOTOGRAPH  
1984





AERIAL PHOTOGRAPH  
2002





AERIAL PHOTOGRAPH  
2017



## Site Photographs

PE4384

300 Moodie Drive, Ottawa, Ontario

August 29, 2018



Photograph 1: View of the interior of the office portion of Jim Licari Automotive.



Photograph 2: Waste oil storage tank in the garage portion of Jim Licari Automotive.



## Site Photographs

PE4384

300 Moodie Drive, Ottawa, Ontario

August 29, 2018



Photograph 3: Exterior of the northern building, containing Jim Licari Automotive and X-clusive Auto.



Photograph 4: View of the rear of the southern building, containing Hosie and Brown Auto Parts and Salvation Army Thrift Store.



## Site Photographs

PE4384

300 Moodie Drive, Ottawa, Ontario

August 29, 2018



Photograph 5: View of the interior warehouse area of Hosie and Brown Auto Parts.



Photograph 6: Garbage baler at the rear (delivery bay) of the Salvation Army Thrift Store.



## Site Photographs

PE4384

300 Moodie Drive, Ottawa, Ontario

August 29, 2018



Photograph 7: View of the interior of the garage area of X-clusive Auto.

# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION REQUEST**

**HLUI SEARCH REQUEST**

**TSSA CORRESPONDENCE**

**MECP 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: agramham@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. PE4384	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 ( <b>Municipal address essential for cities, towns or regions</b> ) 300, 306, 3010, 320 Moodie Drive, Ottawa, Ontario. (One site, one owner)				
Present Property Owner(s) and Date(s) of Ownership Colonnade Hotel Investment GP Inc. (2018)				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner <b>AND</b> 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. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

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

Ministry of the Environment,  
Conservation and Parks

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075

Ministère de l'Environnement, de  
la Protection de la nature et des  
Parcs

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

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075



August 15, 2018

Anna Graham  
Paterson Group Inc.  
154 Colonnade Rd  
Ottawa, ON K2E 7J5

Dear Anna Graham:

**RE: Freedom of Information and Protection of Privacy Act Request**  
**Our File #: A-2018-05213, Your Reference #: PE4384**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 300, 306, 310, 320 Moodie Drive, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my preliminary decision to provide partial/full access to the information as the identity of complainants will be removed to protect privacy (Section 21(1)(f) of the Act).

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the estimated fee is:

• Search Time 1 hour @ \$30/hour	\$30.00
• CD	10.00
• Preparation Time approx. 0.16 hour @ \$30/hour	4.80
• Delivery	3.00
• <b>Total</b>	<b>\$47.80</b>
• Deposit Received	- 30.00
• <b>Balance Due</b>	<b>\$17.80</b>

— sent

Aug 21

Due to the volume, the records will be provided to you electronically on a CD. The Ministry has relied on Order PO-3621 by the Office of the Information and Privacy Commission (IPC) in order to calculate the estimated fees. Order PO-3621 states that the Ministry may charge a preparation fee of \$30.00 per hour for every 1,200 pages of scanned records. The breakdown of the approximate preparation fee is as follows: an estimated 0.16 hours to convert approximately 190 pages to electronic format. Please note, that upon completion of the Ministry's review, additional preparation charges may be applied to account for any severances made to the records in accordance with the exemptions under the Act. These severances will be charged at a rate of \$30.00 per hour, calculated at a rate of two minutes per page.

In order to receive a copy of the records please forward this amount to our office. You may pay by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please do not mail cash.

If payment has not been received within 45 days this file will be closed. When remitting payment, please quote our file number or attach a copy of this letter.

The District Office has advised that there may be records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, \$60.00 in addition to the above amount is required. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

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

If you have any questions regarding this matter, please contact Sharon Menzies at (416) 327-1429.

Yours truly,



Janet Dadufalza  
FOI Manager

### 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:

m<sup>2</sup>

**OR**

Lot area: (irregular lot)

m<sup>2</sup>

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:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** July-30-18 1:11 PM  
**To:** Anna Graham  
**Subject:** RE: Records search request for 300 Moodie Drive

### **No Records Found**

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with the appropriate fee. TSSA's fee schedule can be found at: [https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule\\_Jan\\_2018.pdf](https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf). Fees are payable with a credit card (Visa or MasterCard) or by a cheque made payable to TSSA.

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

Kind regards,

Connie

---

**From:** Anna Graham <AGraham@Patersongroup.ca>  
**Sent:** July 27, 2018 4:16 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records search request for 300 Moodie Drive

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:

296 Moodie Drive  
299 Moodie Drive  
300 Moodie Drive  
306 Moodie Drive  
310 Moodie Drive  
320 Moodie Drive  
326 Moodie Drive  
15 Fitzgerald Road  
17 Fitzgerald Road  
245 Menten Place

Thank you,

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

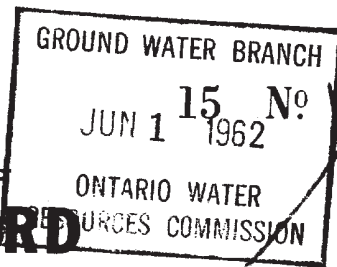
154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 228  
Fax: (613) 226-6344  
Email: [agraham@patersongroup.ca](mailto:agraham@patersongroup.ca)

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Form 5

UTM 182 434440 E  
5R 5019280 N  
Elev. 4R 0295

3165



The Ontario Water Resources Commission Act

# WATER WELL RECORD

Basin 25  
County or District Carl

Con. 11 OF 10

Township, Village, Town or City Nepean

Date completed 18 Apr 62  
(day month year)

Address Manotick Post office

## Casing and Screen Record

Inside diameter of casing 5"  
Total length of casing 40'  
Type of screen  
Length of screen  
Depth to top of screen  
Diameter of finished hole 5"

## Pumping Test

Static level 16'  
Test-pumping rate 10 G.P.M.  
Pumping level 37'  
Duration of test pumping 1 hr  
Water clear or cloudy at end of test cloudy  
Recommended pumping rate 10 G.P.M.  
with pump setting of 70' feet below ground surface

## Well Log

### Overburden and Bedrock Record

clay  
sandstone

From  
ft.

To  
ft.

Depth(s) at  
which water(s)  
found

Kind of water  
(fresh, salty,  
sulphur)

0  
35

35  
90

60  
75  
89

fresh  
"  
"

For what purpose(s) is the water to be used? ANIMAL  
~~Domestic~~ Hospital

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

Drilling or Boring Firm Capital Water  
Supply

Address 1243 Heron Rd  
Ottawa Ont

Licence Number 482

Name of Driller or Borer M Kavanagh

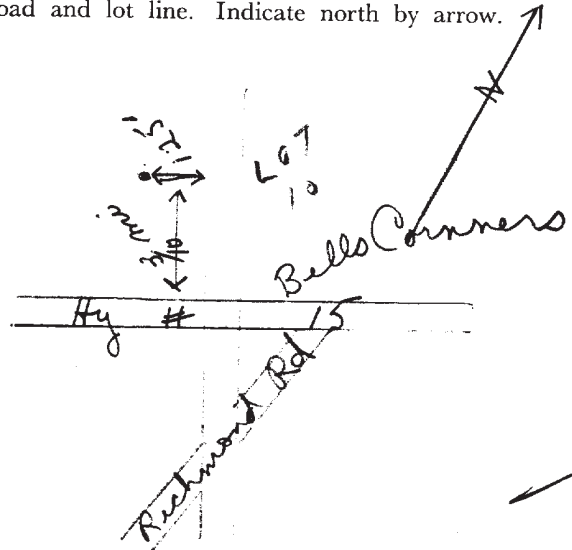
Address Stittsville Ont

Date Apr 18 1962

Halter Kavanagh  
(Signature of Licensed Drilling or Boring Contractor)

## Location of Well

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



## Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.
- Please print clearly in blue or black ink only.

Ministry Use Only

Address of Well Location (County/District/Municipality)		Township		Lot	Concession
300-320 Moodie Dr		Harrow		101/1/756	2
RR# Street Number/Name		City/Town/Village		Site/Compartment/Block/Tract etc.	
		Ottawa			
GPS Reading	NAD	Zone	Easting	Northing	Unit Make/Model
	83	18T	5019514	434469	
Mode of Operation:			<input type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input checked="" type="checkbox"/> Differentiated, specify 3D		

## Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
Black	Pavement			0	0.1
Grey	FILL	Sand & Gravel	Trace silt compact	0.1	0.3
Grey	CLAY		some silt compact to U loose	0.3	3.0
Blue Grey	CLAY		some silt U loose	3.0	4.5

<b>Hole Diameter</b> Depth From To Metres Centimetres 0 4.5 10			<b>Construction Record</b> <table border="1"> <tr> <th>Inside diam centimetres</th> <th>Material</th> <th>Wall thickness centimetres</th> <th>Depth From To Metres</th> </tr> <tr> <td colspan="4"> <b>Casing</b>  <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass  <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete  <input type="checkbox"/> Galvanized            5 0.2 0 1.5  <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass  <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete  <input type="checkbox"/> Galvanized            5 0         </td> </tr> <tr> <td colspan="4"> <b>Screen</b>  <table border="1"> <tr> <th>Outside diam</th> <th>Material</th> <th>Slot No.</th> <th>Depth From To Metres</th> </tr> <tr> <td>5.2</td> <td><input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized</td> <td>10</td> <td>1.5 4.5</td> </tr> </table> </td> </tr> <tr> <td colspan="4"> <b>No Casing or Screen</b>  <input type="checkbox"/> Open hole         </td> </tr> </table>				Inside diam centimetres	Material	Wall thickness centimetres	Depth From To Metres	<b>Casing</b> <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized 5 0.2 0 1.5 <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized 5 0				<b>Screen</b> <table border="1"> <tr> <th>Outside diam</th> <th>Material</th> <th>Slot No.</th> <th>Depth From To Metres</th> </tr> <tr> <td>5.2</td> <td><input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized</td> <td>10</td> <td>1.5 4.5</td> </tr> </table>				Outside diam	Material	Slot No.	Depth From To Metres	5.2	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	10	1.5 4.5	<b>No Casing or Screen</b> <input type="checkbox"/> Open hole				<b>Test of Well Yield</b> <table border="1"> <tr> <th>Pumping test method</th> <th>Draw Down Time min</th> <th>Water Level Metres</th> <th>Recovery Time min</th> <th>Water Level Metres</th> </tr> <tr> <td>Pump intake set at - (metres)</td> <td></td> <td>Static Level</td> <td></td> <td></td> </tr> <tr> <td>Pumping rate - (litres/min)</td> <td>1</td> <td></td> <td>1</td> <td></td> </tr> <tr> <td>Duration of pumping hrs + min</td> <td>2</td> <td></td> <td>2</td> <td></td> </tr> <tr> <td>Final water level end of pumping metres</td> <td>3</td> <td></td> <td>3</td> <td></td> </tr> <tr> <td>Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep</td> <td>4</td> <td></td> <td>4</td> <td></td> </tr> <tr> <td>Recommended pump depth metres</td> <td>5</td> <td></td> <td>5</td> <td></td> </tr> <tr> <td>Recommended pump rate (litres/min)</td> <td>10</td> <td></td> <td>10</td> <td></td> </tr> <tr> <td>If flowing give rate - (litres/min)</td> <td>15</td> <td></td> <td>15</td> <td></td> </tr> <tr> <td></td> <td>20</td> <td></td> <td>20</td> <td></td> </tr> <tr> <td></td> <td>25</td> <td></td> <td>25</td> <td></td> </tr> <tr> <td>If pumping discontinued, give reason.</td> <td>30</td> <td></td> <td>30</td> <td></td> </tr> <tr> <td></td> <td>40</td> <td></td> <td>40</td> <td></td> </tr> <tr> <td></td> <td>50</td> <td></td> <td>50</td> <td></td> </tr> <tr> <td></td> <td>60</td> <td></td> <td>60</td> <td></td> </tr> </table>				Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres	Pump intake set at - (metres)		Static Level			Pumping rate - (litres/min)	1		1		Duration of pumping hrs + min	2		2		Final water level end of pumping metres	3		3		Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	4		4		Recommended pump depth metres	5		5		Recommended pump rate (litres/min)	10		10		If flowing give rate - (litres/min)	15		15			20		20			25		25		If pumping discontinued, give reason.	30		30			40		40			50		50			60		60	
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	60		60																																																																																																										

<b>Plugging and Sealing Record</b> Depth set at - Metres From To 0 1.2 Material and type (bentonite slurry, neat cement slurry) etc. Bentonite chip Volume Placed (cubic metres) 0.1		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

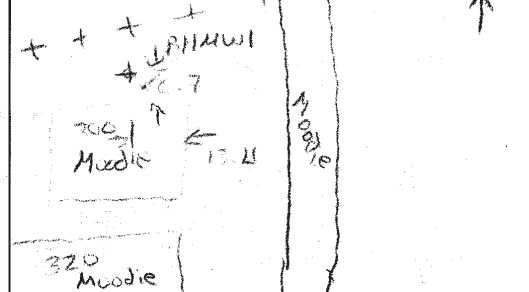
<b>Method of Construction</b> <input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (air) <input type="checkbox"/> Diamond <input type="checkbox"/> Digging <input checked="" type="checkbox"/> Rotary (conventional) <input type="checkbox"/> Air percussion <input type="checkbox"/> Jetting <input type="checkbox"/> Other <input type="checkbox"/> Rotary (reverse) <input checked="" type="checkbox"/> Boring <input type="checkbox"/> Driving			
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

<b>Water Use</b> <input type="checkbox"/> Domestic <input type="checkbox"/> Industrial <input type="checkbox"/> Public Supply <input type="checkbox"/> Other <input type="checkbox"/> Stock <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Not used <input type="checkbox"/> Irrigation <input type="checkbox"/> Municipal <input type="checkbox"/> Cooling & air conditioning			
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

<b>Final Status of Well</b> <input type="checkbox"/> Water Supply <input type="checkbox"/> Recharge well <input type="checkbox"/> Unfinished <input type="checkbox"/> Abandoned, (Other) <input type="checkbox"/> Observation well <input type="checkbox"/> Abandoned, insufficient supply <input type="checkbox"/> Dewatering <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Abandoned, poor quality <input type="checkbox"/> Replacement well			
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

<b>Well Contractor/Technician Information</b> Name of Well Contractor OGS Business Address (street name, number, city etc.) 5518 Appleton Side Rd Name of Well Technician (last name, first name) T. Warner Signature of Technician/Contractor [Signature]		Well Contractor's Licence No. 6460 6964 Well Technician's Licence No. 3236 Date Submitted 2005 May 19	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------	--

## Location of Well



Audit No.	Z 19258	Date Well Completed	2005 May 18
Was the well owner's information package delivered?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Delivered	2005 May 19

<b>Ministry Use Only</b> Data Source Contractor Date Received MAY 26 2005 Remarks Well Record Number 6964	
--------------------------------------------------------------------------------------------------------------------------------	--

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## Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

## Recommended for you

[How to use a Ministry of the Environment map](#)[Technical documentation: Metadata record](#)

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## Well ID

Well ID Number: 7207342

Well Audit Number: C21841

Well Tag Number: A132281

This table contains information from the original well record and any subsequent updates.

## Well Location

Address of Well Location	
Township	NEPEAN TOWNSHIP
Lot	010
Concession	OF 02
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 434437.00
	Northing: 5019483.00
Municipal Plan and Sublot Number	
Other	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
----------------	----------------------	-----------------	---------------------	------------	----------

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	------------------------------------------	---------------

## Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

## Status of Well

### Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

### Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 6964

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate



Recommended pump depth

Recommended pump rate

Well Production

Disinfected?

### Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

### Water Details

Water Found at Depth	Kind
----------------------	------

### Hole Diameter

Depth From	Depth To	Diameter
------------	----------	----------

Audit Number: C21841

Date Well Completed: October 10, 2012

Date Well Record Received by MOE: September 04, 2013

Updated: June 28, 2018

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- [Well water](#)



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This map allows you to search and view well record information from reported wells in Ontario.

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## Recommended for you

[How to use a Ministry of the Environment map](#)[Technical documentation: Metadata record](#)[Go Back to Map](#)

## Well ID

Well ID Number: 7221644

Well Audit Number: C22330

Well Tag Number: A147206

This table contains information from the original well record and any subsequent updates.

## Well Location

<b>Address of Well Location</b>	
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18
	Easting: 434428.00
	Northing: 5019444.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
----------------	----------------------	-----------------	---------------------	------------	----------

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	------------------------------------------	---------------

## Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

## Status of Well

### Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

### Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 6964

## Results of Well Yield Testing

<b>After test of well yield, water was</b>
<b>If pumping discontinued, give reason</b>
<b>Pump intake set at</b>
<b>Pumping Rate</b>
<b>Duration of Pumping</b>
<b>Final water level</b>
<b>If flowing give rate</b>

**Recommended pump depth****Recommended pump rate****Well Production****Disinfected?****Draw Down & Recovery**

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

**Water Details**

Water Found at Depth	Kind
----------------------	------

**Hole Diameter**

Depth From	Depth To	Diameter
------------	----------	----------

**Audit Number:** C22330**Date Well Completed:** October 29, 2013**Date Well Record Received by MOE:** June 09, 2014

Updated: June 28, 2018

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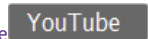
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# **APPENDIX 3**

## **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