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Phase I - Environmental Site Assessment

1499 Star Top Road
Ottawa, Ontario

Prepared For

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Report: PE4482-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by 4015274 Canada Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the northern portion of 1499 Star Top Road, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

According to the historical research, the subject property was developed with the office portion of the existing commercial building in the late 1960s or early 1970s and was used as a catering business. The eastern part of the building was converted to garage bays when it was purchased by Mr. Gratien Proulx in 1985 and leased to J. Connelly equipment rentals. The storage areas to the rear of the garage area were added in the early 2000s. Based on the aerial photographs, it appears that there were aboveground fuel storage tanks immediately to the south of the subject building from at least 2002 to 2017, and underground tanks and fuel pump station in the eastern portion of the site from the 1990s to 2000s. The former presence of fuel storage tanks and automotive service garage on the property are considered to be Potentially Contaminating Activities and represent Areas of Potential Environmental Concern.

Properties in the Phase I study area have been used for light industrial and commercial purposes since their initial development in the 1970s and early 1980s. Multiple historical Potentially Contaminating Activities were identified in the Phase I study area. However, based on the nature of the activity, their location with respect to groundwater flow direction, and their distances from the subject site, the identified PCAs are not considered to represent Areas of Potential Environmental Concern on the subject property.

An inspection of the subject site and the surrounding properties was conducted on November 14, 2018. The subject site is currently occupied by a commercial building that until recently was occupied by J. Connelly Rental Ltd. The building was unoccupied at the time of the site visit. Although no aboveground storage tanks were observed on the building exterior, a concrete pad in the parking lot indicates their former location. An inspection of the interior of the building garage bays revealed a drainage pit in the centre of each bay, with an uncapped drainage pipe. The pipes contained some sediment, and appear to drain in the direction of the building exterior to the east; the pipe termini could not be determined at the time of the site visit. A trace of oil was observed in the bottom of

the pit in one of the bays. These garage bays and associated drainage systems are PCAs and an APEC on the subject property.

The surrounding land use consists of commercial and light industrial properties that are not considered to pose a concern to the subject site. The current uses of the subject property or adjacent lands are not considered to represent APECs on the Phase I Property.

Recommendations

Based on the findings of the Phase I - ESA, it is our opinion that **a Phase II – Environmental Site Assessment is required for the subject property.**

Based on the approximate age of the subject building (at least 1976), potential ACMs may be present within the building. Suspected ACMs observed at the time of our site visit include drywall joint compound, stucco ceilings, and exterior wall finishes. It should be noted that wall and ceiling cavities were not inspected at the time of our site visit. A designated substance survey must be conducted prior to the disturbance of any potentially asbestos containing materials.

Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the building. It is recommended that original paint be tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act, if original surfaces have not already been tested for lead.

The spilled waste oil and oil in buckets located in the garage bay should be properly cleaned/disposed of.

1.0 INTRODUCTION

At the request of 4015274 Canada Inc., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of part of 1499 Star Top Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Michael Peters of Cannonbye Construction Ltd. Mr. Peters can be reached by telephone at (613) 247-0049.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all 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, 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: Northwestern portion of 1499 Star Top Road, Ottawa, Ontario.

Legal Description: Part of Lot 24, Concession 2, City of Ottawa.

Property Identification Number: Part of 04355-0016

Location: The subject site is located on the east side of Star Top Road, at Algoma Road, in the City of Ottawa, Ontario. Refer to Figure 1 – Key Plan for the site location.

Latitude and Longitude: 45° 24' 1.6" N, 75° 36' 55.4" W

Site Description:

Configuration: Rectangular.

Site Area: 443 m² (approximate)

Zoning: IL2 – Light Industrial Zone

Current Use: The subject site is currently occupied by a vacant light industrial / commercial building that was formerly occupied by a construction equipment rental business.

Services: The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

According to the city directories and aerial photos the subject property and surrounding properties have been occupied by light industrial / commercial structures since at least the early 1970s. Prior to this time, the area was used for agricultural purposes.

Fire Insurance Plans

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

City of Ottawa Street Directories

The city directories for the subject site were reviewed from 1965 to 2011 at approximate 10-year intervals for the subject and surrounding properties. The Phase I Property was first listed in 1972 as Stan's Catering Services. The subject site and neighbouring properties from 1975 to 2011 have always been listed as either commercial or light industrial businesses.

The following table summarises the Potentially Contaminating Activities identified by the City Directories on the Phase I Property and in the Phase I study area.

| Table 1: City Directories – Potentially Contaminating Activities in the Phase I Study Area | | |
|---|---|---|
| Address | Listed Activity (years listed) | Distance / Orientation from site |
| 1461 Star Top Road | Dan Robitaille Body Shop General Repairs (1975, 1980) | 100 m N |
| 1485 Star Top Road | Ottawa Post Office Vehicle Service Depot (1975) | Adjacent N |

| Table 1: City Directories – Potentially Contaminating Activities in the Phase I Study Area | | |
|---|--|---|
| Address | Listed Activity (years listed) | Distance / Orientation from site |
| 1499 Star Top Road | J. Connelly Rentals (2000, 2011) | On-site |
| 1519 Star Top Road | Easy 2020 Auto Repairs (2011) | Adjacent S |
| 1528 Star Top Road | Carquest Auto Parts and Garage (2000) | 42 m SW |
| 1537 Star Top Road | Optimum Custom Millwork (2000) | 70 m S |
| | Commercial Tire – Auto Services and Batteries (2011) | |
| 1541 Star Top Road | Ron's Auto Unit (2000) | 120 m S |
| | Star Top Garage (2011) | |
| | Euro Pro Automobile (2011) | |

The PCA located on the Phase I Property and adjacent land (J. Connelly Rentals) is considered to represent an APEC on the subject property. Based on their distances from the subject property, and/or previous subsurface investigations and/or site redevelopments, the remaining PCAs are not considered to represent APECs on the subject property.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 9, 2018. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted as part of our assessment. No PCB waste storage sites were identified on the subject or surrounding properties.

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

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

MECP Coal Gasification Plant Inventory

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

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the subject site or adjacent properties. At the time of issuing this report, a response from the MECP had not been received. The response will be forwarded to the client if it contains pertinent information.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. At the time of issuance of this report, the MECP search results had not been received. At the time of issuing this report, a response from the MECP had not been received. The response will be forwarded to the client if it contains pertinent information.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions. The MECP search results did not find any records related to the subject site. At the time of issuing this report, a response from the MECP had not been received. The response will be forwarded to the client if it contains pertinent information.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject site or properties in the Phase I study area.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document entitled "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 active waste disposal sites were listed in the database for the subject site or neighbouring properties within a 150 m radius.

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 November 9, 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 on November 14, 2018, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject site and neighbouring properties. The response from the TSSA identified records for three (3) active liquid (gasoline and diesel) fuel tanks and associated fuel equipment at 1499 Star Top Road. However, based on observations made at the time of the site visit, at least two (2) of these tanks are not considered likely to be currently present on the property.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. No former waste disposal sites were identified within the Phase I study area.

City of Ottawa Historical Land Use Inventory

A requisition was sent to the City of Ottawa on November 23, 2018, to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property. At the time of issuing this report, a response from the City

had not been received. The response will be forwarded to the client if it contains pertinent information.

Previous Reports

A review of previous reports by Paterson for properties in the Phase I study area did not identify any additional areas of environmental concern.

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 back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1945 | The subject property and surrounding lands are agricultural fields. With the exception of Cyrville Road to the north, no major roadways are visible in the area of the subject property. |
| 1958 | No significant changes appear to have been made to the subject property or surrounding properties. Residential dwellings have been constructed along Cyrville Road to the north and east, as well as what appears to be a drive-in theatre, located 250 m to the north. |
| 1968 | No significant changes appear to have been made to the subject property. Star Top Road has been constructed, and the adjacent properties to the north and south have been developed with what appear to be residential dwellings. Several properties to the southwest, at 1528, 1560, and 1580 Star Top Road, have been developed with industrial and/or commercial businesses. |
| 1976 | The subject property has been developed with the existing structure. Surrounding properties have been further developed with commercial and light industrial buildings. Highway 417 has been constructed 115 m to the east. |
| 1986 | No changes have been made to the subject property. Buildings have been constructed to the east and south of the subject property. |
| 1999 | (Poor quality) No changes are apparent on the subject property or surrounding properties. |

- 2002 (geoOttawa website) Three (3) aboveground storage tanks appear to be present on the south side of the subject building, and the area around the subject building is occupied by vehicles and equipment. A fuelling station with underground fuel storage tanks also appears to be present on the south side of the eastern half of the subject property (the parking lot).
- 2009 (geoOttawa website) No significant changes have been made to the subject site or surrounding properties.
- 2017 (geoOttawa website) The eastern fuelling station is no longer present. Otherwise no changes are apparent.

Several Potentially Contaminating Activities were identified in the review of the available aerial photographs – the fuelling station (with USTs) and ASTs at the subject property. These PCAs are considered to represent Areas of Potential Environmental Concern on the subject site. Laser copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic information was obtained from the City of Ottawa “geoottawa” website and Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 70 m ASL, and that the regional topography in the general area of the site slopes gradually downward to the southeast, towards Green’s Creek. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the St-Lawrence Lowlands physiographic region, described as a plain-like area that was all affected by the Pleistocene glaciations and is therefore covered by surficial deposits and other features associated with the ice sheets.

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 the information from NRCAN, bedrock in the area of the site consists of shale of the Carlsbad

Formation. Based on the maps, the surficial geology is comprised of plain till, with an overburden thickness ranging from 2 to 3 m.

Water Well Records

A search of the MECP website did not return any water supply well records on the subject site. Records for seven (7) domestic water supply wells were identified in the Phase I study area and were placed between 1957 and 1960. Based on the age of these wells and the availability of municipal water in the area, these wells are no longer considered to be in use. An additional fourteen (14) monitoring wells were identified in the Phase I study area. Six (6) of these wells were located at 1485 Star Top Road, an adjacent property to the north, and another six (6) were placed at 1540 Star Top Road, 190 m to the south of the Phase I property. The monitoring wells were installed 2007 and 2009, to a maximum depth of 8.25 m.

Water Bodies and Areas of Natural Significance

A tributary of Green's Creek is located approximately 60 m to the south of the subject property. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Gratien Proulx, the current property owner, was interviewed during the site visit. Mr. Proulx indicated that he has owned the property since 1985, and that the existing building was present at that time and had previously been occupied by a restaurant. During Mr. Proulx's ownership, the two garage bays were added to the original structure. Mr. Proulx rented the building to J. Connelly Rental Ltd.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted November 14, 2018. Weather conditions were overcast, with a temperature of approximately -15°C. Ms. Anna Graham from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject site is occupied by a single-storey, slab-on-grade light industrial building and a small parking booth.

The main structure was constructed in approximately 1970 and has a poured concrete foundation and flat roof and is finished with decorative pebble on the exterior. The building is currently not occupied. The parking booth was installed on the south-central part of the site in 2016 or 2017.

The building is municipally serviced and heated with a natural gas furnace.

Site Features

The ground surface at the subject site is relatively flat. The regional topography slopes downward to the south and southeast, in the direction of Green's Creek. The subject building occupies less than one quarter of the subject site, while the remaining space is occupied by a paved driveway and parking lot.

Water drainage on the subject site occurs by runoff to catch basins on Star Top Road. No ponded water or surficial staining were observed during the exterior assessment of the subject site. A concrete slab was observed in the paved area on the south side of the building, in the location of the former aboveground fuel storage tanks.

Below Ground Structures

No below ground structures were identified at the time of the site visit.

Underground Utilities

The property is municipally serviced with sewers and water supply and has a natural gas connection.

Fuels and Chemical Storage

No fuels were observed to be stored on the exterior of subject property. Some waste oil was improperly stored in buckets in one of the garage bays, and had a pool of oil surrounding the buckets.

No chemicals were identified on the exterior of the subject property.

Interior Assessment

An interior inspection of the building was conducted as part of the Phase I - ESA. A general description of the interior is as follows:

- ☐ The floors throughout the building consisted of concrete;
- ☐ The walls consisted of drywall, particle board and concrete;
- ☐ The ceilings consisted of stucco and exposed steel decking;
- ☐ Lighting throughout the building was provided by fluorescent fixtures.

Hazardous Building Materials

Based on the approximate age of the building (at least 1976), potential ACMs may be present within the building. Suspected ACMs observed include ceiling finishes, exterior pebble finish, vinyl floor materials, and drywall joint compound. If this structure is to undergo renovation or demolition works in the future, then a designated substance survey must be conducted prior to the disturbance of any potentially asbestos containing materials.

Based on the approximate age of the building (at least 1976), lead-based paint may be present on originally painted surfaces within the building. It should be noted that all painted surfaces were noted to be in good condition at the time of our assessment.

No signs of UFFI were noted at the time of the site visit, although ceiling and wall cavities were not inspected.

No concerns with PCBs were identified during the interior inspection.

Wastewater is discharged from the buildings into the City of Ottawa sanitary sewer system. Wastewater from the subject building includes wash water, sewage and floor drain discharge.

No sump pit was observed in the subject building at the time of the site assessment. Two dry drainage pits were observed in the garage bays, with drainage pipes extending out of the building towards the east. The pipe termini could not be determined at the time of the site visit. Traces of oil were visible in the pits. These pits and drainage pipes are a PCA and APEC on the Phase I Property.

No concerns were identified with wastewater discharge at the time of the inspection.

No mould growth was observed on the surfaces (walls and ceilings) of the subject building.

Neighbouring Properties

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

- North - City Locksmith, followed by Gervais Towing and Recovery;
- South - Paved driveway, followed by Gratien Proulx Building Materials Ltd.;
- East - Gratien Proulx Building Materials Ltd. (with fuel AST);
- West - Star Top Road, followed by an office building and a multi-unit commercial/light industrial building, including Best Price Auto, an automotive service garage.

Multiple PCAs were identified in the Phase I study area, including the AST on the lands adjacent to the east of the subject site, and the automotive service garage at 1294 Algoma Road. Property use within the Phase I study area is shown on Drawing PE4482-2 - Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The subject property has always been used for commercial and light industrial purposes, since its development in the 1970s.

Potentially Contaminating Activities (PCAs)

Two (2) historical Potentially Contaminating Activities were identified on the Phase I Property:

- ❑ Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and Associated Products Storage in Fixed Tanks” - this PCA was identified based on the former use of the subject site as a private fuel outlet. Multiple fuel ASTs for gas/diesel were present on the south side of the subject building, a fuelling station and USTs were located on the east side of the property (currently a parking lot), and waste oil was stored in the garage bays. Corroborating resources include TSSA records and previous reports completed by Paterson for properties in the Phase I study area.
- ❑ Item 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems” - this PCA was identified based on the former use of the subject site as an automotive service garage, as identified by various historical sources.

Several current and historical Potentially Contaminating Activities were identified in the Phase I study area. There is an aboveground fuel storage tank on the adjacent lands to the east (same property address), and an automotive service garage approximately 60 m to the west, at 1294 Algoma Road. Historically, automotive service garages were present on the adjacent property to the north, at 1485 Star Top Road, at 1519 Star Top Road to the south, at 1528 Star Top Road to the southwest,

Areas of Potential Environmental Concern (APECs)

Two (2) Areas of Potential Environmental Concern are considered to be present on the subject site – one in the area of the former fuel storage tanks, and a second in the former automotive service bays.

Contaminants of Potential Concern (CPC)

Based on the former use of the subject site, the following Contaminants of Potential Concern (CPCs) have been identified:

- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on the presence of the former fuel storage tanks, former automotive service garage, and former waste oil storage.
- Volatile Organic Compounds (VOCs) – this suite of parameters includes Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), associated with gasoline, as well as solvents associated with de-greasing. These parameters were selected as CPCs for the subject property based on the former automotive service garage.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, bedrock beneath the site consists of shale of the Carlsbad Formation. Surficial soils consist of till with a drift thickness of 2 to 3 m.

Based on water well records and the results of previous subsurface investigations in the Phase I study area, groundwater is expected to flow east towards Green's Creek.

Contaminants of Potential Concern

As per Section 7.1 of this report, petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs) were identified as CPCs on the subject site.

Existing Buildings and Structures

There is one commercial/light industrial structure, and a small parking booth on the subject property.

Water Bodies

The nearest body of water is Green's Creek, located approximately 60 m to the south of the subject property.

Areas of Natural Significance

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

Drinking Water Wells

Based on the results of the well record search, no drinking water wells were identified on the subject site.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of commercial and light industrial businesses. Land use is shown on Drawing PE4482-2-Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, two (2) APECs were identified on the subject property, in the areas of the former automotive service garage bays and aboveground fuel storage tanks.

Assessment of Uncertainty and/or Absence of Information

The presence of concerns within the Phase I study area 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 the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by 4015274 Canada Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the northern portion of 1499 Star Top Road, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

According to the historical research, the subject property was developed with the office portion of the existing commercial building in the late 1960s or early 1970s and was used as a catering business. The eastern part of the building was converted to garage bays when it was purchased by Mr. Gratien Proulx in 1985 and leased to J. Connelly equipment rentals. The storage areas to the rear of the garage area were added in the early 2000s. Based on the aerial photographs, it appears that there were aboveground fuel storage tanks immediately to the south of the subject building from at least 2002 to 2017, and underground tanks and fuel pump station in the eastern portion of the site from the 1990s to 2000s. The former presence of fuel storage tanks and automotive service garage on the property are considered to be Potentially Contaminating Activities and represent Areas of Potential Environmental Concern.

Properties in the Phase I study area have been used for light industrial and commercial purposes since their initial development in the 1970s and early 1980s. Multiple historical Potentially Contaminating Activities were identified in the Phase I study area. However, based on the nature of the activity, their location with respect to groundwater flow direction, and their distances from the subject site, the identified PCAs are not considered to represent Areas of Potential Environmental Concern on the subject property.

An inspection of the subject site and the surrounding properties was conducted on November 14, 2018. The subject site is currently occupied by a commercial building that until recently was occupied by J. Connelly Rental Ltd. The building was unoccupied at the time of the site visit. Although no aboveground storage tanks were observed on the building exterior, a concrete pad in the parking lot indicates their former location. An inspection of the interior of the building garage bays revealed a drainage pit in the centre of each bay, with an uncapped drainage pipe. The pipes contained some sediment, and appear to drain in the direction of

the building exterior to the east; the pipe termini could not be determined at the time of the site visit. A trace of oil was observed in the bottom of the pit in one of the bays. These garage bays and associated drainage systems are PCAs and an APEC on the subject property.

The surrounding land use consists of commercial and light industrial properties that are not considered to pose a concern to the subject site. The current uses of the subject property or adjacent lands are not considered to represent APECs on the Phase I Property.

Recommendations

Based on the findings of the Phase I - ESA, it is our opinion that **a Phase II – Environmental Site Assessment is required for the subject property.**

Based on the approximate age of the subject building (at least 1976), potential ACMs may be present within the building. Suspected ACMs observed at the time of our site visit include drywall joint compound, stucco ceilings, and exterior wall finishes. It should be noted that wall and ceiling cavities were not inspected at the time of our site visit. A designated substance survey must be conducted prior to the disturbance of any potentially asbestos containing materials.

Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the building. It is recommended that original paint be tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act, if original surfaces have not already been tested for lead.

The spilled waste oil and oil in buckets located in the garage bay should be properly cleaned/disposed of.

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 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 4015274 Canada Inc. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- 4015274 Canada Inc.
- Paterson Group

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4482-1 – SITE PLAN

DRAWING PE4482-2 – SURROUNDING LAND USE PLAN

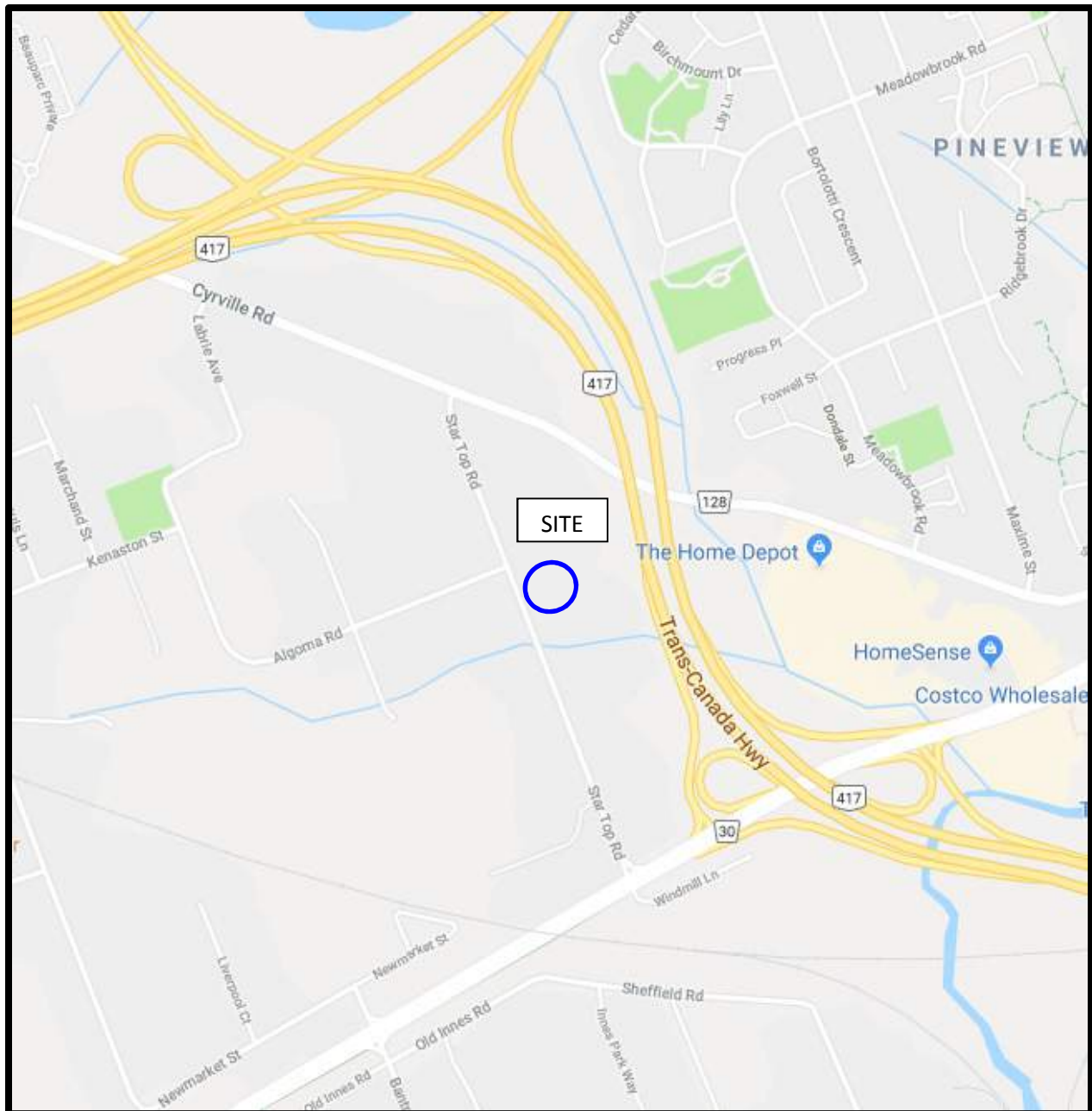


FIGURE 1
KEY PLAN

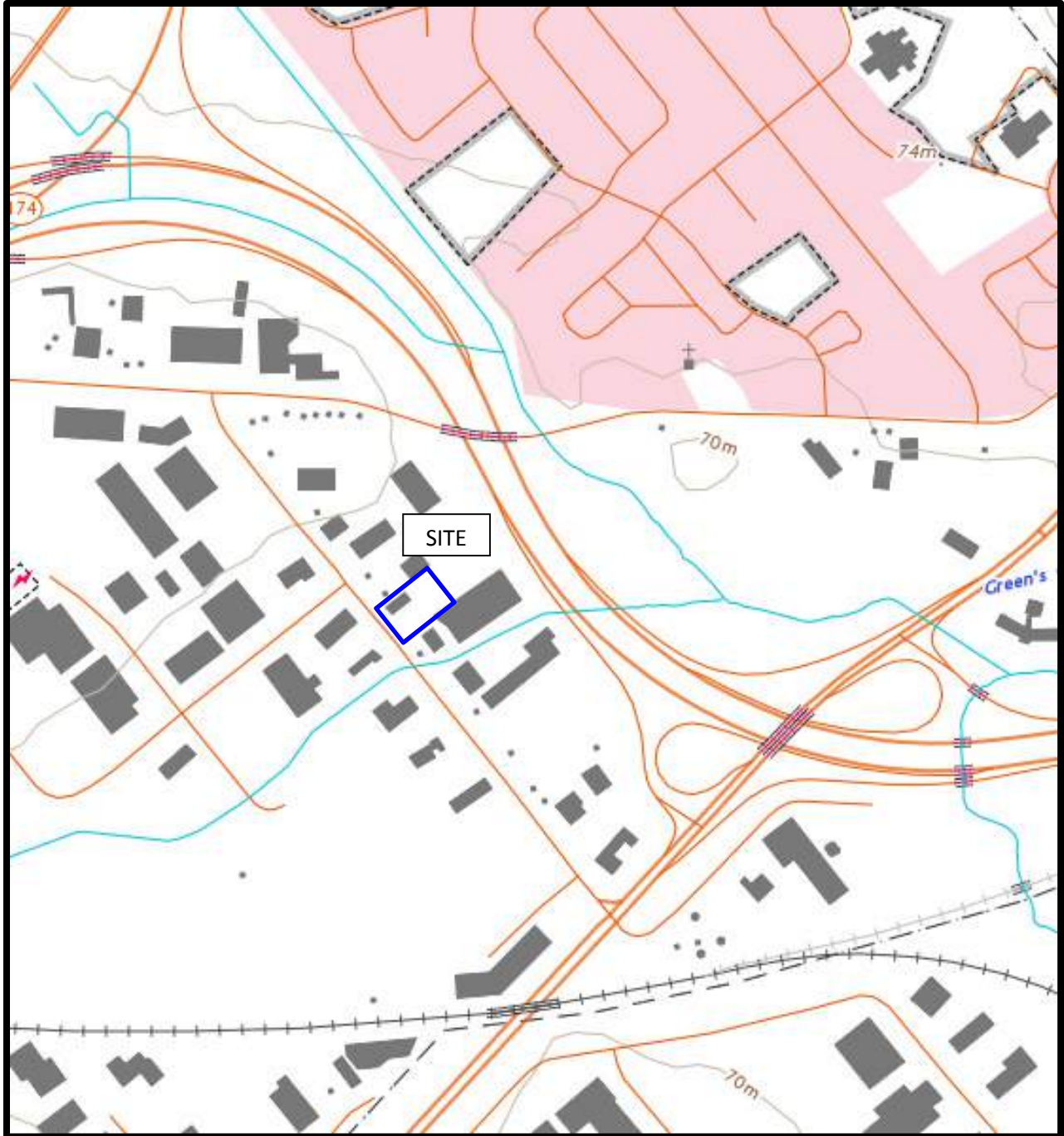
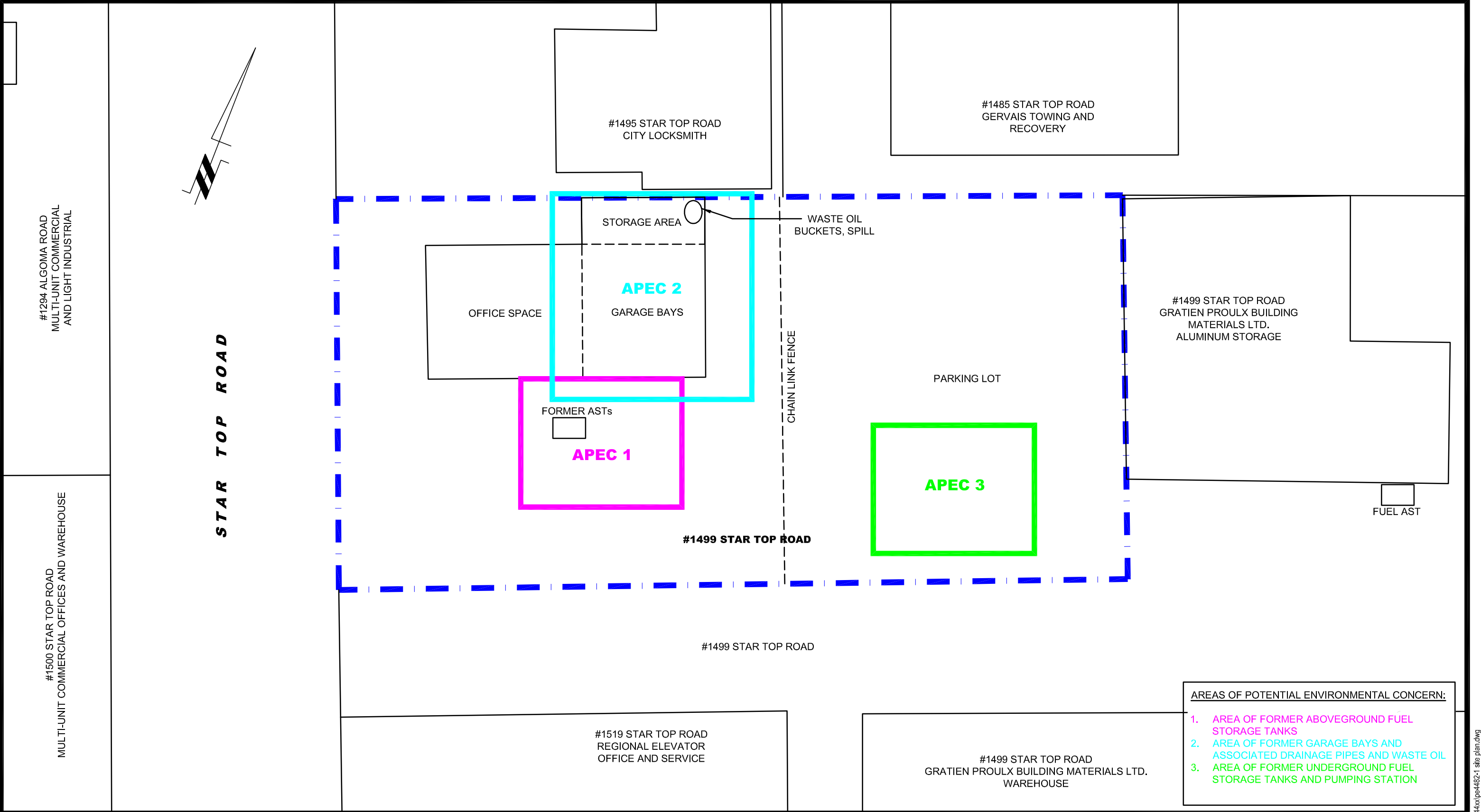


FIGURE 2
TOPOGRAPHIC MAP



| | | | | | | | |
|--|-----|-----------|------|---------|--|------------------|---------------------------|
| <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> | | | | | 4015274 CANADA INC. PHASE I - ENVIRONMENTAL SITE ASSESSMENT 1499 STAR TOP ROAD OTTAWA, ONTARIO Title: SITE PLAN | Scale: 1:500 | Date: 11/2018 |
| | | | | | | Drawn by: AG | Report No.: PE4482-1 |
| | | | | | | Checked by: MD | Dwg. No.: PE4482-1 |
| | | | | | | Approved by: MSD | Revision No.: 0 |
| | | | | | | | |
| | NO. | REVISIONS | DATE | INITIAL | | | |

p:\autocad drawings\environmental\pe44xx\pe4482-1 site plan.dwg

PHASE I ENVIRONMENTAL
SITE ASSESSMENT STUDY AREA

COMMERCIAL

COMMERCIAL

COMMERCIAL

HIGHWAY 417

COMMERCIAL

COMMERCIAL

COMMERCIAL
WAREHOUSE

LIGHT INDUSTRIAL -
TRANSPORT TRUCK
TRAINING

COMMERCIAL

COMMERCIAL

POTENTIALLY CONTAMINATING ACTIVITIES:

1. FORMER AUTOMOTIVE SERVICE GARAGE BAYS (APEC 1)
2. FORMER ABOVEGROUND STORAGE TANKS (APEC 2)
3. FORMER UNDERGROUND STORAGE TANKS AND FUEL PUMP (APEC 3)
4. EXISTING ABOVEGROUND FUEL STORAGE TANK
5. #1485 STAR TOP ROAD - FORMER OTTAWA POST OFFICE VEHICLE SERVICE DEPOT
6. #1461 STAR TOP ROAD - FORMER DAN ROBITAILLE BODY SHOP
7. #1470 STAR TOP ROAD - CAMPEAU BUS DEPOT WITH AST
8. #1294 ALGOMA ROAD - BEST PRICE AUTO AUTOMOTIVE REPAIR GARAGE
9. #1519 STAR TOP ROAD - FORMER EASY 2020 AUTO REPAIRS SERVICE GARAGE
10. #1528 STAR TOP ROAD - FORMER CARQUEST AUTO PARTS AND GARAGE
11. #1537 STAR TOP ROAD - FORMER OPTIMUM CUSTOM MILLWORK, FORMER COMMERCIAL TIRE AUTO SERVICES AND BATTERIES
12. #1541 STAR TOP ROAD - FORMER RON'S AUTO UNIT, FORMER STAR TOP GARAGE, FORMER EURO PRO AUTOMOBILE

patersongroup
consulting engineers

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

| | | | |
|-----|-----------|------|---------|
| | | | |
| | | | |
| | | | |
| | | | |
| 0 | | | |
| NO. | REVISIONS | DATE | INITIAL |

OTTAWA,
Title:

4015274 CANADA INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
1499 STAR TOP ROAD

ONTARIO

SURROUNDING LAND USE PLAN

Scale:

1:3000

Date:

11/2018

Drawn by:

AG

Report No.:

PE4482-1

Checked by:

MD

Dwg. No.:

PE4482-2

Approved by:

MSD

Revision No.: 0

p:\autocad drawings\environmental\pe4482\pe4482-2 surrounding land use plan.dwg

APPENDIX 1

AERIAL PHOTOGRAPHS

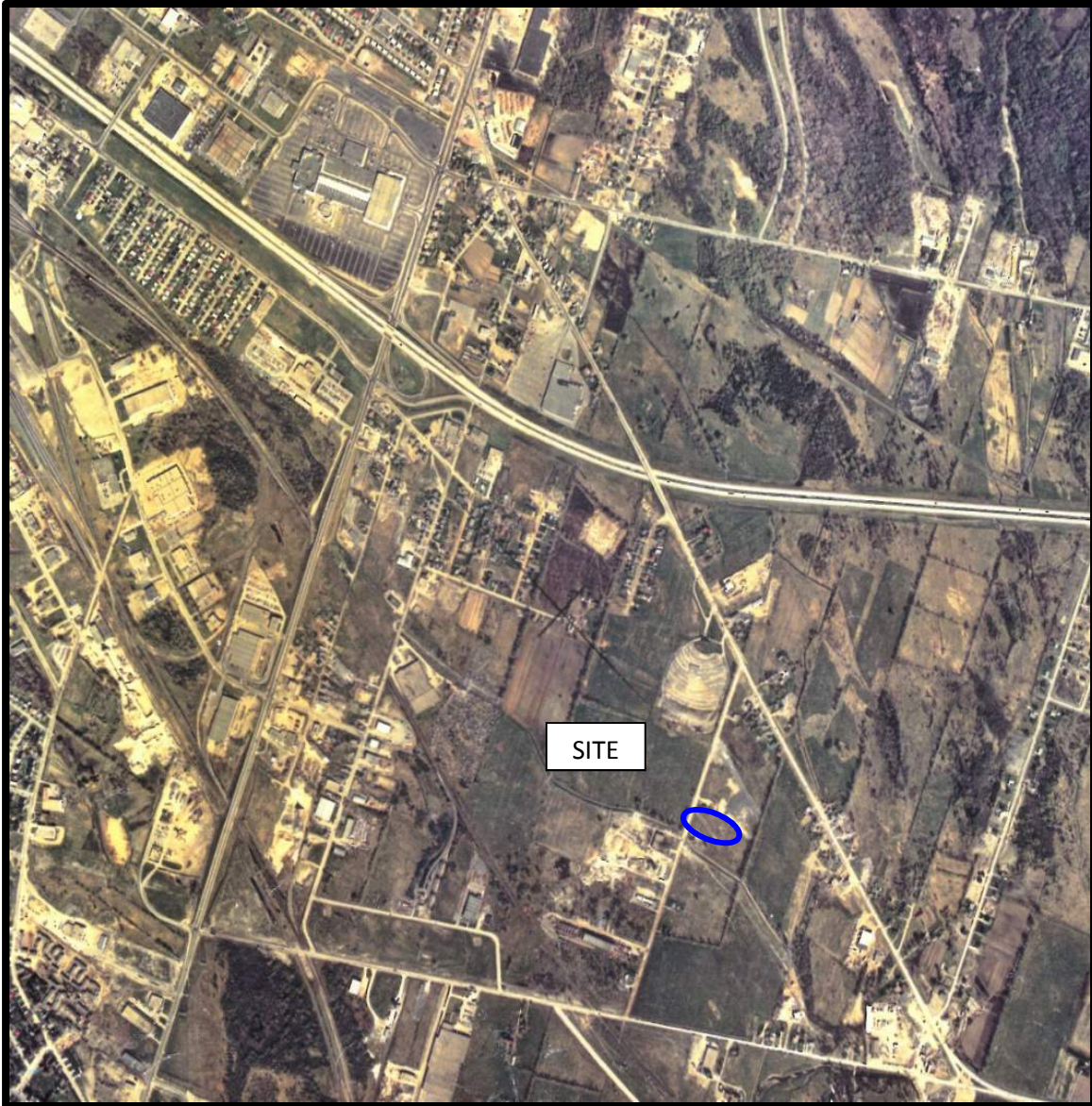
SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1958



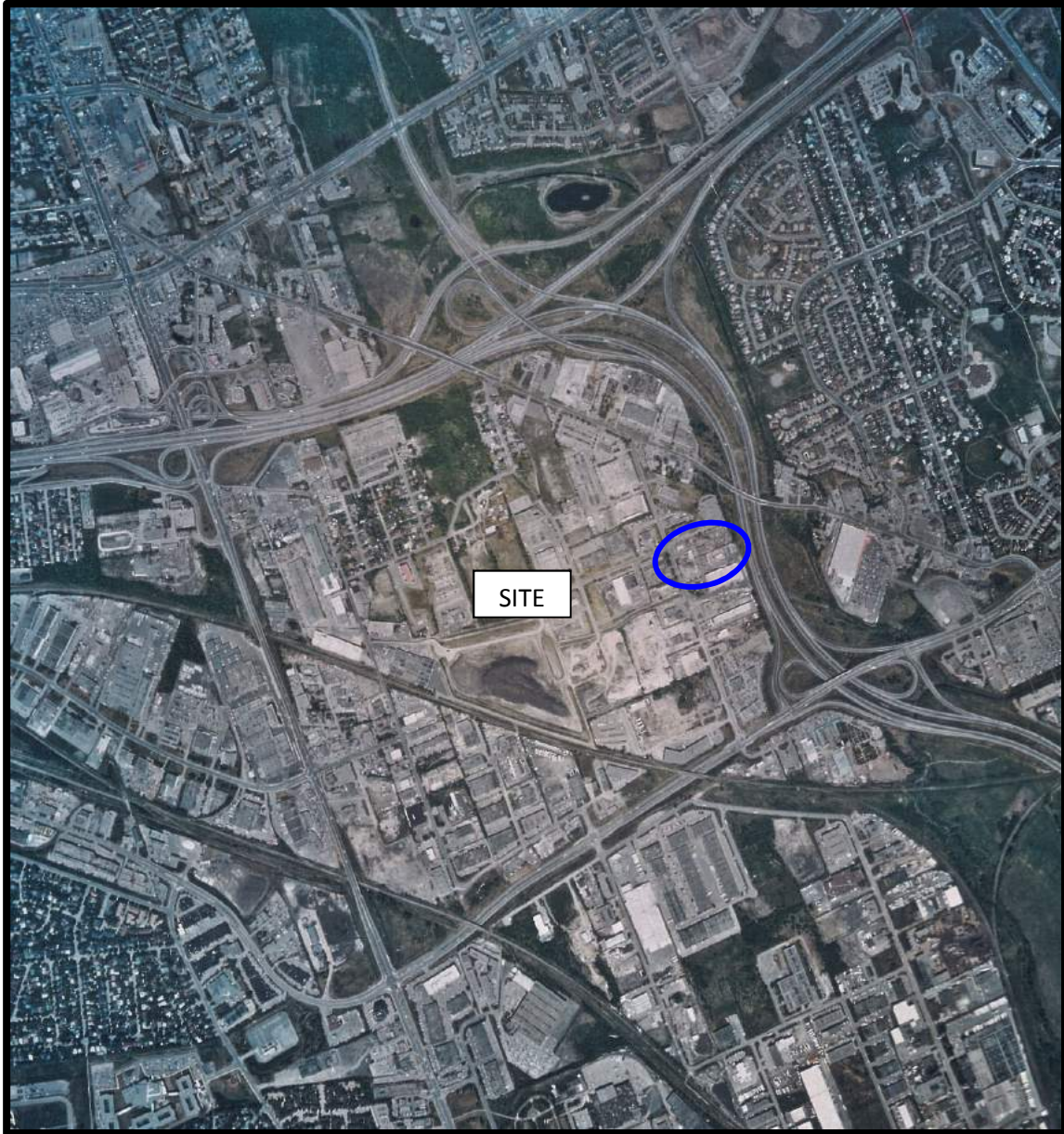
AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1986



AERIAL PHOTOGRAPH
1999

Site Photographs

PE4482

1499 Star Top Road, Ottawa, Ontario

November 14, 2018



Photograph 1: View of the south side of the subject building, looking east



Photograph 2: View of the paved area to the south of the subject building; the former AST slab is visible at bottom-right.

Site Photographs

PE4482

1499 Star Top Road, Ottawa, Ontario

November 14, 2018



Photograph 3: View of the east side of the subject property, looking east. The fence separates the east and west portions of the site.



Photograph 4: View of the interior of the office portion (western half) of the subject building.

Site Photographs

PE4482

1499 Star Top Road, Ottawa, Ontario

November 14, 2018



Photograph 5: View of the first (west) garage bay.



Photograph 6: View of the garage bay floor pit with drainage pipe.

Site Photographs

PE4482

1499 Star Top Road, Ottawa, Ontario

November 14, 2018



Photograph 7: View of the floor pit with drainage pipe and residual oil in the second (east) garage bay.

Site Photographs

PE4482

1499 Star Top Road, Ottawa, Ontario

November 14, 2018



Photograph 8: View of the second (east, and larger) garage bay.



Photograph 9: Waste oil stored and spilled in the storage area at the rear of the second garage bay.

APPENDIX 2

MECP FREEDOM OF INFORMATION REQUEST

WATER WELL RECORDS

TSSA CORRESPONDENCE

HLUI REQUEST



Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

| Requester Data | | | For Ministry Use Only | |
|--|--------------------------------------|---|---|-----------------------|
| Name, Company Name, Mailing Address and Email Address of Requester Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agramah@patersongroup.ca | | | FOI Request No. | Date Request Received |
| | | | Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH | |
| Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344 | Your Project/Reference No. PE4482 | Signature/Print /Name of Requester Anna Graham | <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA | |
| Request Parameters | | | | |
| Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 1499 Star Top Road, Ottawa, Ontario | | | | |
| Present Property Owner(s) and Date(s) of Ownership 4015274 Canada Inc. (Gratien Proulx) | | | | |
| Previous Property Owner(s) and Date(s) of Ownership | | | | |
| Present/Previous Tenant(s), (if applicable) J. Connelly Rental Ltd. | | | | |
| Search Parameters | | | Specify Year(s) Requested | |
| Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located. | | | | |
| Environmental concerns (General correspondence, occurrence reports, abatement) | | | all | |
| Orders | | | all | |
| Spills | | | all | |
| Investigations/prosecutions ➤ Owner AND tenant information must be provided | | | all | |
| Waste Generator number/classes | | | all | |
| Certificates of Approval ➤ Proponent information must be provided | | | | |
| 1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc. | | | | |
| | SD | Specify Year(s) Requested | | |
| air - emissions | | 1986-present | | |
| water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster) | | 1986-present | | |
| sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations | | 1986-present | | |
| waste water - industrial discharges | | 1986-present | | |
| waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites | | 1986-present | | |
| waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste | | 1986-present | | |
| pesticides - licenses | | 1986-present | | |

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

31GSh



15 № 1319

|5|R|5|0|2|9|5|6|0|N

Elev. | 4 | R | 0 | 2 | 2 | 0 |

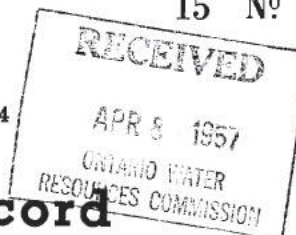
Basin 25

Let 24

The Water-well Drillers Act, 1954

Department of Mines

Water-Well Record



dgw

County or Territorial District.....CARLETON.....Township, Village, Town or City.....GLoucester.....

Village, Town or City).....

Address CRYVILLE

(day) (month) (year)

Pipe and Casing Record

Pumping Test

| | | | |
|--------------------------|-----|------------------------|---------|
| Casing diameter(s) | 5" | Static level | 7 FT. |
| Length(s) | 26' | Pumping rate | 250 GPH |
| Type of screen | | Pumping level | 25' |
| Length of screen | | Duration of test | 1 Hour |

Well Log

Water Record

[illegible]

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

HOUSE

Is water clear or cloudy? CLEAR

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

Drilling firm W. M. O'LOUGHERY

Address

Name of Driller EDGAR MOLOY GHNEY

Address 13 PINHEY ST

Licence Number.....

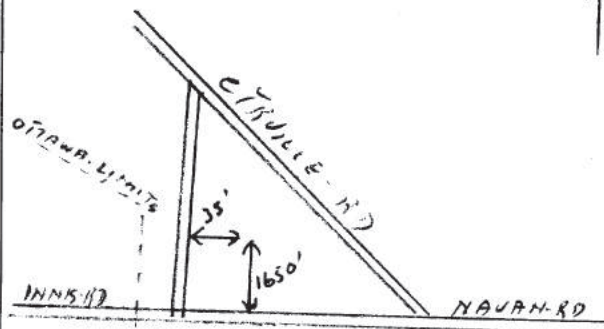
I certify that the foregoing
statements of fact are true.

Date: Jan 2/57 H. D. H. Roberts

Signature of Licensee

Location of Well

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



1958
UTM 18 45 17 810 E 3165h
5R 5029240 N



GROUND WATER BRANCH
15 No. 1521
AUG 25 1958
ONTARIO WATER
RESOURCES COMMISSION

Elev. 4R 0220

Basin 25

The Water-well Drillers Act, 1954
Department of Mines

Water-Well Record

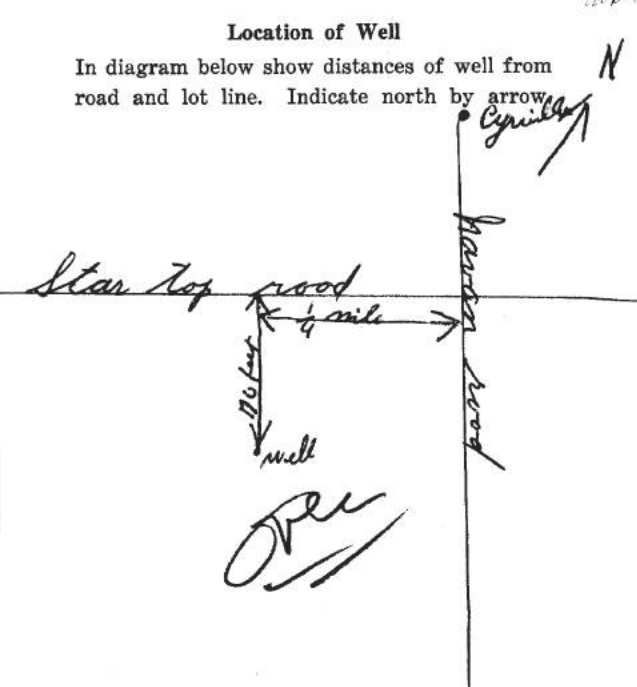
County Chatham Township, Village, Town or City Gloucester
Village, Town or City
Address Hurdman Bridge

Date completed August 4 1958
(day) (month) (year)

| Pipe and Casing Record | | Pumping Test | |
|----------------------------------|--|------------------------------------|--|
| Casing diameter(s) <u>4 inch</u> | | Static level <u>8 feet</u> | |
| Length(s) <u>1.5 feet</u> | | Pumping rate <u>284 gal PER HR</u> | |
| Type of screen | | Pumping level <u>70</u> | |
| Length of screen | | Duration of test <u>1 hr</u> | |

| Well Log | | Water Record | | | |
|-------------------------------|----------|--------------|------------------------------------|-------------------------|--|
| Overburden and Bedrock Record | From ft. | To ft. | Depth (s) at which water (s) found | No. of feet water rises | Kind of water (fresh, salty, or sulphur) |
| <u>Shale Clay</u> | | | <u>40</u> | <u>62</u> | <u>fresh</u> |
| <u>on small stones</u> | <u>0</u> | <u>7</u> | | | |
| <u>Bed rock black shale</u> | <u>7</u> | <u>70</u> | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

For what purpose(s) is the water to be used?
house hold use
Is water clear or cloudy? clear
Is well on upland, in valley, or on hillside?
upland
Drilling firm
Address
Name of Driller James Kettle
Address Ramsayville
Licence Number 537
I certify that the foregoing statements of fact are true.
Date August 4 James Kettle
Signature of Licensee



Form 5

UTM 18 45 16 80 E 3165h



GROUND WATER BRANCH
MAY 27 1959
ONTARIO WATER RESOURCES COMMISSION

1322

5 R 50 29 46 0 N

Elev. 4 R 02 20

Basin 25 24

The Water-well Drillers Act, 1954
Department of Mines

Water-Well Record

County or Territorial District Carleton Township, Village, Town or City Plumville
Con. 20P Lot 74 Street and Number (if in Village, Town or City) 0thava
Owner Howard L. L. L. Address 770 Laurier Ave. W.
Date completed March 30/59
(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s) 8"
Length(s) 18'
Type of screen NONE
Length of screen NONE
Static level 8'
Pumping rate 150 gph
Pumping level 85 ft
Duration of test 5 hrs

Well Log

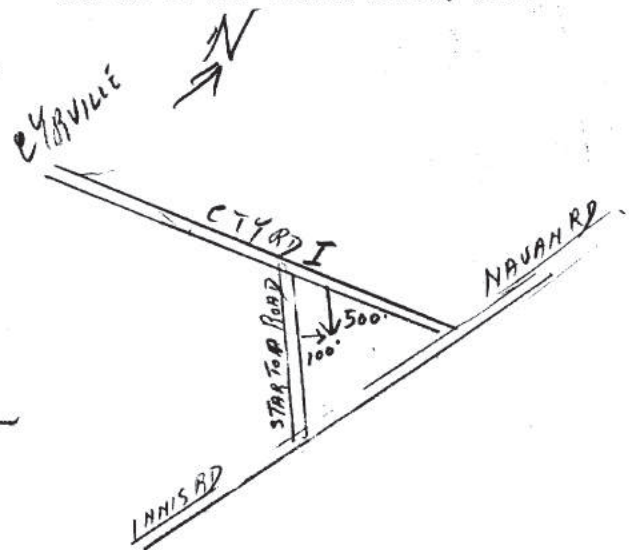
Water Record

| Overburden and Bedrock Record | From ft. | To ft. | Depth (s) at which water (s) found | No. of feet water rises | Kind of water (fresh, salty, or sulphur) |
|-------------------------------|----------|-----------|------------------------------------|-------------------------|--|
| <u>Layer</u> | <u>0</u> | <u>90</u> | <u>90'</u> | <u>86</u> | <u>Sulphur</u> |
| | | | | <u>(4' out)</u> | |
| <u>TEST HOLE</u> | | | | | |
| <u>ABANDONED + PLUGGED</u> | | | | | |

For what purpose(s) is the water to be used? Household Sub. Div.
Is water clear or cloudy? Clear
Is well on upland, in valley, or on hillside? Upland
Drilling firm J.B. Duff
Address 1819 Mainland
Name of Driller W. Ray
Address 194 St. Laurent
Licence Number 152

Location of Well

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



I certify that the foregoing statements of fact are true.

Date March 30/59 J.B. Duff
Signature of Licensee

02541

Form 5

Instructions for Completing Form

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

Well Owner's Information and Location of Well Information

| | | | | | |
|--|------------------|---|---------------------------|---|--|
| First Name St Lawrence Cement | | Last Name Cement | | Mailing Address (Street Number/Name, RR, Lot, Concession) 2300 Stale Ave West Suite 400 | |
| County/District/Municipality Concord | | Township/City/Town/Village City of Ottawa | | Province Ontario | Postal Code L4K 4X6 |
| Address of Well Location (County/District/Municipality) City of Ottawa | | Township Ottawa Carleton | | Lot 24 | Concession 2 |
| RR#/Street Number/Name 1540 Starke Road | | City/Town/Village Ottawa | | Site/Compartment/Block/Tract etc. Magellan | |
| GPS Reading 8.3 | NAD 18 | Zone 451773 | Easting 5029281 | Unit Make/Model Magellan | Mode of Operation: <input checked="" type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify |

Log of Overburden and Bedrock Materials (see instructions)

| General Colour | Most common material | Other Materials | General Description | Depth From | Metres To |
|----------------|----------------------|-----------------|---------------------|------------|-----------|
| | | | Concrete | 0 | 0.25 |
| brown to black | | | Sand and gravel | 0.25 | 0.85 |
| black | | | Sand and gravel | 0.85 | 1.20 |
| brown-gray | clay | sand | Clay with sand | 1.20 | 1.95 |
| | | | Bedrock - limestone | 1.95 | 6.10 |

| Hole Diameter | | |
|---------------|--------|-------------|
| Depth | Metres | Diameter |
| From | To | Centimetres |
| | | 20.3 |

| Water Record | |
|--|---|
| Water found at Metres | Kind of Water |
| <input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur | <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals |
| <input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur | <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals |
| <input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur | <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals |
| After test of well yield, water was | |
| <input type="checkbox"/> Clear and sediment free | |
| <input type="checkbox"/> Other, specify | |
| Chlorinated <input type="checkbox"/> Yes <input type="checkbox"/> No | |

| Construction Record | | | | |
|------------------------------------|---|----------------|-------|-----|
| Inside diam | Material | Wall thickness | Depth | |
| centimetres | | centimetres | From | To |
| Casing | | | | |
| 5.2 | <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized | 0.4 | 0.1 | 2.4 |
| Screen | | | | |
| 6.0 | <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized | Slot No. 10 | 2.4 | 6.1 |
| No Casing or Screen | | | | |
| <input type="checkbox"/> Open hole | | | | |

| Test of Well Yield | | | | |
|--|--------------|--------------------|----------|--------------------|
| Pumping test method | Draw Down | Recovery | | |
| | Time min | Water Level Metres | Time min | Water Level Metres |
| Pump intake set at - (metres) | Static Level | | | |
| Pumping rate - (litres/min) | 1 | | 1 | |
| Duration of pumping | 2 | | 2 | |
| hrs + min | | | | |
| Final water level end of pumping | 3 | | 3 | |
| metres | | | | |
| Recommended pump type | 4 | | 4 | |
| <input type="checkbox"/> Shallow <input type="checkbox"/> Deep | | | | |
| Recommended pump depth | 5 | | 5 | |
| metres | | | | |
| Recommended pump rate | 10 | | 10 | |
| (litres/min) | | | | |
| If flowing give rate - | 15 | | 15 | |
| (litres/min) | | | | |
| | 20 | | 20 | |
| | 25 | | 25 | |
| If pumping discontinued, give reason. | 30 | | 30 | |
| | 40 | | 40 | |
| | 50 | | 50 | |
| | 60 | | 60 | |

| Plugging and Sealing Record | | |
|---|---|---|
| Depth set at - Metres | Material and type (bentonite slurry, neat cement slurry) etc. | Volume Placed (cubic metres) |
| From | To | |
| 0 | 0.15 | flush mount and concrete |
| 0.15 | 0.55 | hole plug |
| 0.55 | 1.80 | native back fill |
| 1.80 | 2.25 | hole plug |
| 2.25 | 6.10 | filter sand |
| Method of Construction | | |
| <input type="checkbox"/> Cable Tool | <input type="checkbox"/> Rotary (air) | <input checked="" type="checkbox"/> Diamond |
| <input type="checkbox"/> Rotary (conventional) | <input type="checkbox"/> Air percussion | <input type="checkbox"/> Jetting |
| <input type="checkbox"/> Rotary (reverse) | <input type="checkbox"/> Boring | <input type="checkbox"/> Driving |
| <input type="checkbox"/> Digging | <input type="checkbox"/> Other | |
| Water Use | | |
| <input type="checkbox"/> Domestic | <input type="checkbox"/> Industrial | <input type="checkbox"/> Public Supply |
| <input type="checkbox"/> Stock | <input type="checkbox"/> Commercial | <input type="checkbox"/> Not used |
| <input type="checkbox"/> Irrigation | <input type="checkbox"/> Municipal | <input type="checkbox"/> Cooling & air conditioning |
| Final Status of Well | | |
| <input type="checkbox"/> Water Supply | <input type="checkbox"/> Recharge well | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Observation well | <input type="checkbox"/> Abandoned, insufficient supply | <input type="checkbox"/> Dewatering |
| <input checked="" type="checkbox"/> Test Hole | <input type="checkbox"/> Abandoned, poor quality | <input type="checkbox"/> Replacement well |
| Well Contractor/Technician Information | | |
| Name of Well Contractor OAS Inc | Well Contractor's Licence No. 6964 | |
| Business Address (street name, number, city etc.) 5510 Appleton Side Road Almonte ON K0A1A0 | | |
| Name of Well Technician (last name, first name) Ohlmann Brian | Well Technician's Licence No. T 2593 | |
| Signature of Technician/Contractor X B. Ohlmann | Date Submitted 2007 / 8 / 2 | |

| Location of Well | | | |
|---|--|---------------------------------------|----|
| In diagram below show distances of well from road, lot line, and building. Indicate north by arrow. | | | |
| GPS reading taken on new 101 total of 6 wells installed Site plan enclosed Area map enclosed | | | |
| Audit No. Z 34855 | Date Well Completed 2007 / 6 / 27 | MM | DD |
| Was the well owner's information package delivered? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Date Delivered 2007 / 8 / 2 | MM |
| Ministry Use Only | | | |
| Data Source | Contractor 6964 | | |
| Date Received AUG 08 2007 | YYYY | MM | DD |
| Remarks | Well Record Number | | |

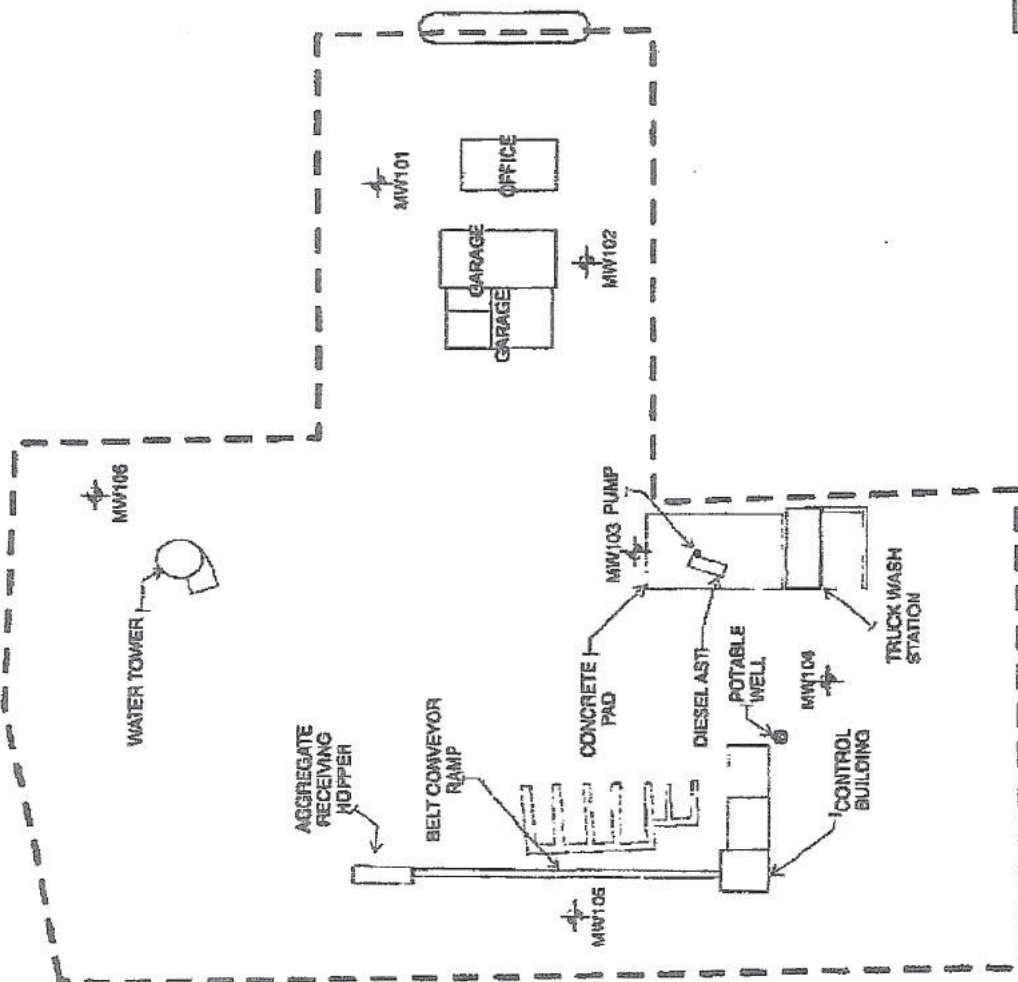


TERRAPEX
Environmental Ltd.

GENERAL SITE LAYOUT

1540 STAR TOP ROAD
OTTAWA, ONTARIO

CLIENT



Z 34855

16:964

AUG 08 2007

LEGEND

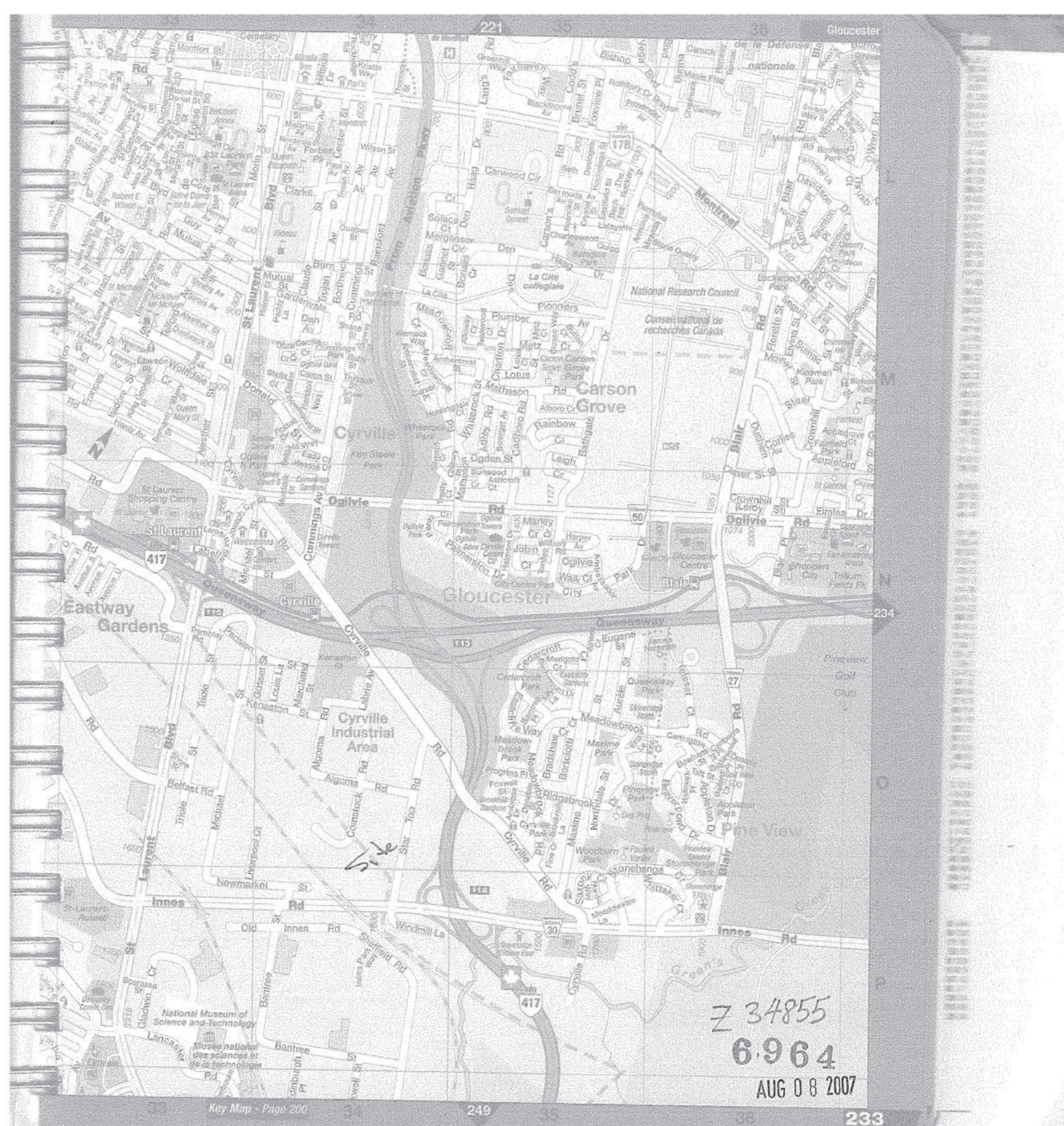


MONITORING WELL

*NOTE: SITE LAYOUT TAKEN FROM CITY OF OTTAWA EMAPS,
2006 AERIAL PHOTOGRAPH.

| | |
|-----------|-----------|
| PROJECT # | CD276.0 |
| SCALE | 1:2028 |
| DATE | JULY 2007 |
| DRAWN | CJB |
| DESIGNED | KWB |
| DRAWING # | |

FIGURE 2



RECORD OF : MW 101

PROJECT LOCATION : 1540 STAR TOP ROAD
OTTAWA, ON
CLIENT : DUFFERIN CONSTRUCTION

PROJECT NUMBER : CO 270.0
BORING DATE : JUNE 19 & 27, 2007
TYPE OF AUGER : HOLLOW STEM
TYPE OF RIG : CME 75 / MILTI DO 200

SHEET 1 OF 1



| METRES | STRATA PLOT | SOIL PROFILE | | SAMPLES | | | | | COMMENTS | LABORATORY TESTING | PIEZOMETER OR MONITORING WELL INSTALLATION | METRES | FEET |
|--------|-------------|--|------|----------|--------|------|------------|---------|----------|--------------------|--|--------|------|
| | | DESCRIPTION | FEET | LOCATION | NUMBER | TYPE | % RECOVERY | SPT (n) | | | | | |
| 1 | | | 4 | | | | | | | | | 4 | |
| | | | 3 | | | | | | | | | 3 | |
| | | | 2 | | | | | | | | | 2 | |
| | | | 1 | | | | | | | | | 1 | |
| 0 | | GROUND SURFACE | 0 | | | | | | | | | 0 | |
| | | CONCRETE | 0 | | | | | | | | | 0 | |
| | | SAND AND GRAVEL BROWN TO BLACK, DRY, DENSE SOME ROCK FRAGMENTS | 1 | | 1 | SS | 79 | 39 | 30 ppm | NO ODOUR | | 1 | |
| 1 | | SAND AND GRAVEL BLACK, MOIST, COMPACT | 2 | | 2 | SS | 75 | 12 | 30 ppm | NO ODOUR | | 2 | |
| | | CLAY WITH SAND LIGHT BROWN-GREY, DRY, DENSE | 3 | | 3 | SS | 100 | 35 | <10 ppm | NO ODOUR | | 3 | |
| 2 | | BEDROCK | 4 | | | | | | | | | 4 | |
| | | | 5 | | | | | | | | | 5 | |
| | | | 6 | | | | | | | | | 6 | |
| | | | 7 | | | | | | | | | 7 | |
| | | | 8 | | | | | | | | | 8 | |
| | | | 9 | | | | | | | | | 9 | |
| | | | 10 | | | | | | | | | 10 | |
| | | | 11 | | | | | | | | | 11 | |
| | | | 12 | | | | | | | | | 12 | |
| | | | 13 | | | | | | | | | 13 | |
| | | | 14 | | | | | | | | | 14 | |
| | | | 15 | | | | | | | | | 15 | |
| | | | 16 | | | | | | | | | 16 | |
| | | | 17 | | | | | | | | | 17 | |
| | | | 18 | | | | | | | | | 18 | |
| | | | 19 | | | | | | | | | 19 | |
| | | | 20 | | | | | | | | | 20 | |
| | | | 21 | | | | | | | | | 21 | |
| | | | 22 | | | | | | | | | 22 | |
| | | | 23 | | | | | | | | | 23 | |
| | | | 24 | | | | | | | | | 24 | |
| | | | 25 | | | | | | | | | 25 | |
| | | | 26 | | | | | | | | | 26 | |
| | | | 27 | | | | | | | | | 27 | |
| | | | 28 | | | | | | | | | 28 | |
| | | | 29 | | | | | | | | | 29 | |
| | | | 30 | | | | | | | | | 30 | |
| | | | 31 | | | | | | | | | 31 | |
| | | | 32 | | | | | | | | | 32 | |
| 10 | | END OF BOREHOLE | 20 | | | | | | | | | 20 | |

Z34855

6.964

AUG 08 2007

LOGGED BY: JCW

INPUT BY: JCW

CHECKED BY: KWB

INPUT DATE: JULY 31, 2007

A092357 A 092357

Address of Well Location (Street Number/Name, RR)
1485 STAR TOP ROAD
County/District/Municipality
Ottawa
Township
Lot
Concession
Province
Ontario
Postal Code

UTM Coordinates
Zone Easting Northing
NAD 83 18 451 884 5029459
GPS Unit Make Model
GARMIN ETREX
Mode of Operation: ☐ Undifferentiated ☒ Averaged
☐ 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) From To | Depth (Metres) From To | Diameter (Centimetres) |
|----------------|----------------------|-----------------|---------------------|---------------------------|---------------------------|---------------------------|
| BRN | FILL | GRAVEL | LOOSE | 0 0.6 | 0 2.44 | 8.75 |
| BRN | SILT | CLAY | SOFT | 0.6 1.5 | 2.44 3.96 | 5.71 |
| GRY | SILT | CLAY | SOFT | 1.5 2.44 | | |
| GRY | LIMESTONE | BEDROCK | | 2.44 3.96 | | |

Water Use

☐ Public ☐ Industrial ☐ Not used ☐ Other, specify
☐ Domestic ☐ Commercial ☐ Dewatering
☐ Livestock ☐ Municipal ☒ Monitoring
☐ Irrigation ☒ Test Hole ☐ Cooling & Air Conditioning

Method of Construction

☐ Cable Tool ☒ Air Percussion ☐ Digging
☐ Rotary (Conventional) ☐ Diamond ☐ Boring
☐ Rotary (Reverse) ☐ Jetting ☐ Other, specify
☐ Rotary (Air) ☐ Driving

Status of Well

☒ Test Hole ☐ Abandoned, insufficient Supply
☐ Replacement Well ☐ Abandoned, Poor Water Quality
☐ Dewatering Well ☐ Other, specify
☐ Alteration (Construction) ☐ Abandoned, other, specify

No Casing and Screen Used

Open Hole ☐ Yes ☐ No ☐ Metres

Screen

☐ Galvanized ☐ Steel ☐ Fibreglass ☐ Concrete ☒ Plastic
Outside Diameter (Centimetres) 4.21 Slot No. 10

Water Details

Water found at Depth ☐ Metres ☐ Gas ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals
Water found at Depth ☐ Metres ☐ Gas ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals
Water found at Depth ☐ Metres ☐ Gas ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals

Disinfected ☐ Yes ☐ No If no, provide reason: Date Master Well Completed (yyyy/mm/dd)

09/11/18

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 6
Total Wells on this Property 6
Please indicate Number of Cluster Well Information Log Sheets Submitted 1

Location of Well Cluster

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.

☐ Check box to confirm detailed map is provided as per Section 11.1 (3)

Consent to release additional information concerning the cluster to the Minister of the Environment

Well Contractor and Well Technician Information

Business Name of Well Contractor
Strata Soil Sampling
Well Contractor's Licence No.
72241

Business Address (Street No./Name, number, RR)
12-147 West Beaver Creek Rd.
Municipality
Richmond Hill

Province
ON
Postal Code
L4B 1C6
Business E-mail Address
wrecords@stratasoil.com

Bus. Telephone No. (inc. area code)
905-704-9804
Name of Well Technician (Last Name, First Name)
Mike Mike

Well Technician's Licence No.
3448
Signature of Technician
Mike Mike
Date Submitted (yyyy/mm/dd)
2009/11/30

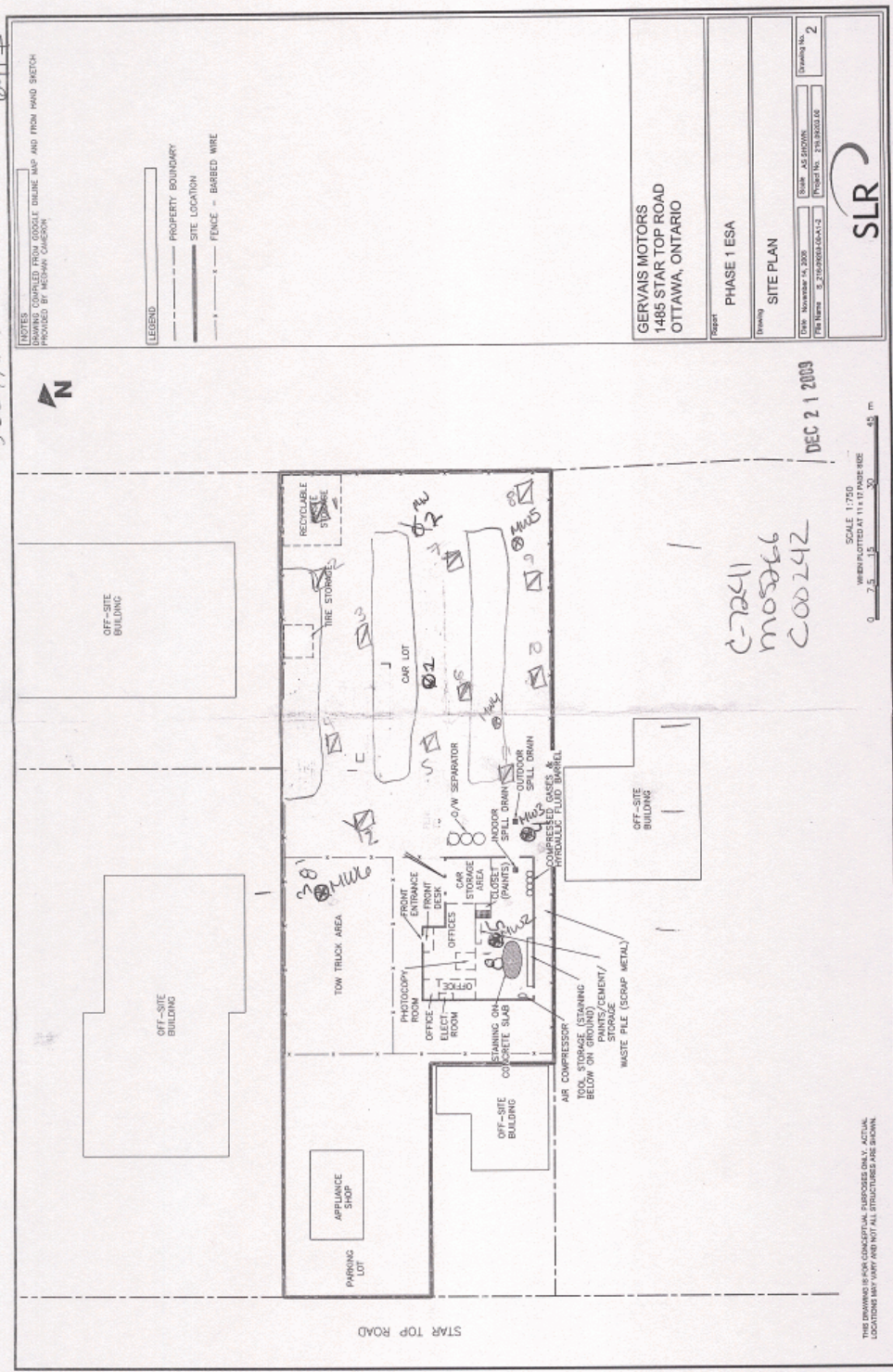
Ministry Use Only

Audit No.
M 05266
Well Contractor No.

Date Received (yyyy/mm/dd)
DEC 21 2009
Date of Inspection (yyyy/mm/dd)

Remarks

6917



THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

Anna Graham

From: Public Information Services <publicinformationservices@tssa.org>
Sent: November-16-18 9:50 AM
To: Anna Graham
Subject: RE: Records search request for 1499 Star Top Road - Record Fuels

Hello,

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


| Inst Number | Context | Attribute 1 | Attribute 2 | Address | City | Province | Postal Code | Inventory Item Id SUM | Inststatusname | Ownername | Segment1 |
|-------------|---------------------|-------------|-------------|------------------|------------|----------|-------------|-----------------------|----------------|-------------------------------------|------------------------------------|
| 9313064 | FS Facility | - | - | 1499 STAR TOP RD | GLOUCESTER | ON | K1B 3W5 | 5030 | Active | GRATIEN PROULX BULDING MATERIAL LTD | FS PRIVATE FUEL OUTLET - SEL SERVE |
| 10763203 | FS Liquid Fuel Tank | Diesel | - | 1499 STAR TOP RD | GLOUCESTER | ON | K1B 3W5 | 6932 | Active | GRATIEN PROULX BULDING MATERIAL LTD | FS LIQUID FUEL TANK |
| 10763187 | FS Liquid Fuel Tank | Gasoline | - | 1499 STAR TOP RD | GLOUCESTER | ON | K1B 3W5 | 6932 | Active | GRATIEN PROULX BULDING MATERIAL LTD | FS LIQUID FUEL TANK |

Effective November 1, 2017 TSSA requires that any requests for the release of public information, must complete the release for public information form. The release for public information form can be found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392. Please complete the form (1 address per form) and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.






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.

Thank you,

Roxana



Roxana Mashtaler | Public Information Agent
Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: mashtaler@tssa.org
www.tssa.org



From: Anna Graham <AGraham@Patersonsgroup.ca>
Sent: November 14, 2018 4:17 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records search request for 1499 Star Top Road

Good afternoon,

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

1461 Star Top Road
1470 Star Top Road

1475 Star Top Road
1485 Star Top Road
1495 Star Top Road
1499 Star Top Road
1500 Star Top Road
1519 Star Top Road
1294 Algoma Road

Thank you,

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

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

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

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

***Site Address or Location:**

** Mandatory Field*

Applicant/Agent Information:

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

Registered Property Owner Information:

☐ Same as above

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

Site Details

Legal Description
and PIN:

What is the land
currently used for?

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

m²

Does the site have Full Municipal Services:

☐ Yes

☐ No

Required Fees

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

Planning Fee

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer

For use with HLUI Database

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

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

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

Signed: _____

Dated (dd/mm/yyyy): _____

Per: _____
(Please print name)

Title: _____

Company: _____

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Assessor

EDUCATION

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

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

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

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

PROJECTS

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

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

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