

March 5, 2019
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154 Colonnade Road South
Ottawa, Ontario
Canada, K2E 7J5
Tel: (613) 226-7381
Fax: (613)226-6344

Mattamy Homes

50 Hines Road, Suite 100
Ottawa, Ontario
K2K 2M5

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

Attention **Ms. Samantha Bajc**

www.patersongroup.ca

Subject: **Phase I – Environmental Site Assessment Update
Halfmoon Bay West, Block 166**

Dear Madam,

Further to your request and authorization, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This letter report is an update to the report entitled "Phase I Environmental Site Assessment, Half Moon Bay West, Ottawa, Ontario", prepared by Paterson and dated December 1, 2016.

Background Information

The subject site and neighbouring lands have never been developed. Lands were used for agricultural purposes until 2008, at which time, site preparation work was undertaken in conjunction with the development of Half Moon Bay. No potentially contaminating activities (PCAs) were identified within the Phase I ESA study area during the 2016 assessment, therefore no areas of potential environmental concern (APEC) were identified during the original Phase I ESA. A Phase II was not recommended at that time.

Site Conditions

A site visit was carried out on March 5, 2019 to assess the Phase I ESA property and surrounding area. The site was snow covered at the time of the assessment. The subject site and the surrounding lands to the north, west and south are still vacant and in the initial development phase. Lands to the east are residential. The site topography is undulating due to the pre-construction activities onsite. Large piles of fill material were noted on the property, likely from the grading and site preparation activities taking place onsite. The fill material is considered to be excess native soil from the adjacent lands and is not considered a potential environmental concern.

Updated Records Review

Requisition forms were sent to the Ministry of Environment, Conservation and Parks (MECP) Freedom of Information (FOI) and the City of Ottawa Historical Land Use Inventory (HLUI) as part of the original Phase I-ESA for the subject property. The City's HLUI database was last updated in 2005 and the subject site has been and remained undeveloped; therefore, additional requests were not submitted as part of this Phase I ESA update.

The original MECP FOI and the City's HLUI responses were reviewed for this Phase I ESA update. Based on the MECP FOI response, three (3) Environmental Compliance Approvals (ECAs) for the subject site were reported. The ECAs consisted of approvals for stormwater management and municipal sewage works. No concerns were identified regarding the MECP response.

Based on the HLUI submission, the City's Solid Waste Services Unit returned one report, noting that the subject site is located approximately 2 km away from three (3) Waste Management Facilities (Trail Waste Facility, Barnsdale YLW and Plasco Waste Conversion Facility). No additional information was provided by the City regarding these waste facilities. Based on the separation distance, these waste facilities do not pose an environmental concern to the subject site.

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically. The subject site was not listed in the database. No properties within a 250 m radius were identified in the database.

A search of the Ministry of Natural Resources (MNR) website for areas of natural and scientific interest (ANSI) was conducted. No ANSI's were identified on the subject site or in the Phase I ESA Study Area.

A review of aerial photographs from the City of Ottawa digital mapping website, geoOttawa, from 2014 and 2017 show site preparation work being undertaken on the site and adjacent lands to the north, south and west. The 2017 aerial photo shows a large stormwater management pond to northwest of the site. No PCAs or APECs were identified in the aerial photos.

Updated Conceptual Site Model

No significant changes have been made to the subject site or adjacent properties. No PCAs and subsequently no APECs were identified during the Phase I ESA Update. An

updated site plan has been appended to this report to show the current Phase I ESA Property.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment.

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

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

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

Paterson Group Inc.



Mandy Witteman, M.A.Sc.



Mark D'Arcy, P.Eng.



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