

August 28, 2018  
File: PE2122-LET.01

**Minto Communities**  
200-180 Kent Street  
Ottawa, Ontario  
K1P 0B6

Attention: **Mr. Kevin Harper**

Subject: **Phase I - Environmental Site Assessment Update**  
**762 March Road and 335 Sandhill Road,**  
**Ottawa, Ontario**

154 Colonnade Road South  
Ottawa, Ontario  
Canada, K2E 7J5  
Tel: (613) 226-7381  
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Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
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Materials Testing  
Building Science  
Archaeological Studies

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

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA prepared by Paterson entitled "Phase I Environmental Assessment, Vacant Property, 760 March Road, Ottawa, Ontario" dated October 12, 2010. It is intended to meet the requirements for a Phase I ESA as per the MOECC standard O.Reg. 153/04 as amended by O.Reg. 269/11. This report is to be read in conjunction with the previous report.

The original Phase I-ESA, completed in general accordance with the requirements of CSA Z768-01, did not identify any potentially contaminating activities (PCAs) on the subject site or in the surrounding area.

## Site Information

The subject site is situated between March Road and Sandhill Road which run northwest-southeast and border the site to the southwest and northeast respectively. The subject site is approximately at grade with both March Road and Sandhill Road and neighbouring lands however slopes downwards to form a shallow valley, trending northwest-southeast, towards the centre of the site. The subject site is vacant apart from two areas of gravel used for parking. The subject site has no permanent building structures. Site drainage consists of infiltration and a stream runs in the valley, presumably draining the site. The configuration of the subject site is shown on Drawing PE2122-1 - Site Plan, appended to this report.

## **Records Review**

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

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

### **First Developed Use Determination**

Following review of the available sources the first developed use of the subject land is considered to have been for residential/agricultural buildings dating from before 1934.

### **Previous Environmental Reports**

The original Phase I-ESA, completed in general accordance with the requirements of CSA Z768-01, did not identify any potentially contaminating activities (PCAs) and no Areas of Potential Environmental Concern (APEC) either on the subject site or in the surrounding area. A Phase II-ESA was not recommended.

### **Environment and Climate Change Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 20, 2018. The subject site and adjacent properties were not listed in the NPRI database and no potential for environmental impact is assessed.

### **Ontario Ministry of the Environment (MOECC) Instruments**

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **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 issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

### **Areas of Natural Significance**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on August 20, 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 August 10, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were found for the subject site or neighbouring properties.

### **City of Ottawa Historical Land Use Inventory**

A search of the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA. Based on the response from the HLUI database there are no activities associated with the Subject Property.

### **Aerial Photographs**

A review of aerial photos after 2008 was conducted using the City of Ottawa GeoOttawa mapping service and Google Earth Pro 'time slider'.

The Google Earth image dated May 2012 shows the whole site east of Shirley's Brook to be denuded of vegetation. A parking/laydown area is shown to the east of the subject site, fronting on to Sandhill Road. Four intermodal containers ("sea cans") or cabins can be seen in this area of the site. To the west of the site a second parking area is visible beside a sales center, presumably associated with the proposed development.

In the 2017 aerial photograph available on the City of Ottawa website, the vegetation to the east of Shirley's Brook has regrown. Only one container is shown in the laydown area to the east of the site. No other significant change can be identified on the site or in the surrounding area.

### **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic map depicts the subject site as a vacant area, with an approximate elevation of around 80 m above sea level (asl). The site sloped down to the centre to form a shallow valley along which Shirleys Brook runs to the northwest.

## **Physiographic Maps**

A physiographic map was reviewed from Natural Resources Canada's Atlas of Canada web site. According to the 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 ice sheets." The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

## **Water Well Records**

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on August 10, 2018. The search returned one (1) well described as monitoring well that were installed on June 18, 2009 and later decommission in accordance with Ontario Regulation 903. Copies of the water well records are appended to this report.

## **Site Reconnaissance**

A site visit was conducted on August 9, 2018. Weather conditions were sunny, with a temperature of approximately 25° C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site inspection. 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.

The subject site remains largely unchanged since the previous assessment however gravel parking areas have been laid at either end of the site, fronting on to March Road and Sandhill Road. In the eastern of these two areas, a small stockpile of sand was noted. No changes to the land use of the surrounding properties were observed during the site visit. The containers and sales center identified in the 2017 aerial photograph were not present.

The surrounding properties were also observed during the site visit and are shown on Drawing PE2122-2 - Surrounding Land Use Plan.

## **Review and Evaluation of Information**

### **Land Use History**

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

Table 1 - Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
Prior 1963*	Residential/ Agricultural	No PCAs identified on site.	None
1963 - Present	Vacant	No PCAs identified on site.	None

\*It could not be determined exactly when the building structure was removed from the subject site, although aerial photos suggest between 1952 and 1963.

### **Potentially Contaminating Activities (PCAs)**

No potentially contaminating activities (PCAs) were identified at the subject site. PCAs outside of the subject property but within the Phase I study area are shown on Drawing PE4106-2 - Surrounding Land Use Plan. These relate to electricity transformation and potential/unidentified historic fuel storage.

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

PCAs within the Phase I study area are not considered to have result in APECs at the subject site based on their separation distance.

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

No contaminants of potential concern (CPCs) were identified on the subject site as no APECs were identified on the subject property.

## **Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Paterson conducted a geotechnical investigation on the subject property in conjunction with the previous environmental assessment. The soil profile underlying the subject site consisted of silty sand which was followed by glacial till. No signs of deleterious fill material or environmental contamination were encountered in any of the test locations.

### **Contaminants of Potential Concern**

No contaminants of potential concern were identified on the subject property.

### **Existing Buildings and Structures**

The subject site has no existing buildings or permanent structures.

### **Water Bodies**

Shirleys Brook flows in a southeast-northwest orientation through the centre of the site.

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

The results of the MOECC water well record search are discussed above. No active drinking water wells were identified within the Phase I study area.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is commercial, institutional and residential. Land use is shown on Drawing PE2122-2 - Surrounding Land Use Plan.

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

Potentially Contaminating Activities (PCAs) within the Phase I ESA study area are shown on Drawing PE4106-2 - Surrounding Land Use Plan. None of these PCAs were considered to have resulted in APECs 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 PCAs existed in the Phase I study area, however, none are considered to represent APECs. The presence of PCAs was confirmed by a variety of independent sources. As such, the conclusions of this report are not affected by uncertainty which may be present with respect to individual sources.

### **Conclusions**

As a result of the additional historical research and follow-up site visit undertaken as part of this assessment in order to meet the requirements of O.Reg. 153/04 as amended by O.Reg. 269/11, it is our opinion that a Phase II ESA is not required for the subject site.

### **Statement of Limitations**

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended by O.Reg. 269/11 under the Environmental Protection Act. 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 Update 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.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Minto communities. Permission and notification from the above noted party and this firm will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

**Paterson Group Inc.**



Philip Price, B.Sc. FGS



Mark S. D'Arcy, P.Eng.



**Report Distribution:**

Minto Communities  
Paterson Group

**Appendix:**

- ☐ Figure 1 - Key Plan
- ☐ Drawing PE2122-1 - Site Plan
- ☐ Drawing PE2122-2 - Surrounding Land Use Plan
- ☐ MOECC Well Records
- ☐ Aerial Photographs

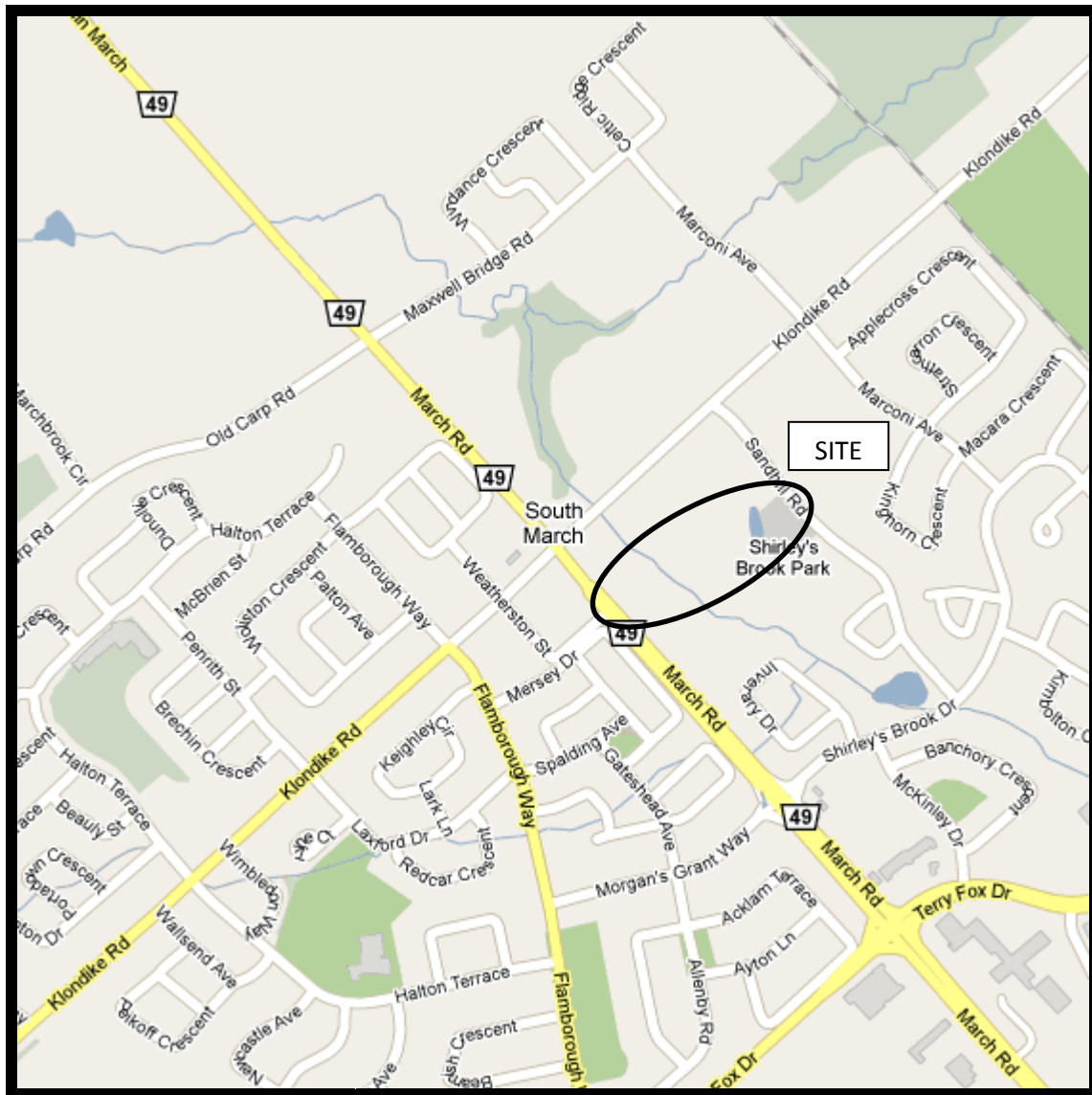
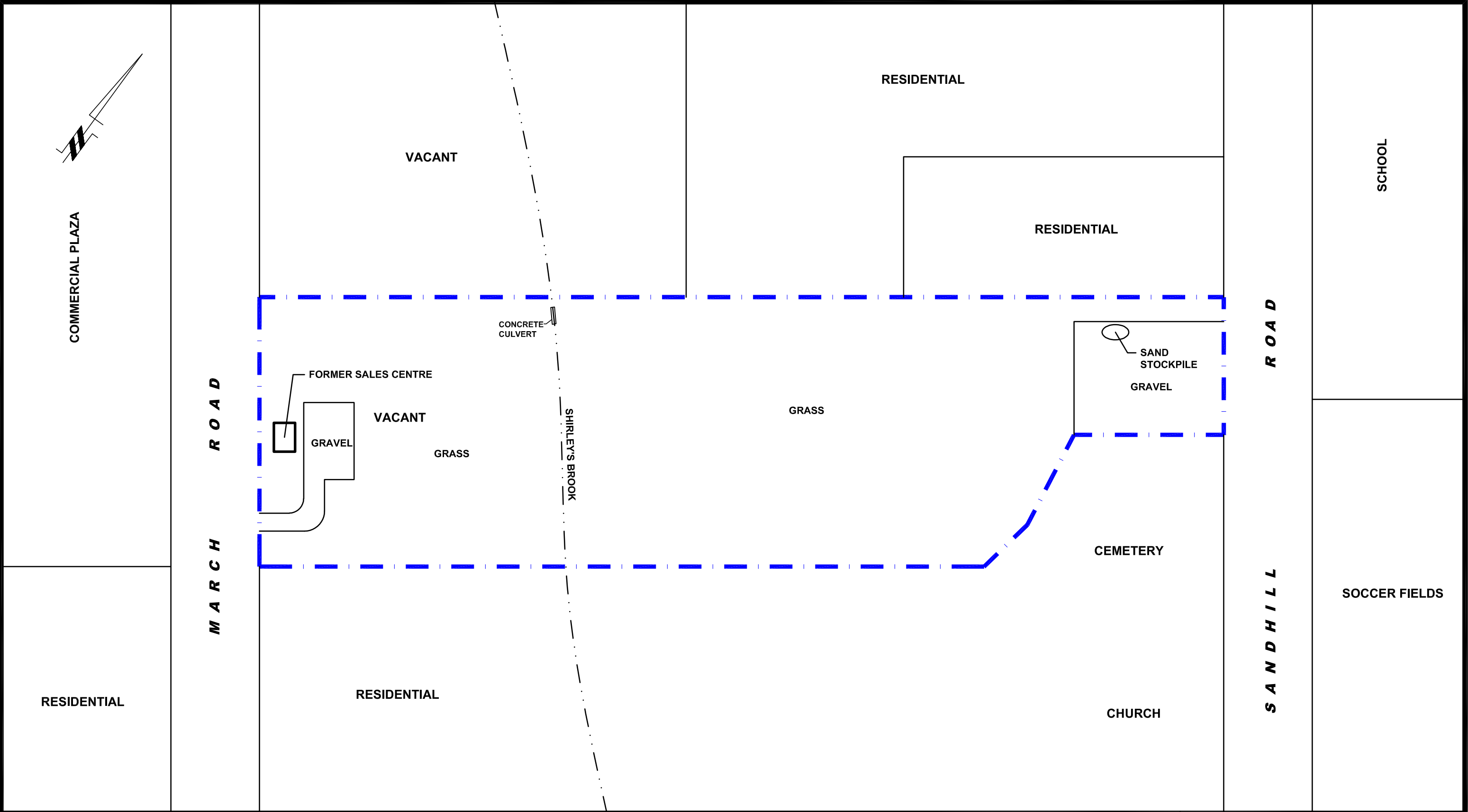
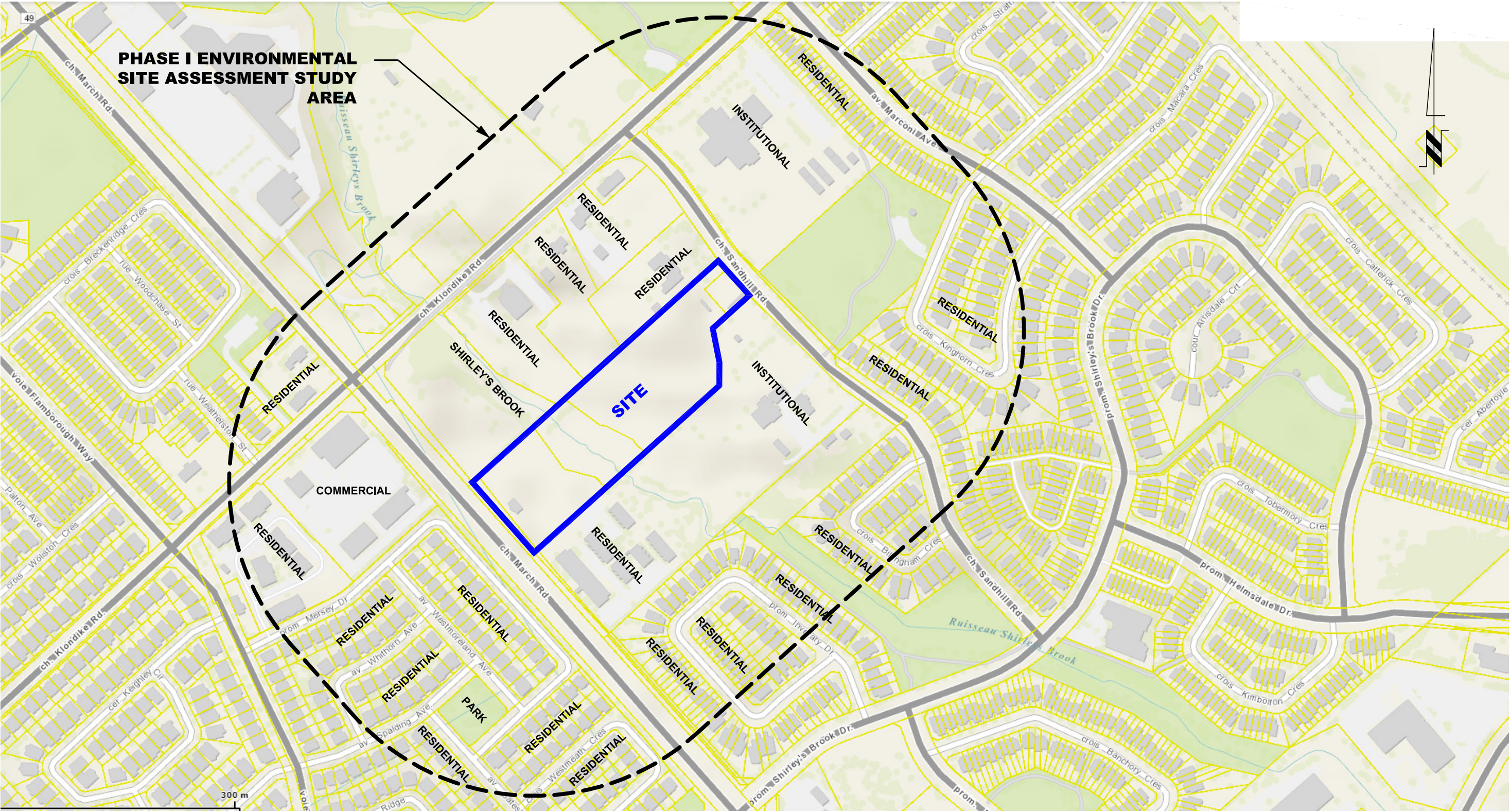


FIGURE 1  
**KEY PLAN**



<div><div>patersongroup</div><div>consulting engineers</div><div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div></div>					<div><div>MINTO COMMUNITIES INC.</div><div>PHASE I - ENVIRONMENTAL SITE ASSESSMENT</div><div>762 MARCH ROAD AND 335 SANDHILL ROAD</div><div>OTTAWA, ONTARIO</div><div>Title: SITE PLAN</div></div>	Scale:	1:1250	Date:	08/2018
						Drawn by:	MPG	Report No.:	PE2122-2
						Checked by:	PP	Dwg. No.:	PE2122-2
						Approved by:	EJL	Revision No.:	0
	0								
NO.	REVISIONS			DATE	INITIAL				



**paterson**group  
consulting engineers

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0			
NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
762 MARCH ROAD AND 335 SANDHILL ROAD	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:4000	Date:	08/2018
Drawn by:	MPG	Report No.:	PE2122-2
Checked by:	PP	Dwg. No.:	PE2122-3
Approved by:	EJL	Revision No.:	0



Ontario

Ministry of  
the Environment

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

A 074647

BH1

Master Well Record for  
Cluster Well Construction

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Master Well Owner's and Land Owner's Information									
First Name			Last Name			E-mail Address			
Imperial Oil									
Mailing Address (Street Number/Name, RR)			Municipality		Province	Postal Code	Telephone No. (inc. area code)		
90 Wynfed Drive			Toronto		ON	M3J1N1K5	416 441 1786		
Location and Construction of the Master Well in the Cluster									
Address of Well Location (Street Number/Name, RR)				Township		Lot		Concession	
788 March Road									
County/District/Municipality				City/Town/Village		Province	Postal Code		
				Ottawa		Ontario			
UTM Coordinates		Zone	Easting	North	GPS Unit	Make	Model	Mode of Operation:	
NAD 83		18	427003	5622819	Garmin		Etrex	<input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged	
<input type="checkbox"/> Differentiated, specify									
Overburden and Bedrock Materials (see instructions on the back of this form)									
General Colour	Most Common Material	Other Materials	General Description	Depth (Metres)		Hole Details			
				From	To	Depth (Metres)	Diameter (Centimetres)		
				From	To	From	To		
Brown	Topsoil		moist	0	0.2	0	2.7	20	
Brown	Silt	gravel	clayey, moist	0.2	1.8				
Brown	Clay	"		1.8	5.7				
Refused at presumed bedrock.									
Water Use									
<input type="checkbox"/> Public <input type="checkbox"/> Industrial <input type="checkbox"/> Not used <input type="checkbox"/> Other, specify									
<input type="checkbox"/> Domestic <input type="checkbox"/> Commercial <input type="checkbox"/> Dewatering									
<input type="checkbox"/> Livestock <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Monitoring									
<input type="checkbox"/> Irrigation <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning									
Method of Construction									
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Air Percussion <input type="checkbox"/> Digging									
<input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Diamond <input type="checkbox"/> Boring									
<input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Jetting <input checked="" type="checkbox"/> Other, specify									
<input type="checkbox"/> Rotary (Air) <input type="checkbox"/> Driving <input type="checkbox"/> HSA									
Status of Well									
<input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Abandoned, Insufficient Supply									
<input type="checkbox"/> Replacement Well <input type="checkbox"/> Abandoned, Poor Water Quality									
<input type="checkbox"/> Dewatering Well <input type="checkbox"/> Other, specify									
<input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, other, specify									
No Casing and Screen Used									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Static Water Level Test									
Open Hole <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Metres									
Screen									
<input type="checkbox"/> Galvanized <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Plastic									
Outside Diameter (Centimetres)									
5.8									
Slot No.									
10									
Water Details									
Water found at Depth									
Metres <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals									
Water found at Depth									
Metres <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals									
Water found at Depth									
Metres <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals									
Disinfected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If no, provide reason: Date Master Well Completed (yyyy/mm/dd)									
Monitoring well 2009/06/18									
Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)									
Total Wells in Cluster									
3									
Please indicate Number of Cluster Well Information Log Sheets Submitted									
1									
Total Wells on this Property									
unknown									
Location of Well Cluster									
Detailed Map must be provided as an attachment no larger than legal size (8.5" x 11"). Sketches are not allowed.									
<input checked="" type="checkbox"/> Check box to confirm detailed map is provided as per Section 11.1 (3)									
Consent to release additional information concerning the cluster to									
Well Contractor and Well Technician Information									
Business Name of Well Contractor									
George Downing Estate Drilling									
Well Contractor's Licence No.									
118 14 14									
Business Address (Street No./Name, number, RR)									
410 Rue Principale Grenville Sur La Ronge									
Municipality									
Grenville									
Province									
QC									
Postal Code									
J0V1B0									
Business E-mail Address									
downingc@shaw.ca									
Bus. Telephone No. (inc. area code)									
819 242 4469									
Name of Well Technician (Last Name, First Name)									
Downing, Bruce									
Well Technician's Licence No.									
211713									
Signature of Technician									
[Signature]									
Date Submitted (yyyy/mm/dd)									
2009/07/30									
Ministry Use Only									
Audit No.									
M 04496									
Well Contractor No.									
Date Received (yyyy/mm/dd)									
AUG 31 2009									
Date of Inspection (yyyy/mm/dd)									
Remarks									



A 074647

A074647

## Regulation 903 Ontario Water Resources Act

Page 1 of 1

First Name Imperial Oil	Last Name	Mailing Address (Street No./Name, RR)	Municipality
Province ON	Postal Code M3C1J1K15	E-mail Address	Telephone No. (inc. area code) 416-441-1718/164

Address of Well Location (Street Number/Name, RR) 788 March Road			Lot	Concession	Township	County/District/Municipality	
City/Town/Village Ottawa	Province Ontario	Postal Code		GPS Unit Make	Model	Unit Mode of Operation	<input type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify:

Consent to release additional information to the Director upon request

Signature of Technician/Contractor	Date (yyyy/mm/dd)
------------------------------------	-------------------

2009/07/30

[illegible]

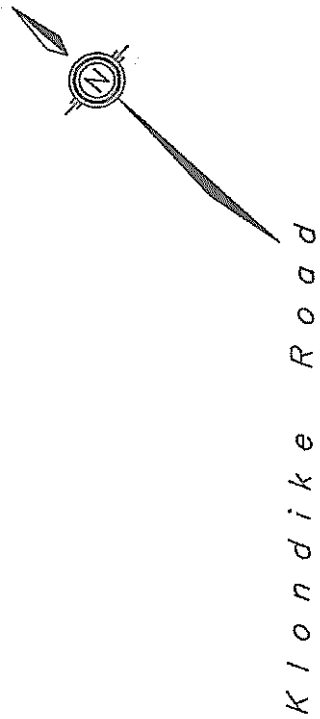
Business Name of Well Contractor George Downing Estate Drilling Ltd.		Business Address (Street Number/Name, RR) 410 Rue Principale Greenville		Municipality Jus de Poudre	Province QC
Postal Code J1D 1V1	Business Telephone No. (inc. area code) 8119 24264619	Well Contractor's Licence No. 118144	Business E-mail Address downing@hawk.igs.net		
Name of Well Technician (First Name, Last Name) Bruce Downing		Well Technician's Licence No. 21173	Date Submitted (yyyy/mm/dd) 2009/07/30	Signature of Technician 	

Date 1st Well in Cluster Constructed (yyyy/mm/dd) 2009/06/18	Date Last Well in Cluster Constructed (yyyy/mm/dd) 2009/06/19
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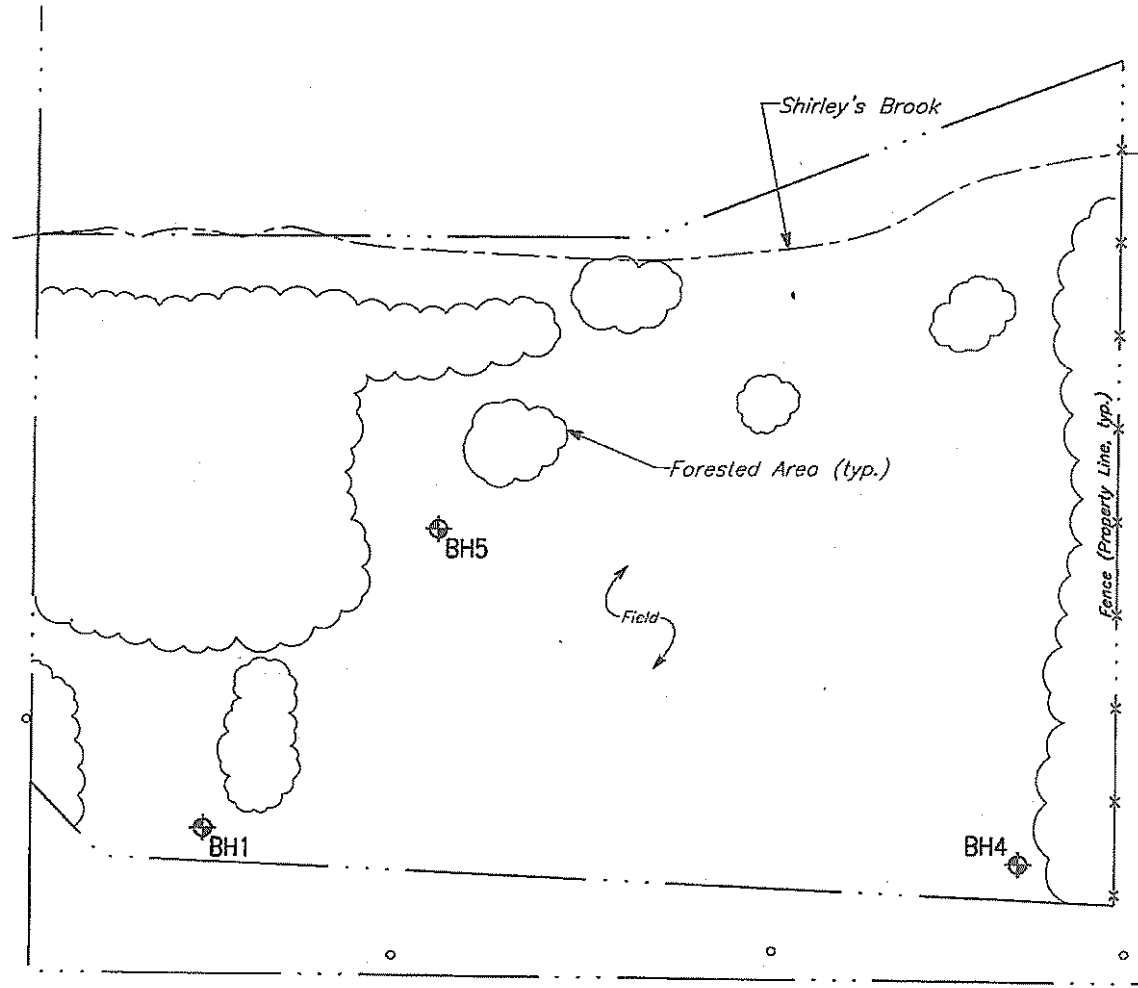
Date Received (yyyy/mm/dd) AC 9 1 2009	Date Inspected (yyyy/mm/dd)
Audit No. C05204	Remarks M4496

AUG 31 2009

D-1844 m04496 c05209



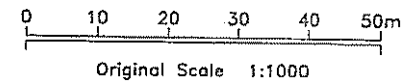
Klondike Road



**LEGEND**

- Utility Pole
- ◆ Borehole (With Monitoring Well)

March Road



Reference: Farley, Smith & Denis  
Surveying Ltd. drawing  
dated June, 2009.

Assessment Location Plan  
788 March Road, Kanata, Ontario

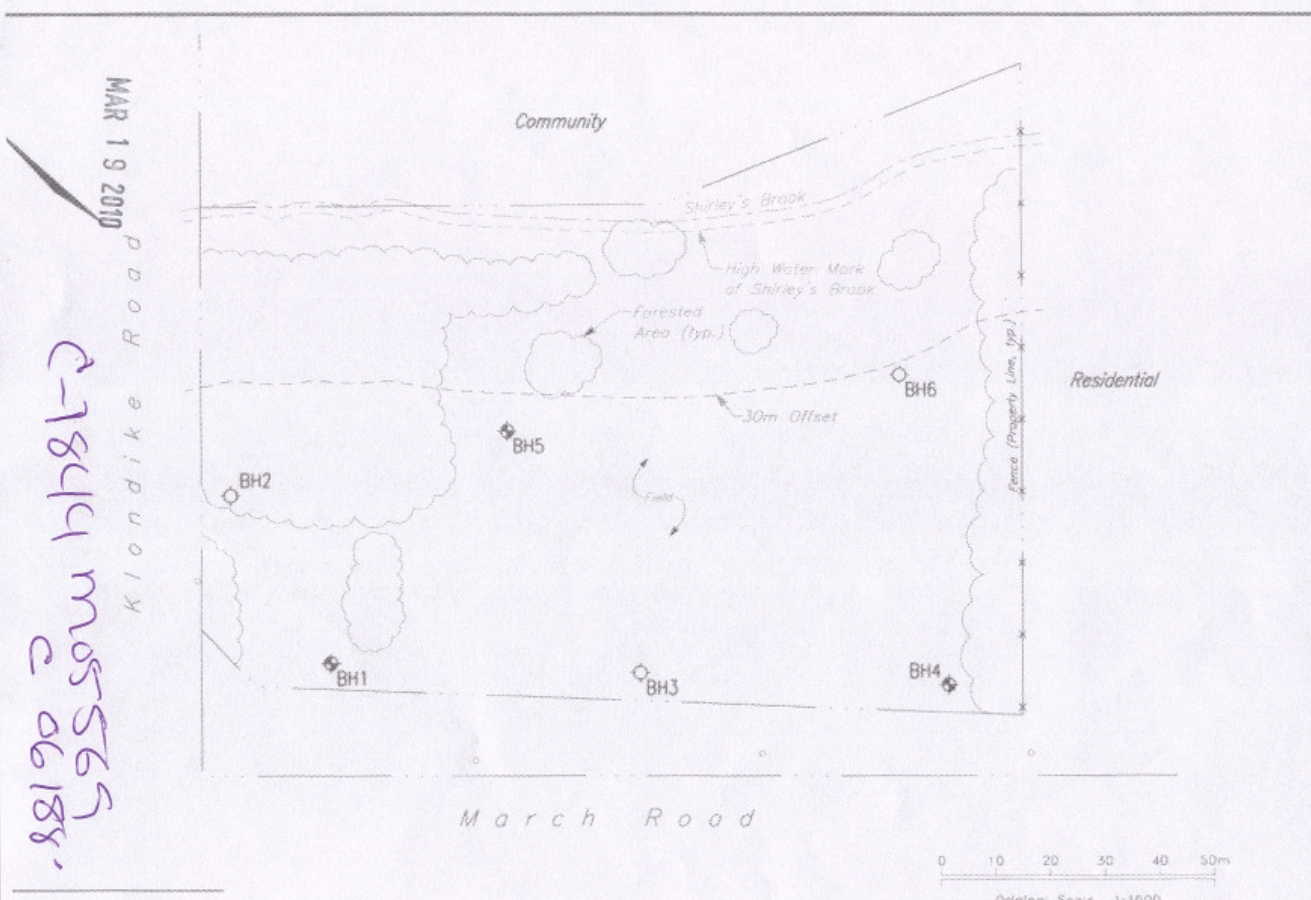


**O'CONNOR ASSOCIATES**

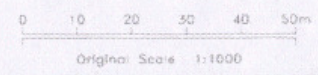
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FILE NO.: 8685S005	DWG. NO.: 2







MAR 19 2010  
 Poor Skinning Road  
 c-1844 m05565  
 c 06188



With Monitoring Well  
 No Monitoring Well

<p>Assessment Location Plan          788 March Road, Kanata, Ontario</p>		<p><b>O'CONNOR ASSOCIATES</b></p>	
JOB NO.:	10-8685T02	DATE:	2009/08/20
FILE NO.:	8685S005	DWG. NO.:	2



AERIAL PHOTOGRAPH  
2012



AERIAL PHOTOGRAPH  
1917