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Phase I Environmental Site Assessment

56 Steacie Drive
Ottawa, Ontario

Prepared For

Merkburn Holdings Limited

August 9, 2018

Report: PE4382-1

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 56 Steacie Drive, in the City of Ottawa, Ontario. The aforementioned property comprises of the Phase I Property. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the Phase I Property has always been a vacant property. No historical potentially contaminating activities (PCAs) were identified on the Phase I Property. Surrounding properties were vacant properties until the 1980s, after which the surrounding properties were used primarily for commercial and residential purposes. No historical off-site PCAs were identified.

Following the historical review, a site visit was conducted. The Phase I Property remains vacant and undeveloped land. No potentially contaminating activities (PCAs) were identified on the Phase I Property. Fill material (native) from the adjacent property was identified on the subject property as mostly silty clay, fragments of concrete and some brick. Based on the known quality of the native fill material, it is not considered to pose an environmental concern to the subject property.

The surrounding land use consisted primarily of commercial and residential land. Two (2) offsite PCAs, a retail fuel outlet and a former railway line were identified within the commercial development. The retail fuel outlet is situated approximately 145 m north of the subject property. Based on the separation distance in combination with its recent construction, the retail fuel outlet is not considered to represent an APEC on the Phase I Property. Similarly, the former railway is situated approximately 90 m north of the subject property. Based on the separation distance and orientation (downgradient), the former railway is not considered to represent an APEC on the Phase I Property.

Conclusion

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is not required for the Phase I Property.**

1.0 INTRODUCTION

At the request of Merkburn Holdings, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) for the property addressed at 56 Steacie 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 Mr. Peter Dooher from Merkburn Holdings Limited (Merkburn). Mr. Dooher can be reached by telephone at (613) 244-5464.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains our findings and results of the environmental conditions at this site.

This Phase I ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	56 Steacie Drive, Ottawa, Ontario.
Legal Description:	Concession 3, Part of Lot 6, and Parts 3 of and 4. Geographic Township of March, formerly City of Kanata, now City of Ottawa.
Property Identification	
Number (PIN):	045111581
Location:	The site is located on the north side of Steacie Drive, west of March Road in the City of Ottawa (Kanata), Ontario. Refer to Figure 1 - Key Plan in the Appendix 1.
Latitude and Longitude:	45° 20' 9" N, 75°54' 42" W
Site Description:	
Configuration:	Rectangular (approximate)
Site Area:	5950 m ² (approximate)
Zoning:	IP6 H(14) - Business Park Industrial Zone, Kanata North Business Park.
Current Use:	The Phase I Property is undeveloped land.
Services:	The Phase I Property is situated 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

Based on a review of historically available information, the Phase I Property has never been developed.

National Archives

Fire insurance plans (FIPs) are not available for the subject property.

City Directories from 1991 to 2010 were reviewed for the surrounding area of the subject property. The subject site has always been a vacant lot. The surrounding properties were first listed in 1991 as either commercial or industrial. The directories search did not identify any potential environmental concerns with respect to the subject site or surrounding properties.

Plan of Subdivision

A Plan of Subdivision prepared by Fairhall Moffatt & Woodland and dated September 20, 2002 was reviewed as part of this assessment. The plan depicts the Phase I Property in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on July 12, 2018. No properties within the Phase I Study Area were listed in the NPRI database. The NPRI reported a medical imaging equipment manufacturing company, Best Theratronics Limited (413 March Road), releasing lead and its compounds into the air (approximately 0.012 kg), 190 m northwest of the subject site. Due to the separation distance, the medical imaging equipment manufacturing company is considered not to represent an APEC to the Phase I Property. Land use within the Phase I Study Area is shown on Drawing PE4382-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified on the Phase I Property or within the Phase I Study Area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. Based on the MOECC response dated July 18, 2018, no records were identified for the Phase I Property. A copy of the MOECC response is provided in Appendix 2.

MOECC Coal Gasification Plant Inventory

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

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. Based on the MOECC response dated July 18, 2018, no records were identified for the Phase I Property. A copy of the MOECC response is provided in Appendix 2.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Based on the MOECC response dated July 18, 2018, no records were identified for the Phase I Property. A copy of the MOECC response is provided in Appendix 2.

MOECC Submission

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the property. Based on the MOECC response dated July 18, 2018, no records were identified for the Phase I Property. A copy of the MOECC response is provided in Appendix 2.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry (ESR) was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the Phase I Property. There are no RSCs listed for properties within the Phase I Study Area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No records were listed for the Phase I Property or for properties within the Phase I Study Area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources and Forestry (MNRF) on July 12, 2018. No areas of natural significance were identified on the Phase I Property or within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on July 12, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. Based on the TSSA response, two (2) records were identified in the Phase I Study Area, a retail fuel outlet (401 March Road) and a cylinder exchange depot (4048 Carling Avenue). Both represent PCAs in the Phase I ESA Study Area but are not considered to represent APECs on the Phase I ESA property. The retail fuel outlet is a very recent retailer and is located down gradient from the subject property. The cylinder exchange depot would not pose a risk to the subject property. A copy of the TSSA correspondence is provided 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 landfill sites were identified within the Phase I Study Area.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. Based on the City of Ottawa historical land use inventory (HLUI), several electronic/computer companies and an apparent metal fabrication company were identified in the adjacent properties (62 and 44 Steacie Drive). Based on the interview with the property owner, both properties have been used strictly for office spaces over the last twenty (20) years. A copy of the City of Ottawa HLUI is provided in Appendix 2.

Previous Reports

The following report was reviewed prior to conducting this assessment:

- “Phase I - Environmental Site Assessment, Commercial Property at 48, 52, and 56 Steacie Drive, Ottawa, Ontario”, prepared by Paterson Group, dated May 30, 2014.

The historical data research for this site indicated that the property has always been vacant. The adjacent properties were developed in the 1980s for commercial use. No current or historical activities, operations, or tenants of the commercial properties were identified a potential environmental concern to the subject property at the time of the assessment. As a result, a Phase II ESA was not recommended.

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|---|
| 1963 | The Phase I Property and Study Area appear as vacant properties surrounded by agricultural properties. March Road is apparent in this aerial photograph. |
| 1973 | The neighbouring property to the north has been developed with a commercial building and a paved parking lot. The surrounding area to the east and west of the subject property appears vacant. Residential development is apparent south and south east of the subject property. A building is apparent east of March Road. No changes are apparent to the Phase I Property. |
| 1983 | No significant changes are apparent on the Phase I Property. |
| 1994 | New roadways and an increase in commercial density is noticeable in the greater surrounding area of the Phase I Property. No significant changes are apparent on the Phase I Property or immediately adjacent lands. |
| 2002 | The adjacent property east of the Phase I Property is under construction with what appears to be a new building addition. As a result of gaining access to the adjacent property, the Phase I Property appears to have been partially stripped of vegetation and placed with fill from the adjacent east property. No significant changes are apparent in the surrounding area. |
| 2011 | No significant changes are apparent to the Phase I Property or the surrounding area. |
| 2017 | No significant changes are apparent to the Phase I Property and Study Area, with the exception of a new commercial development north of the Phase I Property. |

Copies of selected aerial photographs listed above are included in the Appendix.

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 90 m above sea level. The regional topography slopes downward to the north towards the Ottawa River. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is in the Central St. Lawrence Lowland, “where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks.”

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, the bedrock in area of the Phase I Property consists of non carbonate quartzite and granitic origin paragneiss, surficial geology consists of marine deposits, clay and silt with a drift thickness of up to approximately 15 m below grade.

Water Well Records

A search of the MOECCs web site for all drilled well records within 250 m of the subject site was conducted on July 12, 2018. Based on the search results, there were no well records for the Phase I Property, however, four (4) well records were identified at 65 March Road (monitoring wells) within the Phase I Study Area.

Water Bodies and Areas of Natural Significance

No areas of natural significances (ANSIs) or bodies of water were present on the Phase I Property or are known to exist within the Phase I Study Area. Beaver Pond is the closest water body at approximately 400 m to the south west of the Phase I Property.

5.0 INTERVIEWS

Mr. Peter Dooher (Merkburn), property manager of the subject property was interviewed by email. Merkburn has owned the subject property as well as the adjacent properties (62 and 44 Steacie Drive). During an exchange of emails, Mr. Dooher addressed the presence of fill material that was identified during the site visit on the subject property. He noted that the fill material is native to the adjacent properties (silty-clay). Sparse fragments of concrete and bricks that were identified during the site visit were left over from the development of the adjacent property, 44 Steacie Drive. Mr. Dooher is not aware of any aboveground or underground storage tanks, spills, or any other environmental concerns with respect to the subject site.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on July 17, 2018. Weather condition was sunny, with a temperature of approximately 32°C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the Phase I Property, the uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

No buildings or permanent structures exist on the Phase I Property. A manhole was located along the south west property next to Steacie Drive. Broken concrete and slabs of concrete were noticed throughout the property. No signs of disturbed soil or distressed vegetation.

The Phase I Property is depicted on Drawing PE4382-1 – Site Plan, in the Figures section of this report.

Underground Utilities

The Phase I Property is situated in a municipally serviced area, although the Phase I Property itself is not currently serviced. It is our understanding that municipal services will be provided to the site at the time of development.

Site Features

As noted above, the Phase I Property is not developed with any buildings or permanent structures. The entire subject property is covered with an overgrowth of grass and shrubs. Some concrete fragments and building materials were scattered and partially buried throughout the entire Phase I Property.

Drainage on site consists primarily surficial infiltration with some sheet drainage to the ditch along Steacie Drive. No standing water or evidence of surficial staining was observed along the perimeter of the Phase I Property at the time of the site visit.

No aboveground storage tanks were noted on the Phase I Property. No signs of underground fuel storage tanks were observed at the time of the site visit.

No underground structures were noted on the Phase I Property. No wells or private sewage systems were observed onsite, nor are any expected to be present, as the site has never been developed. The above-noted site features are shown on Drawing PE4382-1 - Site Plan.

Fill Material

As noted above, fill material was present on the subject property – sparse fragments of concrete and bricks. As discussed previously, the fill material is native to the adjacent properties.

Phase I Study Area

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

- ☐ North – Commercial building, accommodating a mail delivery courier company, followed by a former rail line;
- ☐ East – Child Learning Centre, followed by a commercial office building;
- ☐ South – Steacie Drive, followed by park grounds and residential;
- ☐ West – Commercial office building, accommodating a mail delivery courier company and a technology company, followed by park grounds.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the Phase I Property. A retail fuel outlet present

further to the north at 401 March Road is considered a PCA, however it is not considered to pose a risk to the subject property based on its very recent construction and downgradient location. A medical imaging equipment manufacturing company (413 March Road) is also considered a PCA, however due to its separation distance and release of pollutant (by air), it is not considered to pose a risk to the subject property.

Land use within the Phase I Study Area is shown on Drawing PE4382-2 – 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 Phase I Property has always been vacant and undeveloped land. The surrounding Phase I Study Area has been partially developed for commercial, north, east and west of the subject property. South of the subject area has been developed for residential.

Potentially Contaminating Activities (PCAs)

No potentially contaminating activities (PCAs) were identified on the Phase I Property. Fill material was identified as fragments of concrete and construction material. Based on the 2002 aerial photograph, it appears that the fill material was from the adjacent east property while it was under development, and thus not considered to pose a concern to the property.

Three (3) PCAs were identified within the Phase I Study Area: a retail fuel outlet approximately 160m north of the site (401 March Road), a medical imaging equipment manufacturing company approximately 190 m north west of the site (413 March Road), and a former rail line approximately 120 m north of the site.

Based on the separation distance and the recent construction of the retail fuel outlet and the medical imaging equipment manufacturing company is not considered to represent Area of Potential Environmental Concern (APEC) on the Phase I Property. Similarly, the former rail line is not considered to pose an APEC to the subject property due to separation distance, age and the inactive use of the railway. Land use within the Phase I study area is presented on Drawing PE4382-2 – Surrounding Land Use Plan.

Areas of Potential Environmental Concern (APECs)

No Areas of Potential Environmental Concern (APECs) were identified on the Phase I Property or Phase I Study Area.

Contaminants of Potential Concern (CPCs)

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

7.2 Conceptual Site Model**Existing Buildings and Structures**

No buildings or permanent structures exist on the Phase I Property. A manhole was located along the south west portion of the subject property adjacent to Steacie Drive.

Geological and Hydrogeological Setting

According to mapping provided on the Geological Survey of Canada website, the Phase I Property is in an area of non carbonate quartzite with a surficial geology of marine deposits of clay and silt. Drift thickness is 10 to 15 m. Groundwater is expected to flow in the northward direction towards the Ottawa River.

Water Bodies

There are no bodies of water on the Phase I Property. The closest water body is Beaver Pond at approximately 400 m to the south west of the Phase I Property.

Areas of Natural Significance

No areas of natural significance were identified on the Phase I Property or on other properties within the Phase I Study Area.

Water Wells

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on July 12, 2018. Based on the search results, there were no well records for the Phase I Property, however, four (4) groundwater wells records were found within the Phase I Study Area, addressed 365 March Road (4 monitoring wells). All 4 wells are located downgradient from the Phase I Property.

Based on the search results, there were no well records for the Phase I Property, however, four (4) well records were found for the Phase I Study Area.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area is both residential and commercial.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, no PCAs were identified on the Phase I Property. Three (3) off-site PCAs were identified within the Phase I Study Area: a retail fuel outlet approximately 160m north of the site (401 March Road), a medical imaging equipment manufacturing company approximately 190 m north west of the site (413 March Road), and a former rail line approximately 120 m north of the site. All off site PCAs are not considered to represent APECs to the Phase I Property. No other PCAs were identified within the Phase I Study Area.

Contaminants of Potential Concern

No CPCs were identified on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

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

8.0 CONCLUSION

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 56 Steacie Drive, in the City of Ottawa, Ontario. The aforementioned property comprises of the Phase I Property. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the Phase I Property has always been a vacant property. No historical potentially contaminating activities (PCAs) were identified on the Phase I Property. Surrounding properties were vacant properties until the 1980s, after which the surrounding properties were used primarily for commercial and residential purposes. No historical off-site PCAs were identified.

Following the historical review, a site visit was conducted. The Phase I Property remains vacant and undeveloped land. No potentially contaminating activities (PCAs) were identified on the Phase I Property. Fill material (native) from the adjacent property was identified on the subject property as mostly silty clay, fragments of concrete and some brick. Based on the known quality of the native fill material, it is not considered to pose an environmental concern to the subject property.

The surrounding land use consisted primarily of commercial and residential land. Two (2) offsite PCAs, a retail fuel outlet and a former railway line were identified within the commercial development. The retail fuel outlet is situated approximately 145 m north of the subject property. Based on the separation distance in combination with its recent construction, the retail fuel outlet is not considered to represent an APEC on the Phase I Property. Similarly, the former railway is situated approximately 90 m north of the subject property. Based on the separation distance and orientation (downgradient), the former railway is not considered to represent an APEC on the Phase I Property.

Conclusion

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is not required for the Phase I Property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

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

This report was prepared for the sole use of Merkburn Holdings Limited (Merkburn). Permission and notification from Merkburn and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Mandy Witteman, M.A.Sc



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

Report Distribution:

- Merkburn Holdings Limited
 - Paterson Group Inc.



10.0 REFERENCES

Federal Records

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

Provincial Records

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNRF Areas of Natural Significance.
MOECC Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

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

Local Information Sources

Previous Engineering Reports.
Plan of Subdivision, Fairhall Moffatt & Woodland (September 20, 2002)

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4382-1 – SITE PLAN

DRAWING PE4382-2 – SURROUNDING LAND USE PLAN

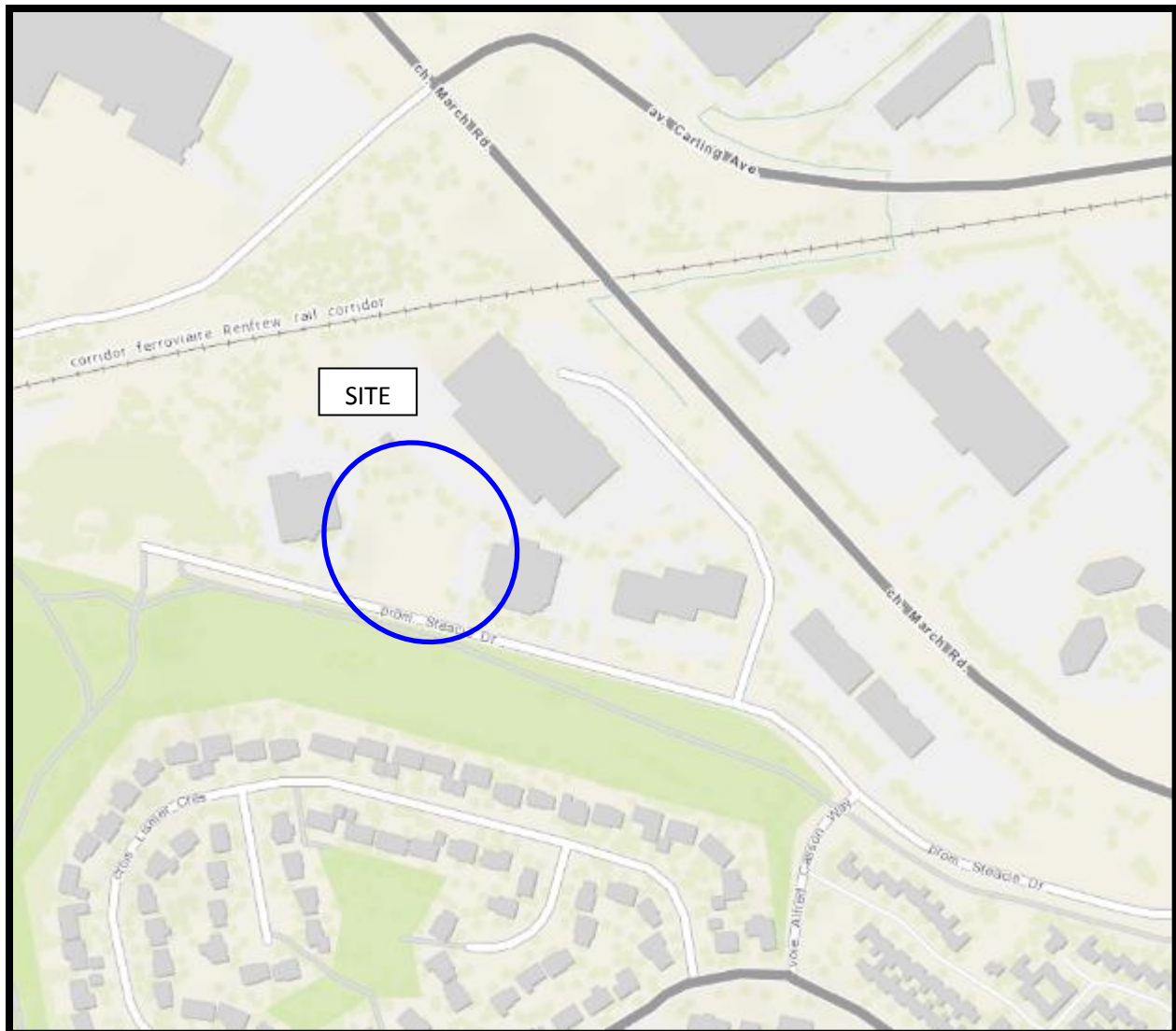


FIGURE 1
KEY PLAN

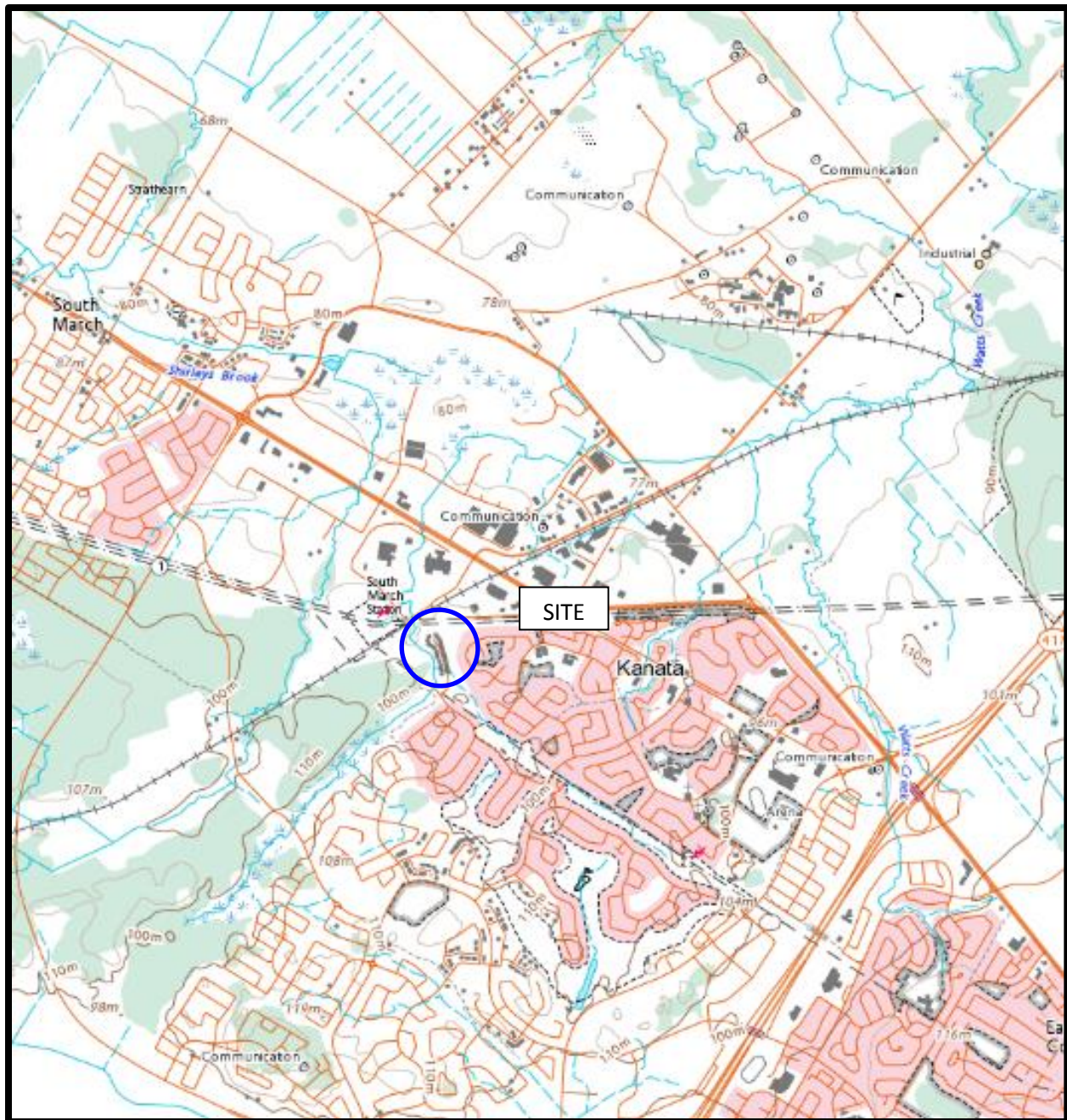
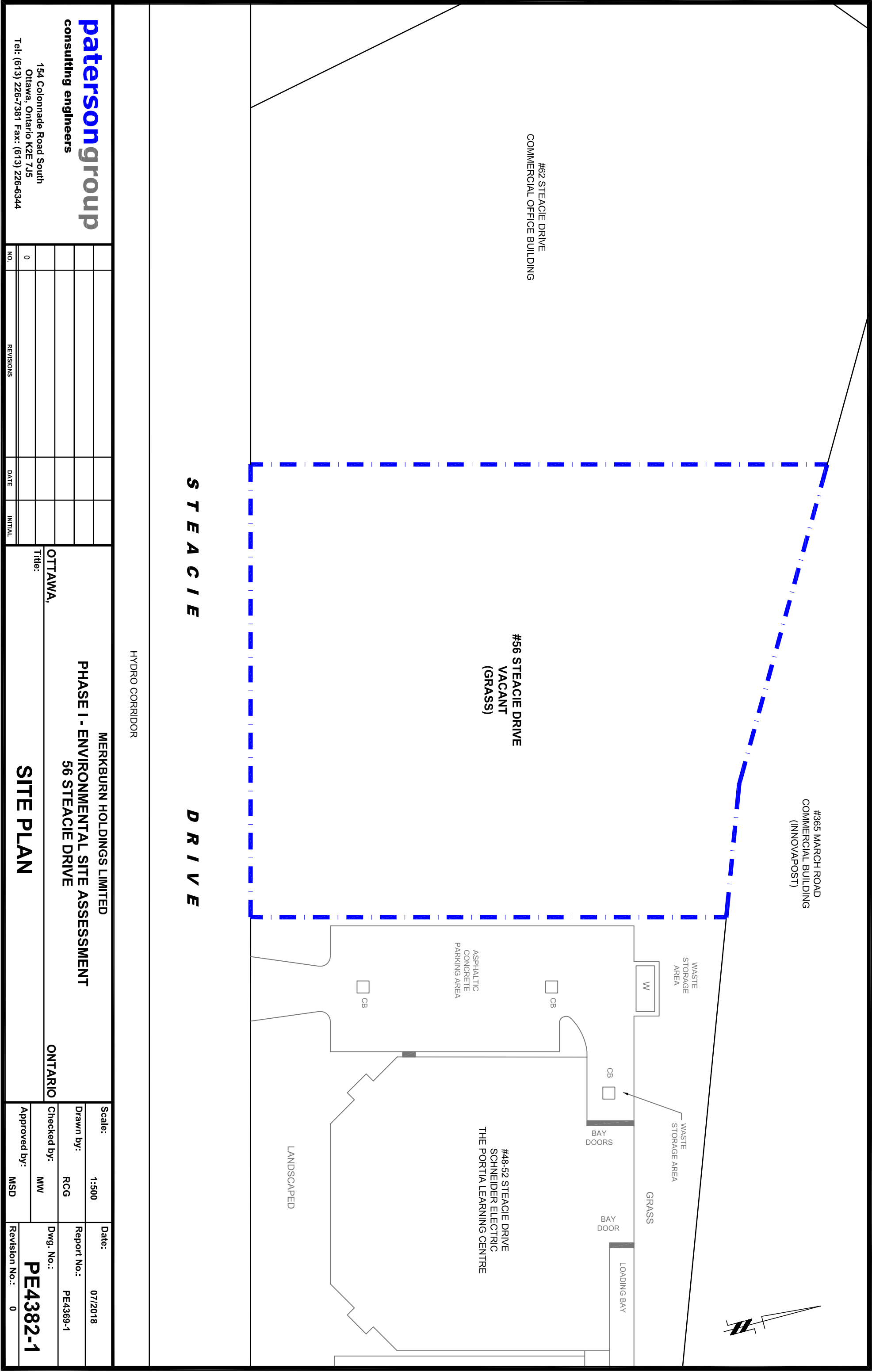


FIGURE 2
TOPOGRAPHIC MAP



APPENDIX 1

PLAN OF SUBDIVISION

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

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

SCHEDULE			
PART	LOT	CONCESSION	PIN
1			
2			
3			
4			
	PART OF 6	3	ALL OF 04511-0004

**PARTS 2 AND 3 SUBJECT TO EASEMENT INSTRUMENT N^os
NS152217 AND NS152218.**

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

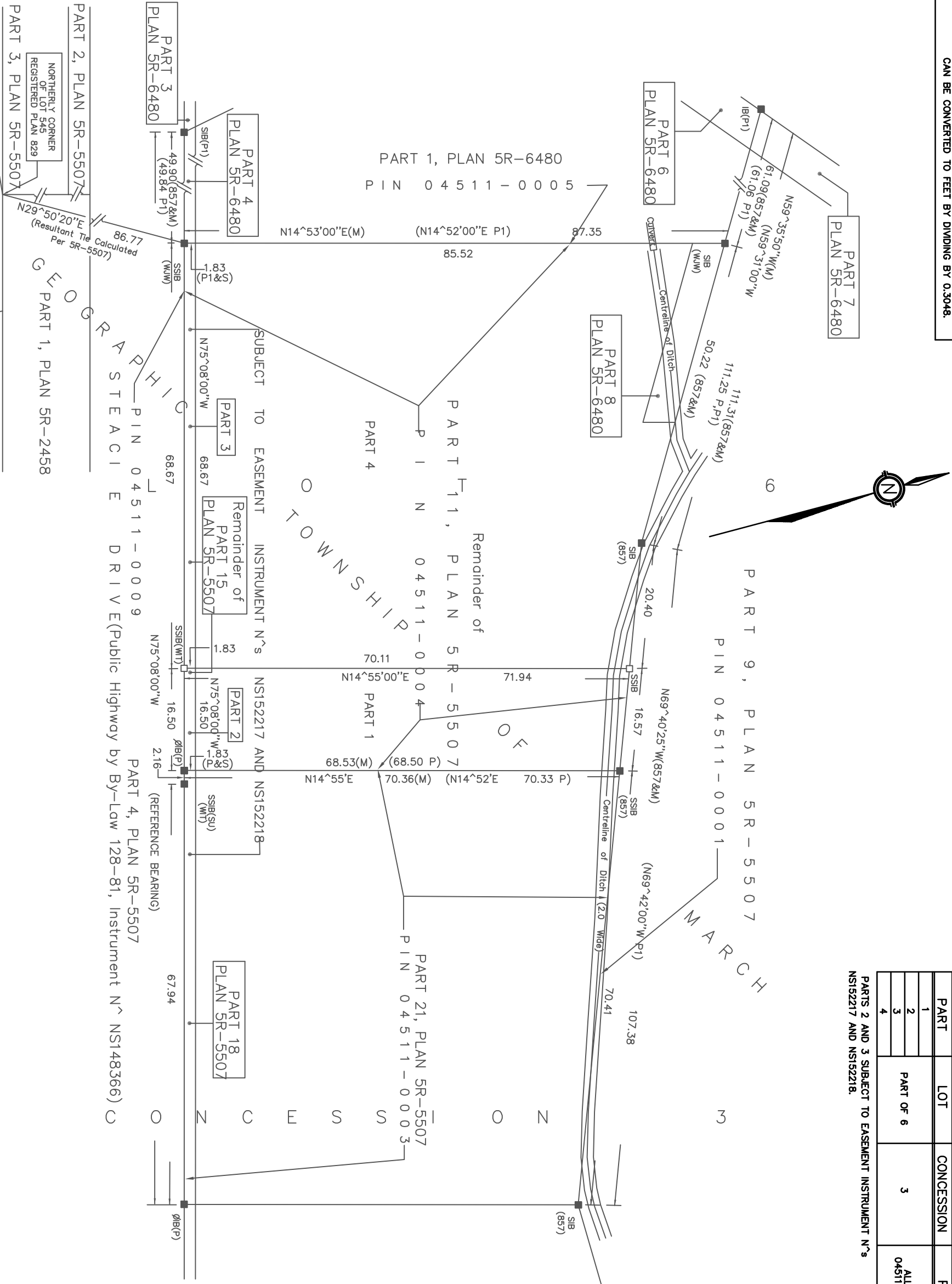
DATE Sept. 20, 2002

PLAN 4R-17989
RECEIVED AND DEPOSITED

DATE Sept. 20/02

DAVID W. WOODLAND, O.L.S.

LAND REGISTRAR FOR
THE LAND TITLES DIVISION
OF OTTAWA-CARLETON (N⁴)



PLAN OF SURVEY OF
PART OF LOT 6
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF MARCH
FORMERLY CITY OF KANATA
NOW CITY OF OTTAWA

SCALE 1 : 500



FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF STEACIE DRIVE AS SHOWN ON PLAN SR-5507, HAVING A BEARING OF N75°08'00"W.

LEGEND

- — SURVEY MONUMENT SET
- — SURVEY MONUMENT FOUND
- SIB — STANDARD IRON BAR
- SSIB — SHORT STANDARD IRON BAR
- IB — IRON BAR
- Ø — ROUND
- P — PLAN 5R-5507
- P1 — PLAN 5R-6480
- (S) — SET
- (M) — MEASURED
- (B57) — FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 191(a)-3-MARCH)
- WM — WEBSTER & SIMMONS SURVEYING (REF. 2-COM3, MARCH)
- (SU) — SOURCE UNKNOWN
- (WT) — WITNESS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:


1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 16, 2002.

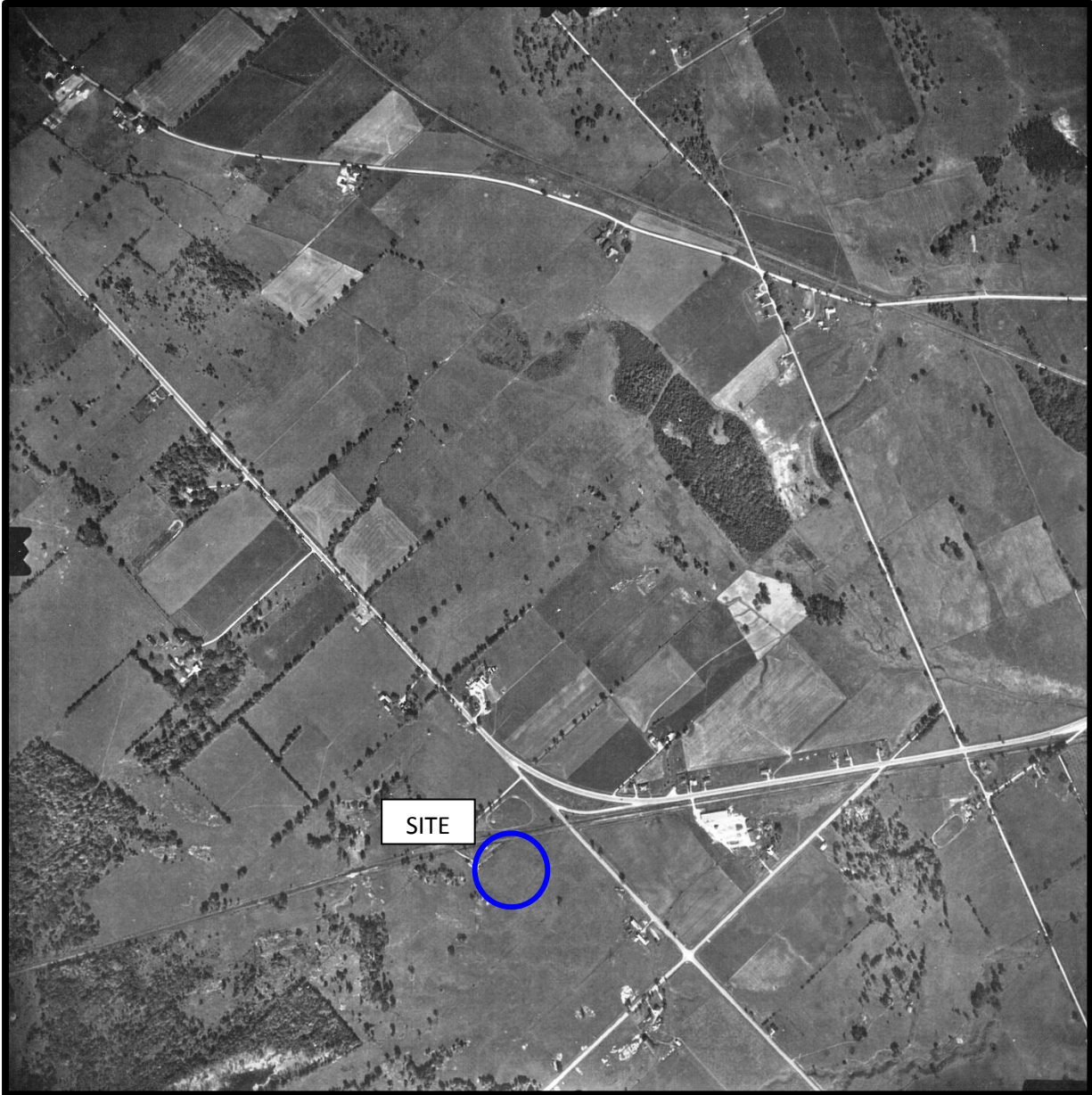
Sept. 20, 2002

DATE _____

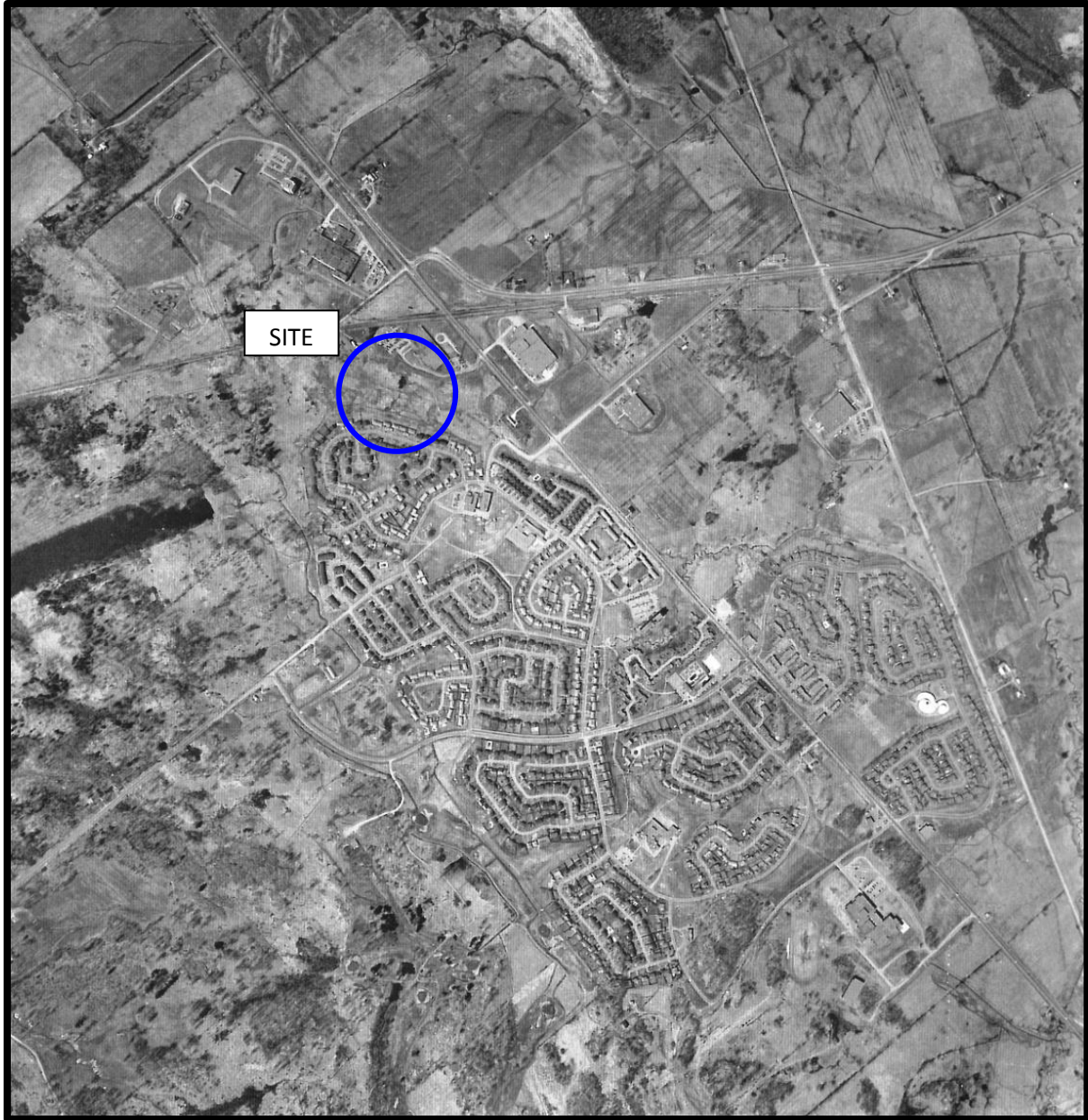
DATE

DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

Fairball Moffatt & Woodland 	LIMITED ONTARIO LAND SURVEYORS	OTTAWA	KANATA
	JOB No. D14702	FILE No. REFERENCE No. 191(C)-3 MARCH 191(C)	DRWG. S:\JOBS\D14700\ DWG\PL\LAN.dgn (AF)



AERIAL PHOTOGRAPH
1963



AERIAL PHOTOGRAPH
1973



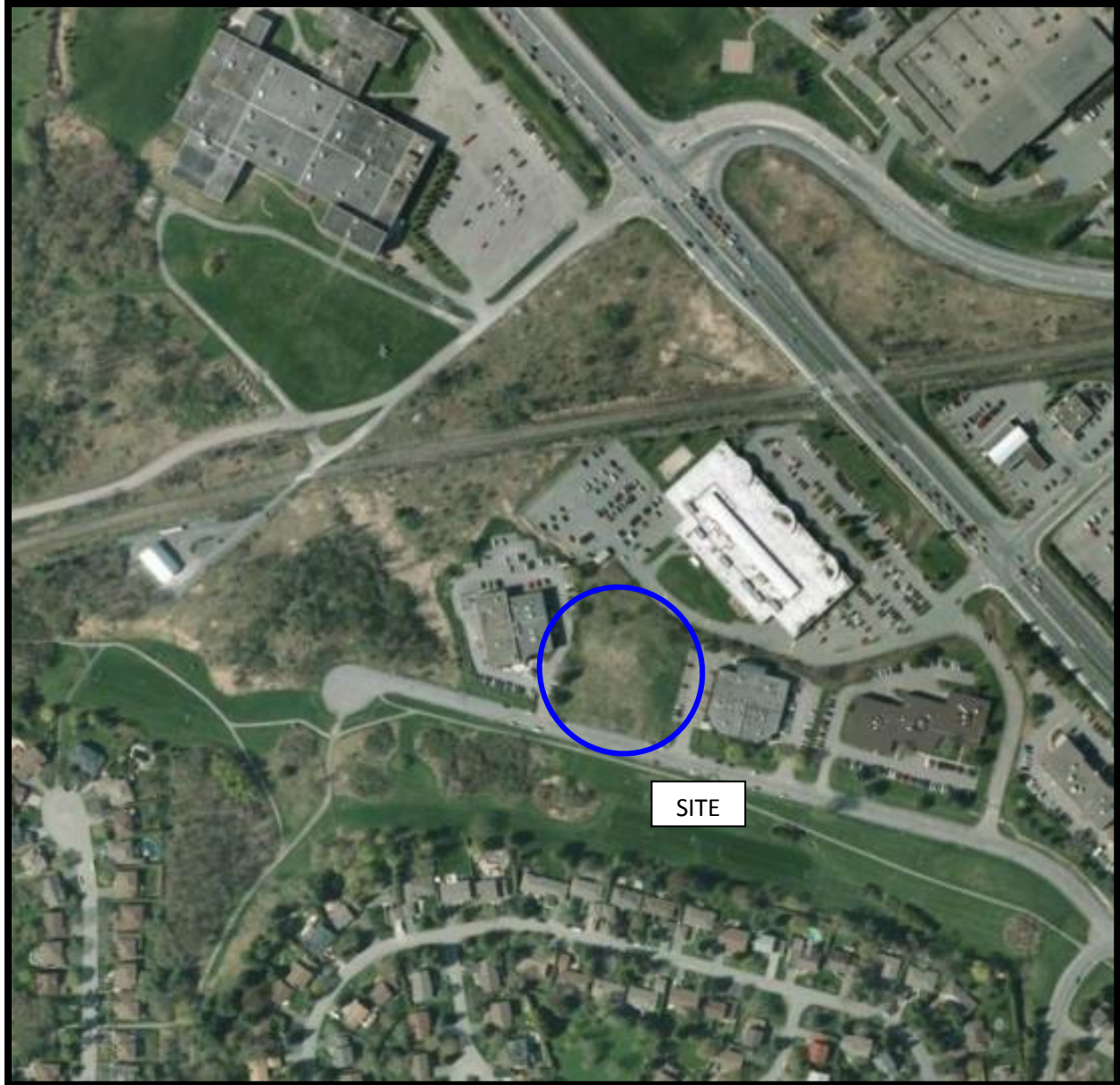
AERIAL PHOTOGRAPH
1983



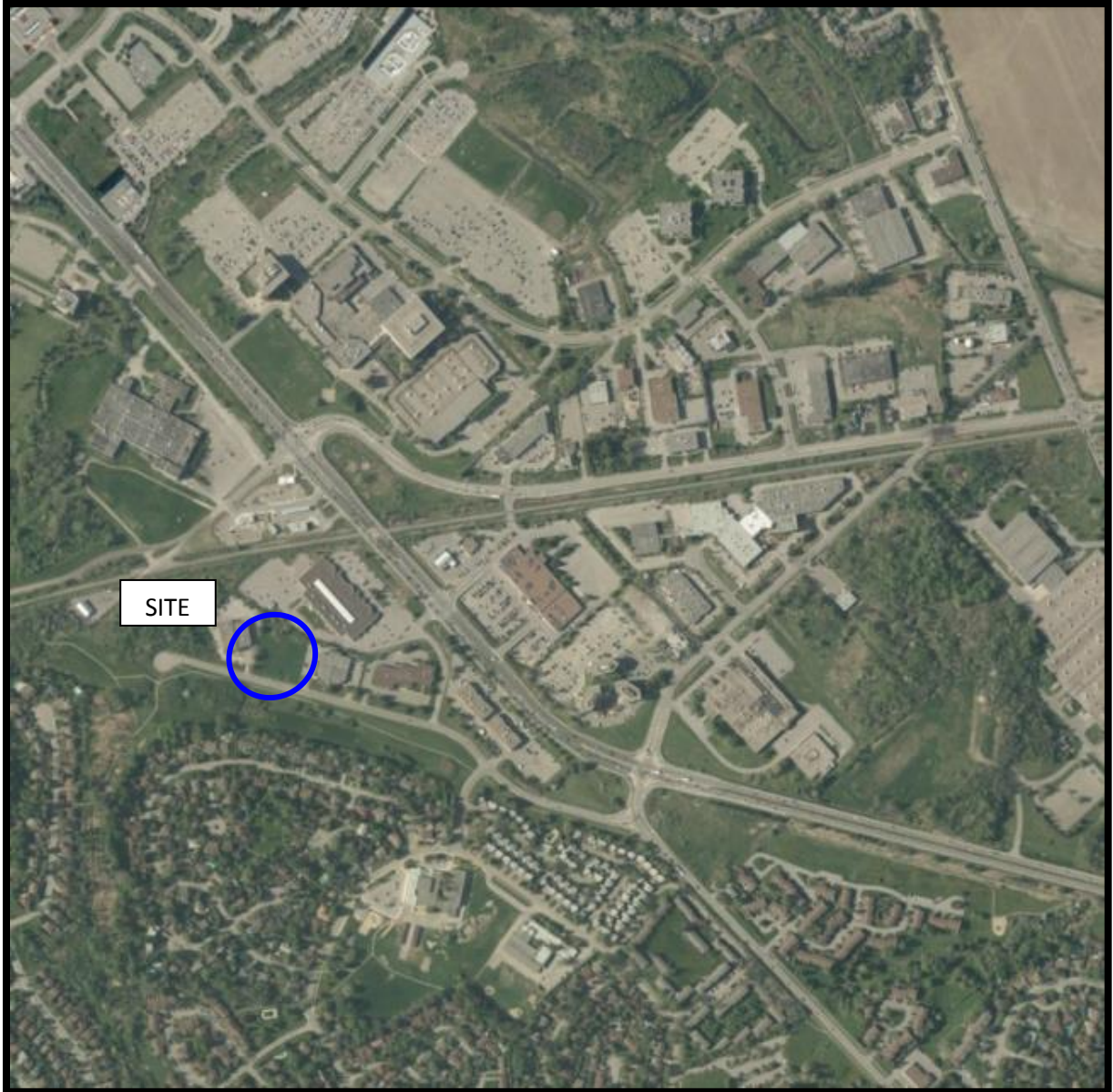
AERIAL PHOTOGRAPH
1994



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4382

556 Steacie Drive, Ottawa, ON

August 8, 2018



Photograph 1: View of the west end of the subject site, looking north.



Photograph 2: View of the north east side of the subject property, looking onto the adjacent property (44 Steacie Drive).

Site Photographs

PE4382

556 Steacie Drive, Ottawa, ON

August 8, 2018



Photograph 3: View of the south end of the subject site, looking south east along Steacie Drive.



Photograph 4: View of the south west end of the subject property, looking north west along Steacie Drive.

Site Photographs

PE4382

556 Steacie Drive, Ottawa, ON

August 8, 2018



Photograph 5: View of the north side of the subject property, looking onto the March Road.



Photograph 6: View of the central part of the subject site, looking south east onto Steacie Drive.

APPENDIX 2

MOECC FREEDOM OF INFORMATION SEARCH REQUEST

MOECC WATER WELL RECORDS

TSSA REQUEST

HISTORICAL LAND USE INVENTORY (HLUI)



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

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél.: (416) 314-4075

July 18, 2018

Michael Beaudoin
Paterson Group Inc
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Michael Beaudoin:

RE: **Freedom of Information and Protection of Privacy Act Request**
Our File # A-2018-04574, Your Reference PE4382

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 56 Steacie Drive, Ottawa.

After a thorough search through the files 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, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. We have applied the \$30.00 for this request from your initial payment. This file is now closed.

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 Nasreen Salar at nasreen.salar@ontario.ca.

Yours truly,

Janet Daduralza
FOI Manager

Measurements recorded in: ☒ Metric ☐ Imperial

A104508

A104508

1944 Page 1 of 4

Well Owner's Information

First Name <i>Amira</i>	Last Name / Organization <i>Palacios Merquard Investments Ltd</i>	E-mail Address <i></i>	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name) <i>55 City Centre Dr Suite 800 Mississauga</i>	Municipality <i>on</i>	Province <i>ON</i>	Postal Code <i>L5B1M3</i>
Telephone No. (inc. area code)			

Well Location

Address of Well Location (Street Number/Name) <i>365 March Rd</i>		Township	Lot	Concession	
County/District/Municipality		City/Town/Village <i>Ottawa</i>	Province Ontario		Postal Code
UTM Coordinates	Zone	Easting	Northing		Municipal Plan and Sublot Number
NAD 8 3	18	428631	5020795		Other

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

[illegible]

Annular Space

Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To		
0	.31	Concrete, flush mount	
.31	2.98	Benseal	
3.94	10.36	Sand	

Method of Construction

☐ Cable Tool
☐ Rotary (Conventional)
☐ Rotary (Reverse)
☐ Boring
☐ Air percussion
☒ Other specify

☐ Diamond
☐ Jetting
☐ Driving
☐ Digging

Direct Push

Well Use

<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other <i>specify</i>		

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
			From	To	
4.03	PVC	.368	0	4.27	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply

Status of Well

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

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
4.82	PVC	10	4.37	10.34

Water Details

Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____

Hole Diameter

Depth (m/ft)		Diameter (cm/in)
From	To	
0	10.36	8.25

Well Contractor and Well Technician Information

Business Name of Well Contractor Strata Soil Sampling Inc.		Well Contractor's Licence No. 7 2 4 1
Business Address (Street Number/Name) 147-2 West Beaver Creek Road		Municipality Richmond Hill
Province Ontario	Postal Code L4B 1C6	Business E-mail Address wrecords@stratasoil.ca

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	
905-764-9304	Muir, Mike	
Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3448	<i>[Signature]</i>	2010/11/20

Results of Well Yield Testing

After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
	4		4	
Duration of pumping ____ hrs + ____ min	5		5	
Final water level end of pumping (m/ft)	10		10	
If flowing give rate (l/min / GPM)	15		15	
	20		20	
Recommended pump depth (m/ft)	25		25	
	30		30	
Recommended pump rate (l/min / GPM)	40		40	
	50		50	
Well production (l/min / GPM)	60		60	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No				

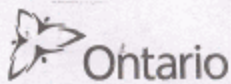
Map of Well Location

Please provide a map below following instructions on the back

See Map
1

Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only Audit No. z120949 DEC 08 2010 Received
	Y Y Y Y M M D D Date Work Completed 2 2 1 0 1 0 1 0 1 0	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		



Ministry of
the Environment

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

A104487

A104487

Well Record

Regulation 903 Ontario Water Resources Act

7944 Page 2 of 4

Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name Amira	Last Name / Organization Palacios Morquard Investment Ltd	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name) 55 Centre City Suite 800 Mississauga	Municipality 02	Postal Code L5B 1M3	Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name) 365 March Rd	Township	Lot	Concession
County/District/Municipality	City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates NAD 83 184286685020921	Zone Easting	Northings	Municipal Plan and Sublot Number
Other			

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BRN	Top Soil	Gravel	Soft dry	0	.61
GRY	Clay		Soft dry	.61	3.66
GRY			Soft wet	3.66	7.32

Annular Space		
Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 .31	Concrete Flushment	
.31 2.44	Benzeal	
2.44 7.32	Sand	

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

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To	<input type="checkbox"/> Water Supply	<input checked="" type="checkbox"/> Replacement Well
4.03	PVC	.368	0 2.74	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well	<input type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify	

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To
4.82	PVC	10	2.74 7.32

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From To	Diameter (cm/in)
		0 7.32	8.25
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		

Well Contractor and Well Technician Information	
Business Name of Well Contractor Strata Soil Sampling Inc.	Well Contractor's Licence No. 7241
Business Address (Street Number/Name) 147-2 West Beaver Creek Road	Municipality Richmond Hill
Province Ontario	Postal Code L4B 1C6
Business E-mail Address wrecords@stratasoil.com	

Bus. Telephone No. (inc. area code) 905-764-9304	Name of Well Technician (Last Name, First Name) Muit Maiké
Well Technician's Licence No. 3448	Signature of Technician and/or Contractor Muit Maiké
	Date Submitted 2010/11/10

Results of Well Yield Testing			
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify		Draw Down	
		Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Time (min)	Water Level (m/ft)
		Static Level	
Pump intake set at (m/ft)		1	1
Pumping rate (l/min / GPM)		2	2
Duration of pumping hrs + min		3	3
Final water level end of pumping (m/ft)		4	4
If flowing give rate (l/min / GPM)		5	5
Recommended pump depth (m/ft)		10	10
Recommended pump rate (l/min / GPM)		15	15
Well production (l/min / GPM)		20	20
Disinfected?		25	25
<input type="checkbox"/> Yes <input type="checkbox"/> No		30	30
		40	40
		50	50
		60	60

Map of Well Location
Please provide a map below following instructions on the back.

See Map

2

Ministry Use Only	
Audit No. z120994	Received DEC 08 2010
Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 20101022
Date Work Completed 20101110	

Measurements recorded in: ☒ Metric ☐ Imperial

Address of Well Location (Street Number/Name)

365 March Rd

County/District/Municipality

Township

City/Town/Village

Kanata

Province
Ontario

Postal Code

UTM Coordinates Zone Easting Northing

NAD 83 19 42 816 65 5020758

Municipal Plan and Sublot Number

Other

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
Blk	Top Soil		soft, dry	0	.61
Brn	Clay	Silt	soft, dry	.61	3.35
Gry	Clay		soft, moist	3.35	4.88
Gry	Clay		soft, wet	4.88	8.89

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 .31	Concrete / Flushmount	
.31 3.98	Benseal	
3.98 8.89	Sand	

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

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
4.03	PVC	.368	0 2.74	

Construction Record - Screen			Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
4.82	PVC	10	2.74 7.36	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
0 7.32			8.25

Well Contractor and Well Technician Information	
Business Name of Well Contractor Strata Soil Sampling Inc.	Well Contractor's Licence No. 7241
Business Address (Street Number/Name) 147-2 West Beaver Creek Road	Municipality Richmond Hill
Province Ontario	Postal Code L4B 1C6
Business E-mail Address wrecords@stratasoil.com	

Bus. Telephone No. (inc. area code) 905-764-9304	Name of Well Technician (Last Name, First Name) Mait, Mike
Well Technician's Licence No. 3448	Signature of Technician and/or Contractor [Signature]
	Date Submitted 2010/11/10

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify		Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	
Pump intake set at (m/ft)		1	1
Pumping rate (l/min / GPM)		2	2
Duration of pumping hrs + min		3	3
Final water level end of pumping (m/ft)		4	4
If flowing give rate (l/min / GPM)		5	5
Recommended pump depth (m/ft)		10	10
Recommended pump rate (l/min / GPM)		15	15
Well production (l/min / GPM)		20	20
Disinfected?		25	25
<input type="checkbox"/> Yes <input type="checkbox"/> No		30	30
		40	40
		50	50
		60	60

Map of Well Location
Please provide a map below following instructions on the back.
See map 3

Ministry Use Only	
Audit No. 2120961	Received DEC 06 2010
Well owner's information package delivered <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 20101021
Date Work Completed 20101021	



Ministry of
the Environment

Well Test
A104489

er and/or Print Below)

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☒ Metric ☐ Imperial

A104489

Page 4 of 14

Address of Well Location (Street Number/Name)

365 March Rd

Township

City/Town/Village

Kanata

Province
Ontario

Postal Code

UTM Coordinates Zone Easting Northing

NAD 83 18 42 87 3 25 02 0722

Municipal Plan and Sublot Number

Other

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BRN	Gravel	Sand	soft, Dry	0	.91
BRN	Clay	Silt	soft, dry	.91	3.35
Gry	Clay		soft, moist	3.35	4.88
Gry	Clay		soft, wet	4.88	10.36

Annular Space

Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From	To		
0	.31	Concrete / Flashmount	
.31	3.66	Benseal	
3.66	10.36	Sand	

Results of Well Yield Testing

After test of well yield, water was:		Draw Down		Recovery	
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	If pumping discontinued, give reason:	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
		Static Level			
		1		1	
	Pump intake set at (m/ft)	2		2	
	Pumping rate (l/min / GPM)	3		3	
	Duration of pumping hrs + min	4		4	
	Final water level end of pumping (m/ft)	5		5	
	If flowing give rate (l/min / GPM)	10		10	
	Recommended pump depth (m/ft)	15		15	
	Recommended pump rate (l/min / GPM)	20		20	
	Well production (l/min / GPM)	25		25	
	Disinfected?	30		30	
	<input type="checkbox"/> Yes <input type="checkbox"/> No	40		40	
		50		50	
		60		60	

Method of Construction

Well Use

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

Construction Record - Casing

Status of Well

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
			From	To	
4.03	PVC	.368	0	3.96	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
			From	To	
4.92	PVC	10	3.96	10.36	

Construction Record - Screen

Map of Well Location

Please provide a map below following instructions on the back.

See map
4

Water Details

Hole Diameter

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)		Diameter (cm/in)
		From	To	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0	10.36	8.25
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify			

Well Contractor and Well Technician Information

Business Name of Well Contractor
Strata Soil Sampling Inc.

Well Contractor's Licence No.
7 2 4 1

Business Address (Street Number/Name)
147-2 West Beaver Creek Road Richmond Hill

Municipality

Province
Ontario

Postal Code
L4B 1C6

Business E-mail Address
wrecords@stratasoil.com

Bus. Telephone No. (inc. area code)
905-764-9304

Name of Well Technician (Last Name, First Name)
Mike Mike

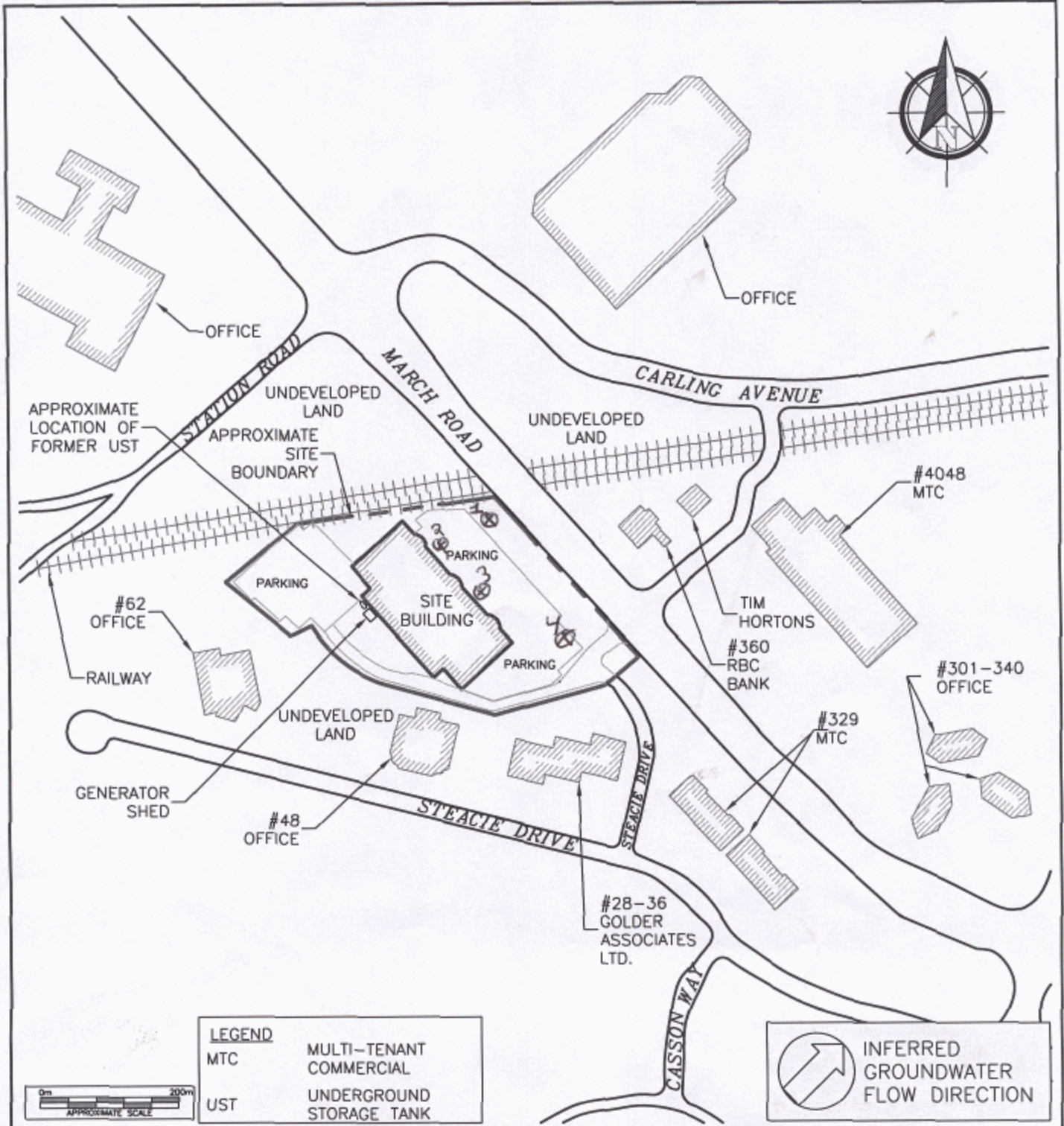
Well Technician's Licence No.
3448

Signature of Technician and/or Contractor
[Signature]

Date Submitted
2010/11/10

Comments:

Well owner's information package delivered <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 20101020	Date Work Completed 20101020	Ministry Use Only Audit No. z120959 DEC 08 2010 Received
--	---	---------------------------------	--



C-7241

2120949
2120994

2120961
2120959

PROJECT NAME PHASE I ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME MORGUARD INVESTMENTS LIMITED		
PROJECT LOCATION 365 MARCH ROAD, OTTAWA, ONTARIO		
FIGURE NAME SITE AND SURROUNDING LAND USE PLAN		FIGURE NO. 2
APPROXIMATE SCALE AS SHOWN	PROJECT NO. 60238	
DATE JUNE 2010		

DEC 08 2010

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: July-13-18 12:26 PM
To: Mandy Witteman
Subject: RE: Search Records Request (PE4382)

Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **fuel storage tanks records** in our database at the subject address(es).

Inst Number	Segment1	Address	City	Province	Postal Co
64706671	FS CYLINDER EXCHANGE	401 MARCH RD	OTTAWA	ON	K2K 0K1
64688411	FS GASOLINE STATION - SELF SERVE	401 MARCH RD	OTTAWA	ON	K2K 0K1
64688415	FS LIQUID FUEL TANK	401 MARCH RD	OTTAWA	ON	K2K 0K1
64688412	FS LIQUID FUEL TANK	401 MARCH RD	OTTAWA	ON	K2K 0K1
64688413	FS LIQUID FUEL TANK	401 MARCH RD	OTTAWA	ON	K2K 0K1
64688414	FS LIQUID FUEL TANK	401 MARCH RD	OTTAWA	ON	K2K 0K1

64505617	FS CYLINDER EXCHANGE	4048 CARLING AVE	KANATA (suburb of Ottawa?)	ON	K2K 1Y1
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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 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. 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: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: July 12, 2018 2:30 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request (PE4382)

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 in the City of Ottawa:

Steacie Drive: #28, 44, 62, and 56

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

July 6, 2018
File: PE4382-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
56 Steacie Drive
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner:

Merkburn Holdings Ltd

Name of Representative

Peter Dooher

Authorization of Representative

P.D.

Date

6/7/2018



File Number: D06-03-18-0030

August 1, 2018

Mandy Witteman
Paterson Group
154 Colonnade Rd S
Ottawa, ON
K2E 7S8

Sent via email [mwitteman@patersongroup.ca]

Dear Ms. Witteman,

**Re: Information Request
56 Steacie Drive, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

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

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

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

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

- There are nine (9) activities associated with properties located within 50m of the Subject Property: Activity Numbers 11543, 6137, 3734, 5003, 4580, 797, 6760, 9462 and 6138.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Télééc: (613) 560-6006
www.ottawa.ca

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

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to be 'MV' with a stylized flourish.

Melanie Vivian

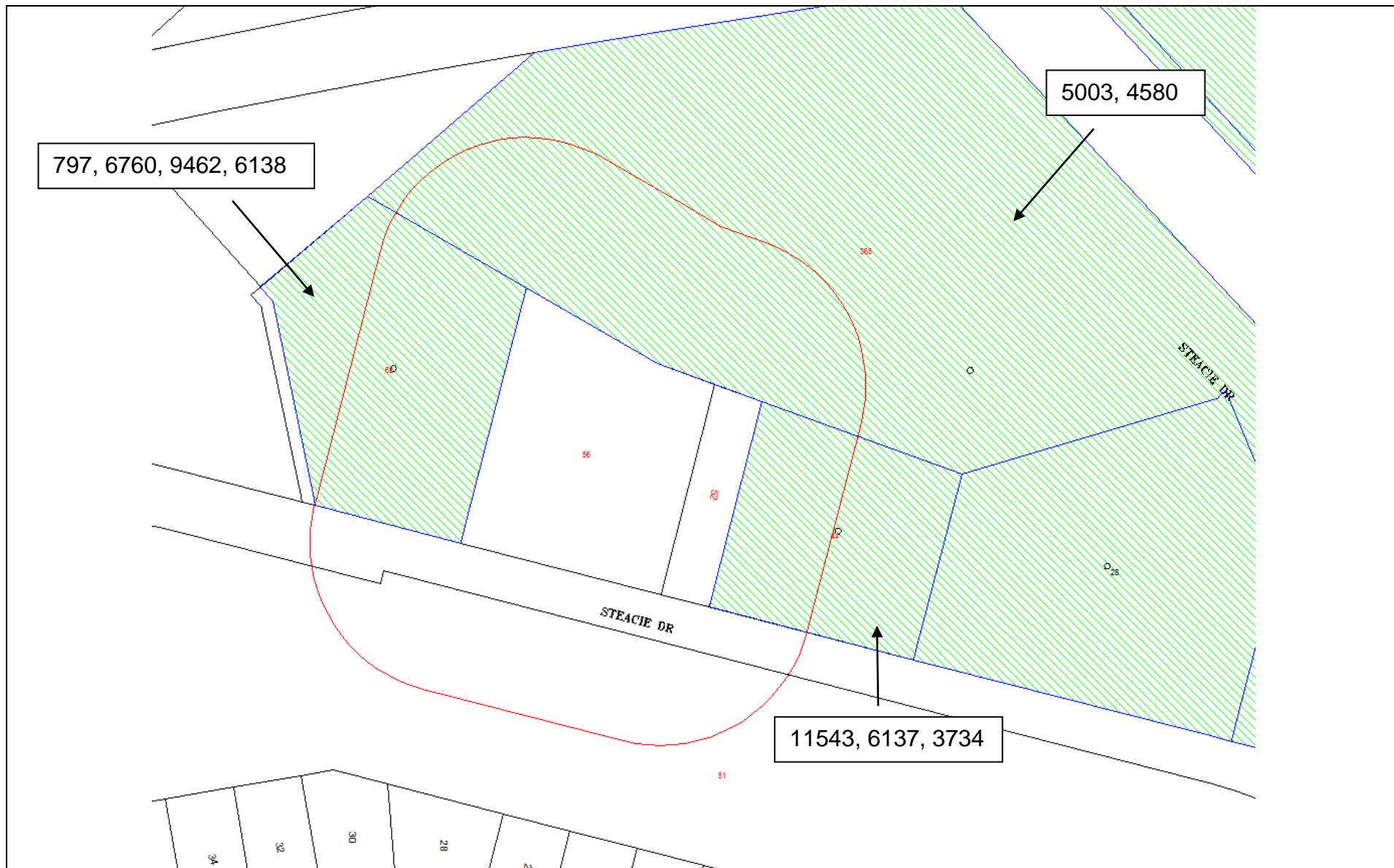
Per:

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

MB/ MV


Attach: 4

cc: File no. D06-03-18-0030




Scale 1: n/a

56 Steacie Drive
Ottawa, ON
File # D06-03-18-0030
Melanie Vivian



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __679GHB
AREA (Square Metres): 4694.759

Report: RPTC_OT_DEV0122
Run On: 01 Aug 2018 at: 10:28:06

Study Year
1998

PIN
045110003

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11543 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 6137
Related PINS: 045110003
Name: RELTEK INC.
Address: 44 STEACIE DRIVE, KANATA
Facility Type: Communication and Other Electronic Equipment Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98
HL References 2:
HL References 3:

NAICS	SIC
334410	335
334220	335
334511	335
334210	335

Company Name

Reltek Inc.

Year of Operation

c. 1998



CITY OF OTTAWA
HLUI ID: __679GHB
AREA (Square Metres): 4694.759

Report: RPTC_OT_DEV0122

Run On: 01 Aug 2018 at: 10:28:06

Study Year
1998

PIN
045110003

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3734 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 045110003
Name: CONTROL MICROSYSTEMS INC.
Address: 48 STEACIE DRIVE,
Facility Type: Electrical and Electronic Machinery, Equipment and Supplies, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS **SIC**
416110 0

Company Name

CONTROL MICROSYSTEMS INC.

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679GEW
AREA (Square Metres): 30358.939

Report: RPTC_OT_DEV0122
Run On: 01 Aug 2018 at: 10:30:34

Study Year
1998

PIN
045110001

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 5003 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 4580
Related PINS: 045110001
Name: DRS TECHNOLOGIES CANADA COMPANY
Address: 365 MARCH ROAD, KANATA
Facility Type: Communication and Other Electronic Equipment Industries
Comments 1:
Comments 2:
Generator Number: ON2304801
Storage Tanks:
HL References 1: SC98, 1986 KP File LHK, 1998 KBD
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
334210	335
334410	335
336410	321
334210	0
334220	335
334511	335
336320	321
334511	0

Company Name

Spar Aerospace Ltd.

DRS TECHNOLOGIES CANADA COMPANY

Year of Operation

c. 1986-1998

c. 2000



CITY OF OTTAWA
HLUI ID: __679GO4
AREA (Square Metres): 6601.830

Report: RPTC_OT_DEV0122
Run On: 01 Aug 2018 at: 10:31:31

Study Year
1998

PIN
045110005

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 797 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 6760
Related PINS: 045110005
Name: AMCA INTERNATIONAL LIMITED
Address: 62 STEACIE DRIVE, KANATA
Facility Type: Fabricated Structural Metal Products Industries
Comments 1: GEN# = ON0480500, out of business in 1994
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: PID1994
HL References 2:
HL References 3:

NAICS	SIC
332420	302
332311	302
332319	302

Company Name

AMCA International Ltd.

Year of Operation

c. 1994



CITY OF OTTAWA
HLUI ID: __679GO4
AREA (Square Metres): 6601.830

Report: RPTC_OT_DEV0122

Run On: 01 Aug 2018 at: 10:31:31

Study Year
1998

PIN
045110005

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9462 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 6138
Related PINS: 045110005
Name: OPTOTEK LIMITED
Address: 62 STEACIE DRIVE, KANATA
Facility Type: Communication and Other Electronic Equipment Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98; 1998 KBD; KNBP Map 1996
HL References 2:
HL References 3: 2001 Employment Survey

NAICS	SIC
334210	335
334410	0
334220	335
334511	335
334410	335

Company Name

Optotek Limited
OPTOTEK LIMITED

Year of Operation

c. 1996-1998
c. 2001

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Engineer

EDUCATION

Carleton University, M.A.Sc., 2013

Carleton University, B.Eng., 2008

Environmental Engineering

MEMBERSHIPS & AWARDS

Alberta Professional Engineers and Geoscience Association

NSERC Industry R&D Scholarship

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers

Geotechnical and Environmental Division

Environmental Engineer

2014 – 2015

Thurber Engineering Limited

Oil Sand Tailings Group

Tailings Engineer

2014 – 2013

Carleton University

Department of Civil & Environmental Engineering Division

Research Engineer

2013 - 2009

Carleton University

Department of Civil & Environmental Engineering Division

Research Assistant and Teachers Assistant

2008 – 2009

SLR Consulting Limited

Contaminated Sites

Junior Environmental Engineer

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