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**paterson**group

## **Phase I Environmental Site Assessment**

3865 Old Richmond Road  
Ottawa, Ontario

Prepared For

Anglican Diocese of Ottawa

### **Paterson Group Inc.**

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February 28, 2020

Report: PE4798-1

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## EXECUTIVE SUMMARY

### Assessment

Paterson Group was retained by the Anglican Diocese of Ottawa to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 3865 Old Richmond Road, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment 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.

The Phase I Property is understood to have first been developed as a rectory, to the Christ Church Bells Corners church, between 1870 and 1900. Around 1960, the original rectory was demolished. A new rectory, the existing residential structure, was built in the late 1960's with additions in 1977 and 2003.

In the subject area, PCAs included Steenbakkers Lumber, Paton Printed Circuit Boards and a PetroServe Retail Fuel Outlet. Based on the separation distance and anticipated groundwater flow direction (northwest), none of the PCAs represent APECs.

Following the historical review, a site visit was conducted. No additional PCAs or APECs were noted during the site visit.

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the Phase I Property.**

### Recommendations

Based on the age of the subject building, asbestos-containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include drywall joint compound, linoleum and ceiling stipple. These materials were generally in good condition. An asbestos survey of the building must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

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

If the subject building is going to be demolished, the above-noted testing programs should be completed as part of a designated substance survey.

## **1.0 INTRODUCTION**

At the request of the Anglican Diocese of Ottawa, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 3865 Old Richmond 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.

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. Instruction to proceed was received from Ms. Anna Froehlich of CCOC Housing.

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, under the 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: 3865 Old Richmond Road, Ottawa, Ontario.

Property Identification Number: 04638-0114.

Location: The Phase I Property is situated 25m south of the intersection between Old Richmond Road and Kimberley Road, in the City of Ottawa.

Latitude and Longitude: 45° 19' 19" N, 75° 49' 35" W;

### **Site Description:**

Configuration: Irregular.

Site Area: 5250 m<sup>2</sup> (approximate).

Zoning: I1B – Minor Institutional Zone.

Current Use: The Phase I Property is currently occupied by a residential dwelling (rectory).

Services: The Phase I Property 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 Phase I Property 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 Phase I Property and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historical 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 the available sources, the property was first developed as a rectory between 1870 and 1900.

#### **Fire Insurance Plans**

The fire insurance plans do not cover the area of the Phase I Property.

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

City directories at the National Archives were reviewed at approximately 10-year intervals from 1964 to 2011 as part of the Phase I ESA. In 2001, when the City of Nepean amalgamated with the City of Ottawa, the street addresses along Richmond Road were reassigned and the name changed to Old Richmond Road.

The site was already developed with the existing rectory in the earliest directory referred to (1964). No PCAs or APECs were identified on the Phase I Property.

In the surrounding lands, Steenbakkers Lumber was identified at 3813 Richmond Road between 1970 and 1980. Paton Printed Circuit Boards was listed at 3775 Richmond Road in 1974 and 1984. PetroServe Retail Fuel Outlet (RFO) was listed at 2050 Robertson Road. Due to the separation distance and/or down or cross gradient location of these PCA properties, none are considered to represent an APEC.



## **4.2 Environmental Source Information**

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

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 8, 2019. The Phase I Property 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. No PCB waste storage sites were identified on the Phase I Property or within a 250 m radius.

### **Areas of Natural and Scientific Interest (ANSI)**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on November 8, 2019. An area of woodland was recorded 200m east of the Phase I Property.

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

### **MECP Incident Reports**

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

### **MECP Submissions**

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MECP.

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

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

### **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 Record of Site Condition (RSC) was found for the Phase I Property or neighbouring properties.

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

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No waste disposal sites were identified within the Phase I study area.

### **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.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto, was contacted on November 11, 2019, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject and neighbouring properties. No records were found for the Phase I Property or neighbouring properties.

### **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 located within the Phase I study area.

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

A request for a search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was submitted to the City of Ottawa. A response was received on November 29, 2019. Based on the response, there are no records or activities associated with the Phase I Property.

The HLUI search results from the HLUI2005 database found six (6) activities associated with the Phase I Study Area, 5 of which were located on properties 150 m or more away from the subject land. Two activities (Capital Roofing and Mower Repair Service) were associated with 3841 Richmond Road, approximately 120 m north of the subject land. Based on the separation distance and downgradient orientation with respect to the subject land, these activities located at 3841 Richmond Road are not considered to result in APECs on the Phase I Property. A copy of the HLUI request is provided in Appendix 2.

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

Historical air photos from the National Air Photo Library were reviewed at approximately 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:

- |      |  |
|------|--|
| 1965 | The Phase I Property is vacant at this time. North of the Phase I Property, a church can be seen with a graveyard beyond that. Further north, the land appears to be commercial in its use. Housing can be identified to the east of the Phase I Property with a school occupying land to the south.   |
| 1976 | A building can be seen on the eastern portion of the Phase I Property with the western portion of the site being paved at this time. Immediately south of the site, the school has been extended. Housing has been developed to the west and northeast of the Phase I Property. Commercial development is noted north of the Phase I Property. |

- |      |   |
|------|---|
| 1991 | No significant changes have been made to the Phase I Property. To the north, the church has been extended by this time. The commercial land north of the Phase I Property has been redeveloped with a strip mall. |
| 2002 | No significant changes have been made to the Phase I Property. Northwest of the Phase I Property, a retirement community has been constructed.  |
| 2011 | No significant changes have been made to the Phase I Property or surrounding properties.  |
| 2017 | No significant changes have been made to the Phase I Property or surrounding properties.  |

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

### **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the Phase I Property and surrounding area are generally flat with a gentle downward slope to the west and northwest. An illustration of the referenced topographic map is present in Figure 2 - Topographic Map following the body of this report.

### **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada - The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: "The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets." The Phase I Property is located in the Central St. Lawrence Lowland, "where the land is rarely more than 150 m above sea level, except for the Monteregian 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 the information from NRCAN, bedrock in the area of the site consists of dolostone and sandstone of the Beekmantown Group. Based on the maps, the thickness of overburden is anticipated to be around 5-6 m and consists of glacial till.

## **Water Well Records**

A search of the MECP's web site for all drilled well records within 250 m of the Phase I Property was conducted on November 11, 2019. The search identified thirteen (13) records in the subject area, dating from 1951 to 2017. Eleven (11) of the records detail water supply wells with the remaining two (2) records describing observation/monitoring wells.

The nearest well was located approximately 25m east of the Phase I Property and consisted of a domestic water well drilled in 1954. Given the municipally supplied area, potable water wells in the subject area are expected to be obsolete.

The wells record around 5.5 m of clay over hard sandstone with groundwater encountered at around 16 m.

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

There are no water bodies or areas of natural and scientific interest on the Phase I Property. Stillwater Creek is located 80m northwest of the Phase I Property.

# **5.0 INTERVIEWS**

## **Property Owner Representative**

As part of this assessment, The Reverend Kathryn Otley met with Paterson personnel to provide access and answer questions.

From the information provided, it is understood that the original church and rectory were constructed between 1870 and 1900. Around 1960, the original rectory that was present on site was demolished, followed by the construction of a new rectory in the late 1960s with extensions added in 1977 and 2003. It should be noted that no deleterious fill was noted in the geotechnical boreholes, only engineered fill and some reworked native soil.

The Reverend was not aware of any significant renovations, other than the extensions of 1977 and 2003, and was unaware of any environmental issues with regard to the subject or neighbouring properties.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site assessment was conducted on November 20, 2019. Weather conditions were cloudy, with a temperature of approximately -2 °C. Mr. Philip Price 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 reconnaissance.

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

#### **Buildings and Structures**

The Phase I Property is occupied by a two-storey detached residence with a single storey basement. A single storey storage garage was located to the south of the building.

The main building was constructed on a concrete foundation, finished with brick and with a sloped shingled roof. The building is heated by a gas-fired furnace. Given the age of the building, it is not expected to have been originally heated by oil.

#### **Site Features**

The subject building occupies around 20% of the property. The remainder of the site is set to landscaping and parking lot. Adjacent properties are approximately at grade with respect to the Phase I Property. Site drainage consists of infiltration and runoff towards Old Richmond Road.

#### **Below Ground Structures**

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

#### **Potable Water Source**

The subject property is municipally serviced.

#### **Potential Environmental Concerns**

##### ☐ **Waste Management**

Waste is stored on the south side of the property and is collected by the city on a weekly basis.

##### ☐ **Wastewater Discharge**

Wastewater is discharged to the municipal sewer system.

☐ **Potable Wells**

No potable wells were observed on the Phase I Property.

☐ **Railway Lines**

No railway lines were observed on the Phase I Property or within the Phase I ESA study area.

☐ **Polychlorinated Biphenyls (PCBs)**

A pad-mounted transformer was noted just east of the front of the Phase I Property. No staining was noted on or around the transformer.

☐ **Unidentified Substances**

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

**Interior Assessment**

A general assessment of the building interior is as follows:

- ☐ The floors consisted of concrete, ceramic tiles, linoleum, carpet, hardwood and laminate flooring.
- ☐ The walls and ceilings consisted of concrete and drywall, finished with ceiling stipple.
- ☐ Lighting throughout the building was of incandescent and fluorescent fixtures.

**Potentially Hazardous Building Products**

☐ **Asbestos Containing Materials (ACMs)**

Based on the approximate age of the building, asbestos-containing materials may have been used during construction and may still be present within the structure. These materials include drywall joint compound, linoleum and ceiling stipple.

☐ **Lead-Based Paint**

Based on the age of the building, there is the potential for lead-based paints to be present. Painted surfaces were generally in good condition.

☐ **Polychlorinated Biphenyls (PCBs)**

No potentially PCB containing materials were observed during our site inspection.

☐ **Urea Formaldehyde Foam Insulation (UFFI)**

No signs of UFFI were noted at the time of the site visit. It should be noted that interior wall and ceiling cavities were not inspected for insulation type at the time of the site visit.

**Other Potential Environmental Concerns**

☐ **Wastewater Drainage**

Wastewater drainage from the building is expected to drain into the City of Ottawa sewer system. No sump was noted in the building.

☐ **Ozone Depleting Substances (ODSs)**

Potential sources of ODSs observed on-site include fire extinguishers, air conditioners and refrigerators. These appliances should be regularly serviced by a licensed contractor.

**Neighbouring Properties**

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

- ☐ North - Christ Church Bells Corners Anglican church followed by a cemetery with commercial retail land beyond.
- ☐ East - Old Richmond Road followed by community land with residential land beyond.
- ☐ South - Our Lady of Peace School followed by St. Martin de Porres Catholic Church.
- ☐ West - Residential land.

Land use within the Phase I study area is shown on Drawing PE4798-2 - Surrounding Land Use Plan. No additional PCAs were noted during the site visit.



## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table indicates the current and past uses of the site dating back to the first developed use of the site.

<b>Table 1: Land Use History</b>			
<b>Date</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Areas of Potential Environmental Concern</b>
Before circa 1870	Vacant	None	None
Circa 1870 to 1960	Rectory	None	None
1960 to circa 1969	Vacant	None	None
Circa 1969 – present	Rectory	None	None

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

No PCAs were identified on site. In the subject area, three PCAs were identified; the Steenbakkers Lumber property (circa 1970-1980), Paton Printed Circuit Boards (circa 1974-1984) and PetroServe Retail Fuel Outlet (RFO) located at 2050 Robertson Road.

Based on the separation distance and anticipated groundwater flow direction (northwest), none of the PCAs represent APECs. The PCAs are shown on Drawing PE4798-2 Surrounding Land Use Plan.

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

No APECs were identified on the subject property.

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

Since no APECs were identified, there are no Contaminants of Potential Concern.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on the information from NRCAN, bedrock in the area of the site consists of dolostone and sandstone of the Beekmantown Group. Based on the maps, the thickness of overburden is anticipated to be around 5-6 m and consists of glacial till.

### **Contaminants of Potential Concern**

As per Section 7.1 of this report, no CPCs were identified on the Phase I Property.

### **Existing Buildings and Structures**

The Phase I Property is occupied by a rectory constructed around 1969.

### **Water Bodies**

Stillwater Creek is located 80m west of the Phase I Property.

### **Areas of Natural Significance**

An area of woodland was recorded 200m east of the Phase I Property.

### **Drinking Water Wells**

Records of thirteen (13) wells were found in the study area, dating from 1951 to 2017, eleven (11) of which detailed water supply wells with two (2) detailing observation/monitoring wells.

The nearest well was located approximately 25 m east of the Phase I Property. Given the municipally supplied area, potable water wells are not expected in the subject area.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area consists of residential, institutional and commercial (retail) properties. Land use is shown on Drawing PE4798-2 Surrounding Land Use Plan.

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

As per Section 7.1 of this report, no Potentially Contaminating Activities were identified that were considered to represent an Area of Potential Environmental Concern on the Phase I ESA 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 areas of potential environmental concern on the Phase I Property. The presence/absence of potentially contaminating activities and APECs was 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 CONCLUSIONS

### Assessment

Paterson Group was retained by the Anglican Diocese of Ottawa to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 3865 Old Richmond Road, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment 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.

The Phase I Property is understood to have first been developed as a rectory to the Christ Church Bells Corners church, between 1870 and 1900. Around 1960, the original rectory was demolished. A new rectory, the existing residential structure, was built in the late 1960's with additions in 1977 and 2003.

In the subject area, PCAs included Steenbakkers Lumber, Paton Printed Circuit Boards and a PetroServe Retail Fuel Outlet. Based on the separation distance and anticipated groundwater flow direction (northwest), none of the PCAs represent APECs.

Following the historical review, a site visit was conducted. No additional PCAs or APECs were noted during the site visit.

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the Phase I Property.**

### Recommendations

Based on the age of the subject building, asbestos-containing materials (ACMs) are potentially present in the structure. The potential ACMs include drywall joint compound, linoleum and ceiling stipple. These materials were generally in good condition. An asbestos survey of the building must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead-containing

products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

If the subject building is going to be demolished, the above-noted testing programs should be completed as part of a designated substance survey.

## 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 Phase I Property and/or historical information that differs from our findings, we request that we are notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of the Anglican Diocese of Ottawa. Permission and notification from the above-noted party and Paterson will be required to release this report to any other party.

**Paterson Group Inc.**



Mark S. D'Arcy, P.Eng. Q.P. ESA



### Report Distribution:

- The Anglican Diocese of Ottawa
- 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.  
MNR Areas of Natural Significance.  
MECP Water Well Inventory.

### **Municipal Records**

The City of Ottawa Historical Land Use Inventory.  
The City of Ottawa geoOttawa website.

### **Local Information Sources**

Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View

# **FIGURES**

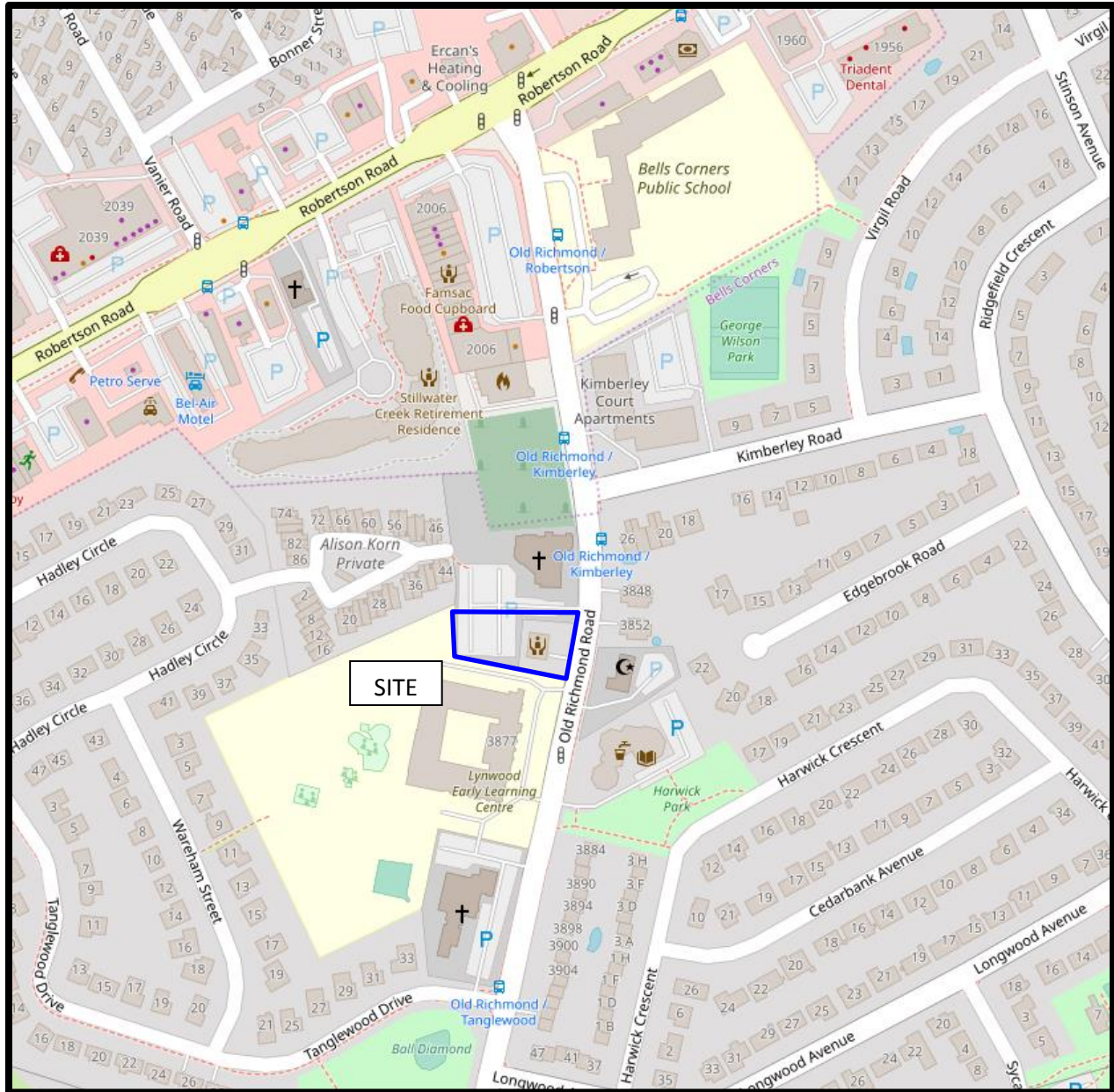
**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4798-1 – SITE PLAN**

**DRAWING PE4798-2 – SURROUNDING LAND USE PLAN**





**FIGURE 1**  
**KEY PLAN**

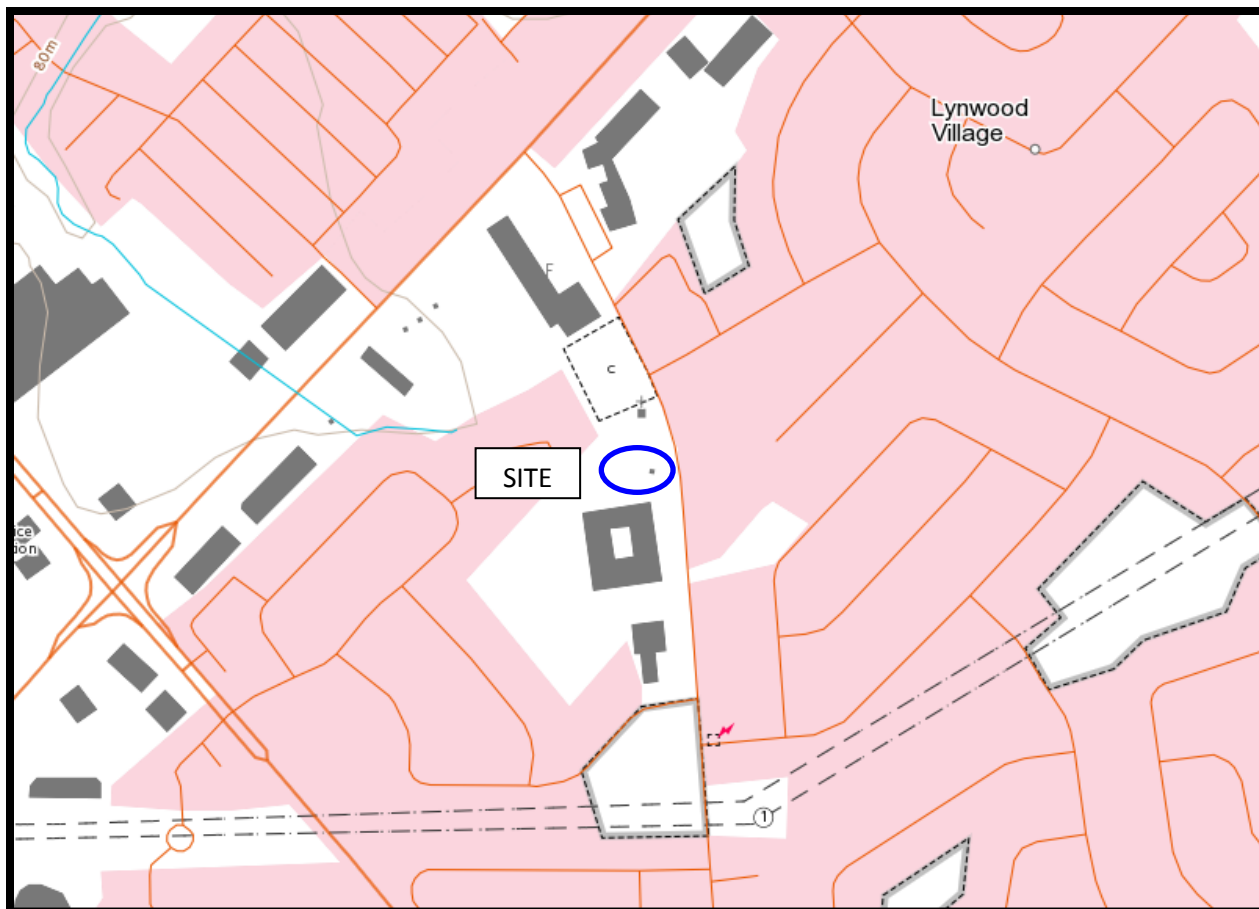
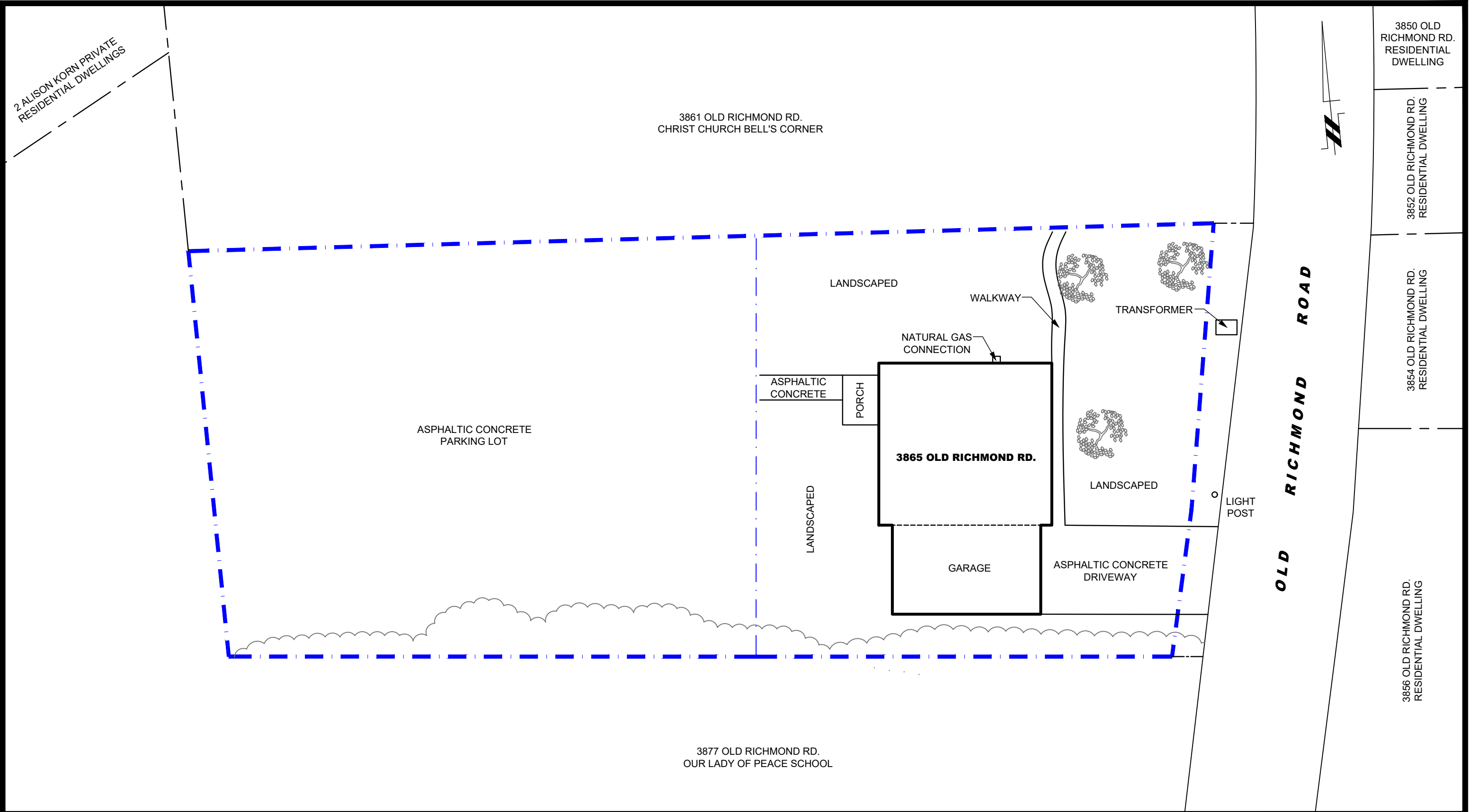


FIGURE 2  
TOPOGRAPHIC MAP



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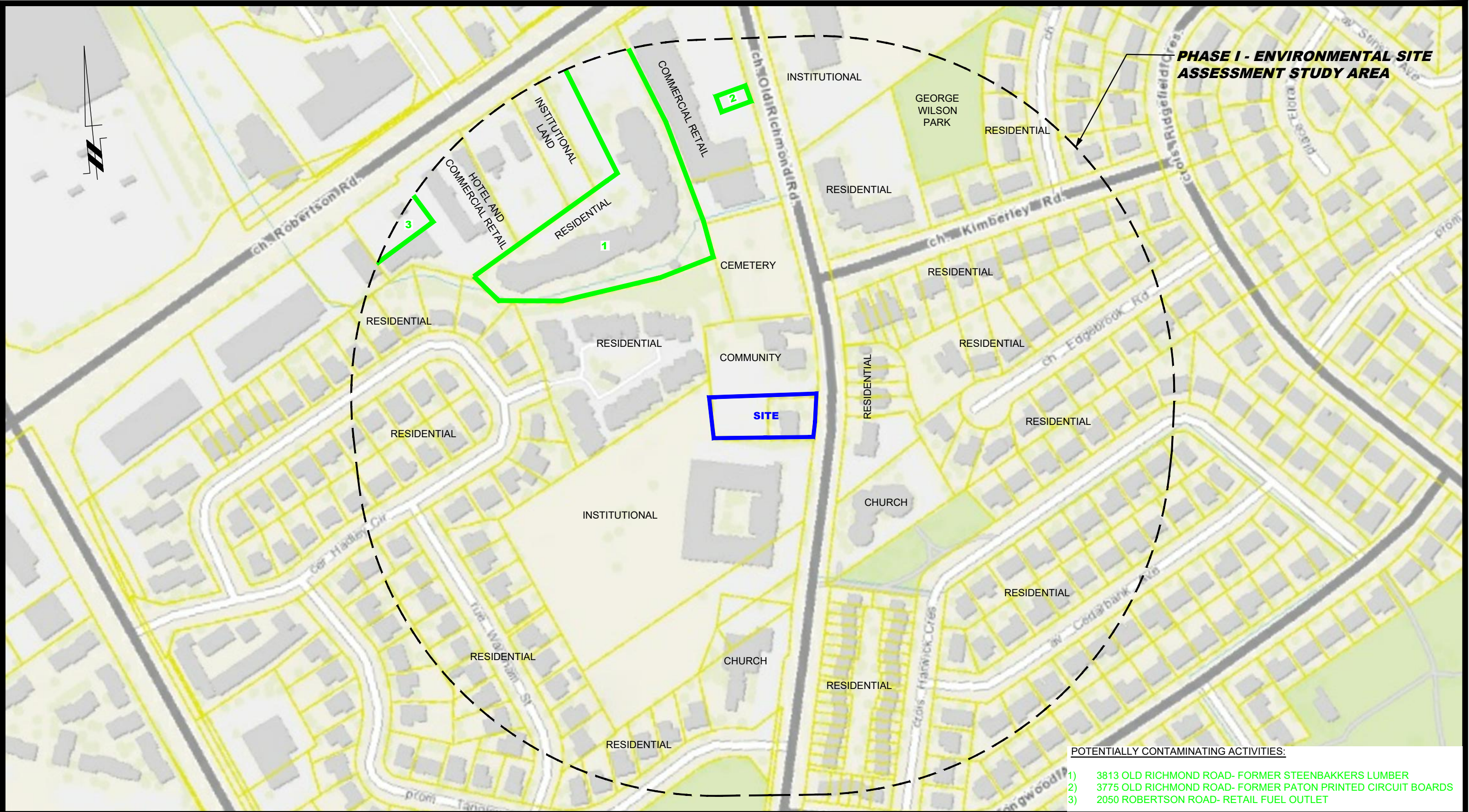
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NO.	REVISIONS	DATE	INITIAL

ANGLICAN DIOCESE OF OTTAWA	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
3865 OLD RICHMOND ROAD	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:250	Date:	02/2020
Drawn by:	YA	Report No.:	PE4798-1
Checked by:	PP	Dwg. No.:	PE4798-1
Approved by:	MSD	Revision No.:	





**PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA**

- POTENTIALLY CONTAMINATING ACTIVITIES:
- 1) 3813 OLD RICHMOND ROAD- FORMER STEENBAKKERS LUMBER
  - 2) 3775 OLD RICHMOND ROAD- FORMER PATON PRINTED CIRCUIT BOARDS
  - 3) 2050 ROBERTSON ROAD- RETAIL FUEL OUTLET

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NO.	REVISIONS	DATE	INITIAL

ANGLICAN DIOCESE OF OTTAWA  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
3865 OLD RICHMOND ROAD  
OTTAWA, ONTARIO  
Title:  
**SURROUNDING LAND USE PLAN**

Scale:	1:2500	Date:	02/2020
Drawn by:	YA	Report No.:	PE4798-1
Checked by:	PP	Dwg. No.:	<b>PE4798-2</b>
Approved by:	MSD	Revision No.:	

p:\autocad\drawings\environmental\pe4798\pe4798-2-surrounding land use plan.dwg



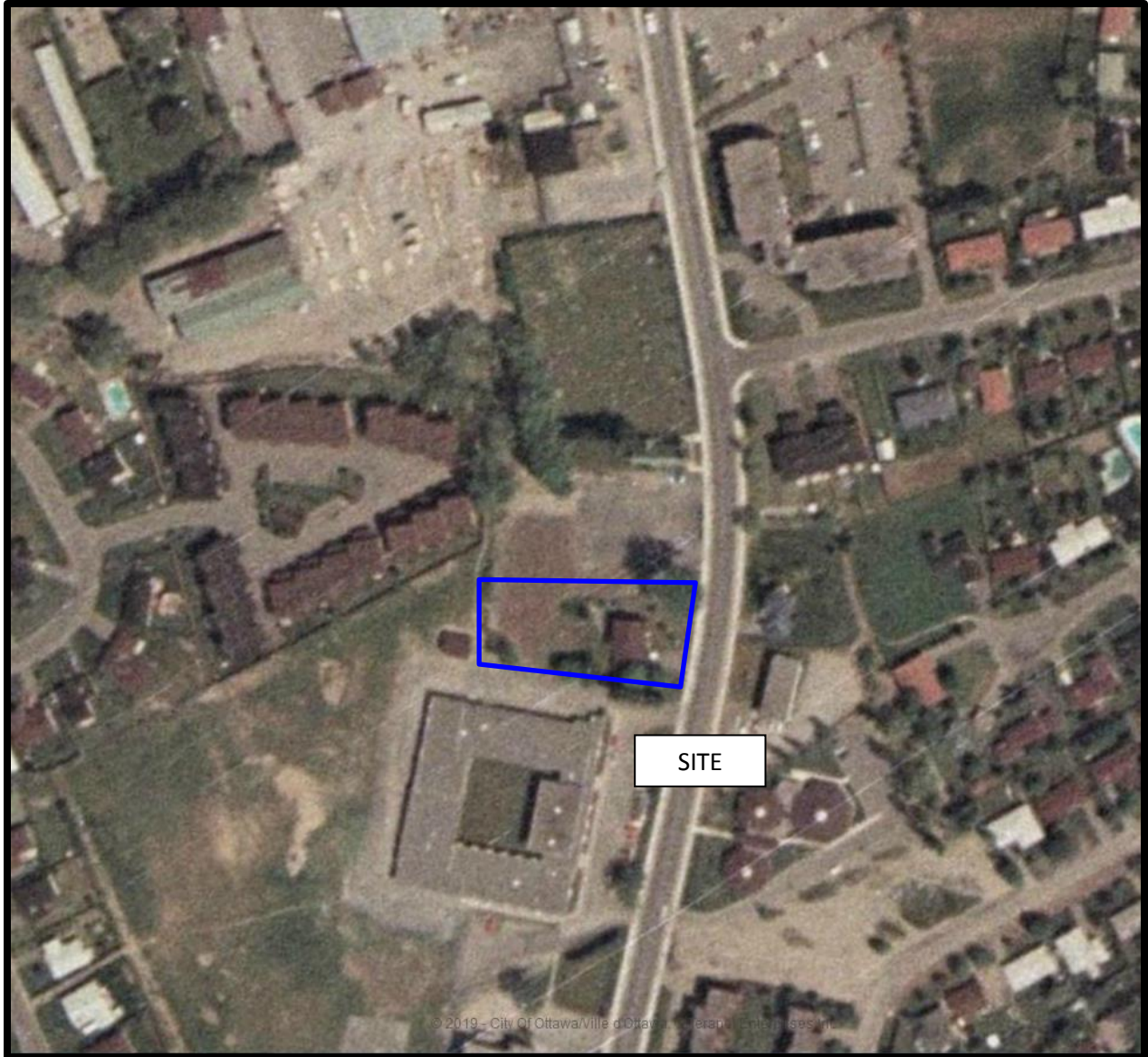
# **APPENDIX 1**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

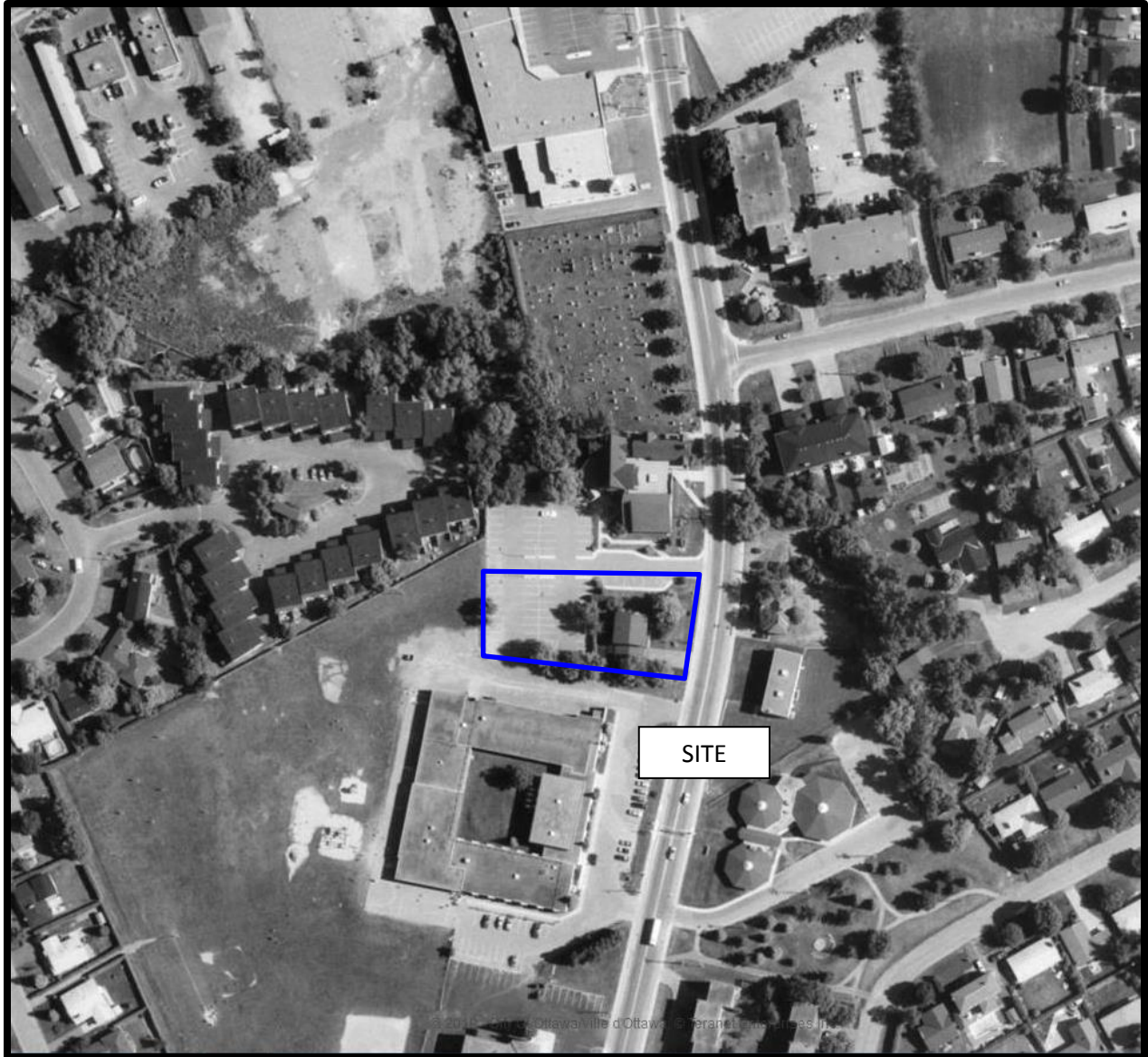


AERIAL PHOTOGRAPH  
1965



AERIAL PHOTOGRAPH  
1976





AERIAL PHOTOGRAPH  
1991





## AERIAL PHOTOGRAPH 2002





AERIAL PHOTOGRAPH  
2011



AERIAL PHOTOGRAPH  
2017



## Site Photographs

PE4798-1

3865 Old Richmond Road, Ottawa

December 11, 2019



Photograph 1: Front of the property facing west.



Photograph 2: Rear of the property facing east.

# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION REQUEST**

**CITY OF OTTAWA HLUI REQUEST**

**WATER WELL RECORDS**

**TSSA CORRESPONDENCE**

## 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 Philip Price Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: pprice@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. PE4798	Signature/Print /Name of Requester Philip Price	<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) 3861 Old Richmond Rd, Ottawa, Ontario PIN - 04638-0114				
Present Property Owner(s) and Date(s) of Ownership Anglican Diocese of Ottawa				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner <b>AND</b> tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

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



File Number: D06-03-19-0204

January 23, 2020

Philip Price  
Paterson Group  
154 Colonnade Road South  
Ottawa, ON  
K2E 7J5

*Sent via email [pprice@patersongroup.ca]*

Dear Mr. Price,

**Re: Information Request  
3865 Old Richmond Road, 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 250m of the Subject Property. The search revealed the following:

- There are 6 activities associated with the properties located within 250m of the Subject Property.

*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. 21690  
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. 21690  
Télééc: (613) 560-6006  
www.ottawa.ca

Please note that certain activities have been identified to have a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the property. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

A site map and table have been included to show the location of the Subject Property as well as the location of all the activities noted above, including the HLUI database’s location of the Activity Numbers with a PIN Certainty of “2”.

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 keys 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 Jeffrey Ren at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Ren', with a stylized flourish at the end.

Jeffrey Ren

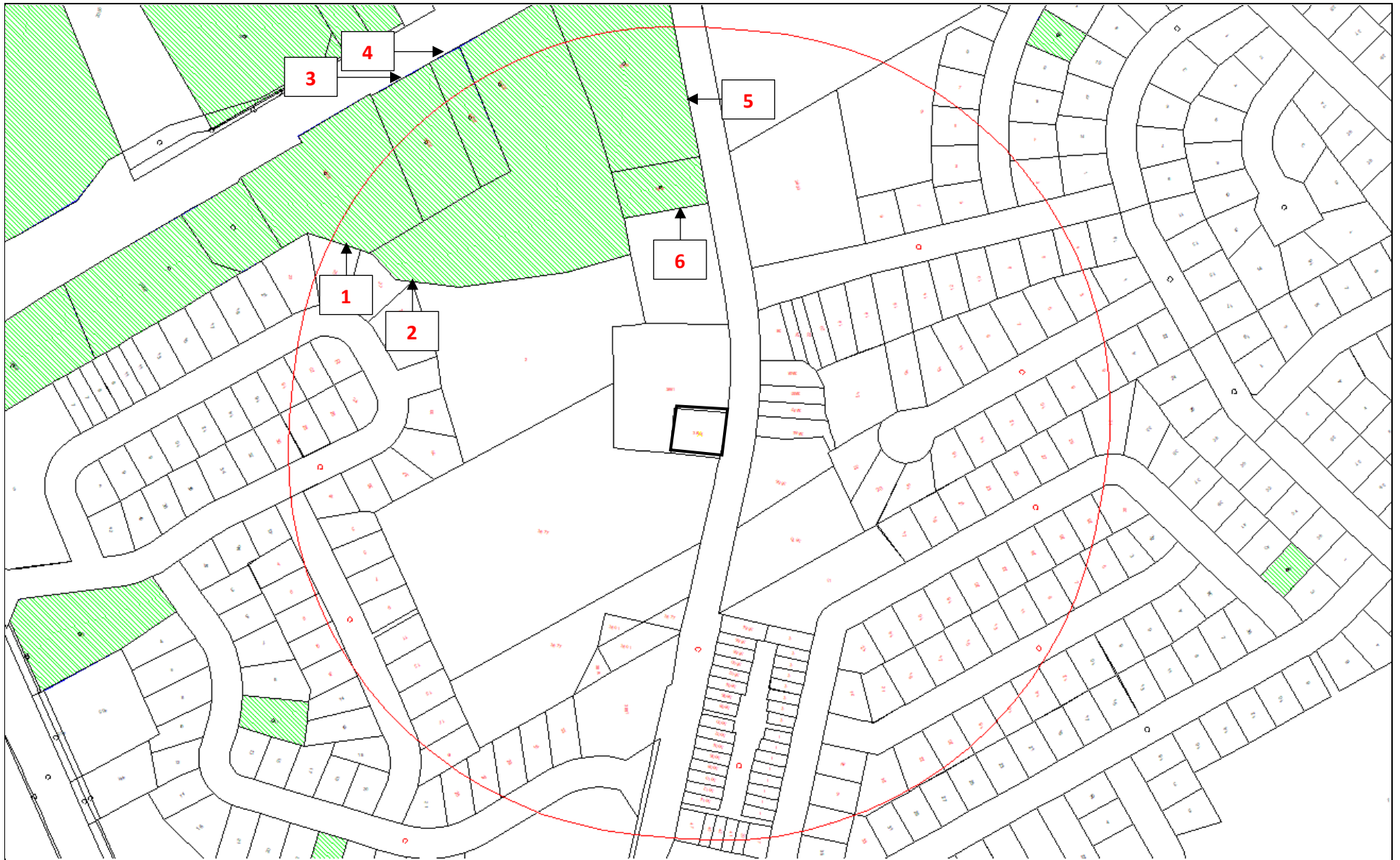
Per:

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

MB/JR

Enclsoures.

cc: File no. D06-03-19-0204



**Address:** 3865 Old Richmond Road

Ottawa, ON

**File No.:** D06-03-19-0204

**Prepared By:** Jeffrey Ren

**Legend:**



Area Number



Subject Site



250 m Buffer

**Scale:**

1 : N/A



Area	Associated HLUI Activities	Associated HLUI Activities with a PIN Certainty of "2" *
Subject Property	No Associated HLUI Activities	
1	10337	14133
2		6515
3		6515
4		6515
5	297	
6		3057, 9391

\*This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.



# **Historical Land Use Inventory**

## ***Adjacent Properties within 250 m***

### **Area & Activity Numbers**



# Historical Land Use Inventory

## Area 1 Activity Numbers





CITY OF OTTAWA

HLUI ID: \_\_679GQT

AREA (Square Metres): 7199.456

Report: RPTC\_OT\_DEV0122

Run On: 16 Jan 2020 at: 16:21:02

Study Year  
1998

PIN  
046380003

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 10337 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046380003

Name: PETER'S GAS BAR

Address: 50 ROBERTSON ROAD,

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
447110	0
447190	0

Company Name

PETER'S GAS BAR

PETER'S GAS BAR

Year of Operation

c. 2001

c. 2005



CITY OF OTTAWA  
HLUI ID: \_\_679GQT  
AREA (Square Metres): 7199.456

Report: RPTC\_OT\_DEV0122

Run On: 16 Jan 2020 at: 16:21:02

**Study Year**  
1998

**PIN**  
046380003

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 14133 **Multiple PINS:** Y  
**PIN Certainty:** 2 **Previous Activity ID(s) :** 2782  
**Related PINS:** 046380002  
**Name:** TOP VALUE GAS BAR  
**Address:** 50 ROBERTSON ROAD, NEPEAN  
**Facility Type:** Gasoline Service Stations  
**Comments 1:** Robertson Rd was previously known as Highway 7  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980; SC98  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
447110	633
447190	633
811199	633
447190	0

Company Name	Year of Operation
SUNY'S SERVICE STATION	c. 2006
Ron's Discount Gas	c. 1970
Top Value Gas Bar	c. 1980
Peter's Gas Bar	c. 1998



# Historical Land Use Inventory

## Area 2 Activity Numbers

**CITY OF OTTAWA**

HLUI ID: \_\_679G7A

AREA (Square Metres): 15669.360

Report: RPTC\_OT\_DEV0122

Run On: 16 Jan 2020 at: 16:21:33

**Study Year**  
1998**PIN**  
046380006**Multi-NAIC**  
Y**Multiple Activities**  
N

---

**Activity ID:** 6515      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 6249  
**Related PINS:** 046380004  
**Name:** J. STEENBAKKER  
**Address:** ROBERTSON ROAD, NEPEAN  
**Facility Type:** Lumber and Building Materials, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** BEP-G, BEP-H  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
416310	563
444190	563
321111	251
444120	563
444110	563
321920	251
416340	563
321112	251
321919	251
416320	563

**Company Name**

J. Steenbakker

**Year of Operation**

c. 1956-1963



# Historical Land Use Inventory

## Area 3 Activity Numbers



**CITY OF OTTAWA**

HLUI ID: \_\_679FCY

AREA (Square Metres): 3850.784

Report: RPTC\_OT\_DEV0122

Run On: 16 Jan 2020 at: 16:21:53

**Study Year**  
1998**PIN**  
046380004**Multi-NAIC**  
Y**Multiple Activities**  
N

---

**Activity ID:** 6515                      **Multiple PINS:** Y  
**PIN Certainty:** 2                      **Previous Activity ID(s) :** 6249  
**Related PINS:** 046380004  
**Name:** J. STEENBAKKER  
**Address:** ROBERTSON ROAD, NEPEAN  
**Facility Type:** Lumber and Building Materials, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** BEP-G, BEP-H  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
416310	563
444190	563
321111	251
444120	563
444110	563
321920	251
416340	563
321112	251
321919	251
416320	563

**Company Name**

J. Steenbakker

**Year of Operation**

c. 1956-1963



# Historical Land Use Inventory

## Area 4 Activity Numbers

**CITY OF OTTAWA****HLUI ID: \_\_679FXK****AREA (Square Metres): 1923.083**

Report: RPTC\_OT\_DEV0122

Run On: 16 Jan 2020 at: 16:22:12

**Study Year**  
1998**PIN**  
046380005**Multi-NAIC**  
Y**Multiple Activities**  
N

---

**Activity ID:** 6515      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 6249  
**Related PINS:** 046380004  
**Name:** J. STEENBAKKER  
**Address:** ROBERTSON ROAD, NEPEAN  
**Facility Type:** Lumber and Building Materials, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** BEP-G, BEP-H  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
416310	563
444190	563
321111	251
444120	563
444110	563
321920	251
416340	563
321112	251
321919	251
416320	563

**Company Name**

J. Steenbakker

**Year of Operation**

c. 1956-1963



# Historical Land Use Inventory

## Area 5 Activity Numbers



**CITY OF OTTAWA**  
**HLUI ID: \_\_679GUX**  
**AREA (Square Metres): 8620.719**

Report: RPTC\_OT\_DEV0122  
Run On: 16 Jan 2020 at: 16:22:35

**Study Year**  
1998

**PIN**  
046380135

**Multi-NAIC**  
Y

**Multiple Activities**  
N

---

**Activity ID:** 297      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 6968  
**Related PINS:** 046390001  
**Name:** 374207 ONTARIO LIMITED  
**Address:** 3766 RICHMOND ROAD, NEPEAN  
**Facility Type:** Gasoline Service Stations  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** SC98  
**HL References 2:**  
**HL References 3:** 2005 Property Assessment

NAICS	SIC
447190	0
447110	633
447190	633
811199	633
447110	0

Company Name	Year of Operation
PETRO CANADA	c. 2005
Petro Canada Service Station	c. 1998
PETRO-CANADA	c. 2001
MACEWEN GAS STATION	c. 2006
374207 ONTARIO LIMITED	c. 2005





# Historical Land Use Inventory

## Area 6 Activity Numbers



CITY OF OTTAWA  
HLUI ID: \_\_679FUQ  
AREA (Square Metres): 1761.582

Report: RPTC\_OT\_DEV0122  
Run On: 16 Jan 2020 at: 16:22:56

Study Year  
1998

PIN  
046380008

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 3057 Multiple PINS: N  
PIN Certainty: 2 Previous Activity ID(s) : 1740  
Related PINS: 046380008  
Name: CAPITAL ROOF TRUSS LIMITED  
Address: 3841 RICHMOND ROAD, NEPEAN  
Facility Type: Sash, Door and Other Millwork Industries  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1: M.1958, M.1961, M.1964, M.1970, M.1971; S.1958, S.1961, S.1964, S.1965, S.1970/71  
HL References 2:  
HL References 3:

NAICS	SIC
337110	254
321992	254
321215	254
321911	254

Company Name  
Capital Roof Truss Ltd.

Year of Operation  
c. 1964 -1971



CITY OF OTTAWA  
HLUI ID: \_\_679FUQ  
AREA (Square Metres): 1761.582

Report: RPTC\_OT\_DEV0122

Run On: 16 Jan 2020 at: 16:22:56

**Study Year**  
1998

**PIN**  
046380008

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 9391 **Multiple PINS:** N  
**PIN Certainty:** 2 **Previous Activity ID(s) :** 3215  
**Related PINS:** 046380008  
**Name:** MOWER REPAIR SERVICE  
**Address:** 3841 RICHMOND ROAD, NEPEAN  
**Facility Type:** Motor Vehicle Repair Shops  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
811112	635
811119	635
811121	635
811411	994

**Company Name**

Mower Repair Service

**Year of Operation**

c. 1970

UTM 11 8 2 43 5 26 0 E  
19 15 10 11 8 18 3 0 N



ONTARIO

3155c

15 No

6216

Elev. 19.0300  
Ride 25' from  
Basin  
conc. 15'  
Lot - 35.

The Well Drillers Act  
Department of Mines, Province of Ontario

# Water Well Record

NEPEAN  
(BELLES CORNER)  
RICHMOND RD.  
LAPERIERRE AVE. (OFFICE)

Date Completed 14 DEC 1954  
(day) (month) (year)  
Cost of Well (excluding pump)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) 4"	Date
Length(s) of casing(s) 20'	Static level 10'
Type of screen	Pumping level 10'
Length of screen	Pumping rate 10 GAL MIN
Distance from top of screen to ground level	Duration of test 1 HOUR
Is well a gravel-wall type?	Distance from cylinder or bowls to ground level

## Water Record

Kind (fresh or mineral) FRESH	Depth(s) to Water Horizon(s) 20'	Kind of Water FRESH	No. of Feet Water Rises 45'
Quality (hard, soft, contains iron, sulphur, etc.) HARD	AND ON		
Appearance (clear, cloudy, coloured) CLEAR			
For what purpose(s) is the water to be used? DOMESTIC			
How far is well from possible source of contamination?			
What is the source of contamination? SEPTIC TANK			
Enclose a copy of any mineral analysis that has been made of water			

## Well Log

### Overburden and Bedrock Record

From	To
0 ft.	...ft.
0	8
8	18
18	35

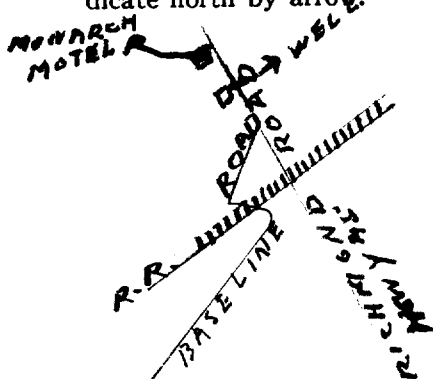
TOP SOIL

CLAY

HARD SANDSTONE

## Location of Well

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



**WELL LOCATED**  
50' SOUTH RICHMOND RD  
500' EAST MONARCH MOTEL  
(OR) 100 FT WEST CROSSROAD

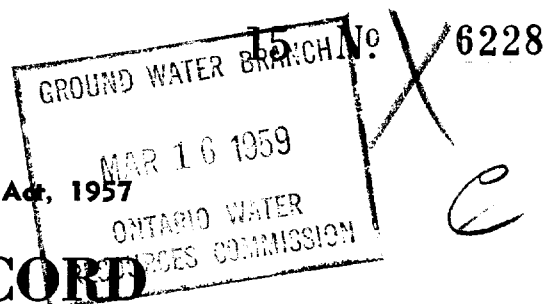
Situation: Is well on upland, in valley, or on hillside?  
Drilling Firm MATT MEACHER  
Address KEMPSTER ST BRITANNIA HEIGHTS  
Name of Driller GORDON SHEPHERD  
Date DECEMBER 14 1954  
Address 163 SPADINA AVE  
Licence Number 596  
Signature of Licensee G. Shepherd

| 5 | 5.0 | 1.8 | 8.4 | 5 | N

Elev. 4 0300

Basin 25           

**The Ontario Water Resources Commission Act, 1957**



# WATER WELL RECORD

County or District.....CAD-1702

Township, Village, Town or City..... NEPERA

Con. 4 RP Lot. 35

Date completed 16 JAN 57

Owner P.S. #4  
(print in block letters)

Address BELL'S CORP.

### Casing and Screen Record

### Pumping Test

Inside diameter of casing..... 4"

Total length of casing..... 21'

Type of screen..... 70

Length of screen.....

Depth to top of screen.....

Diameter of finished hole..... 4 1/2

Static level.....14

Test-pumping rate.....5.....G.P.M.

Pumping level.....14

Duration of test pumping..... 148

Water clear or cloudy at end of test..... Clear.....

Recommended pumping rate.....5.....G.P.M.

with pumping level of 14

## Well Log

## Water Record

[illegible]

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

SCHOOL

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

Drilling Firm 19 MEA 6 Hrs

Address 639 Bowdoin

Licence Number.....

Name of Driller.....SAGE.....

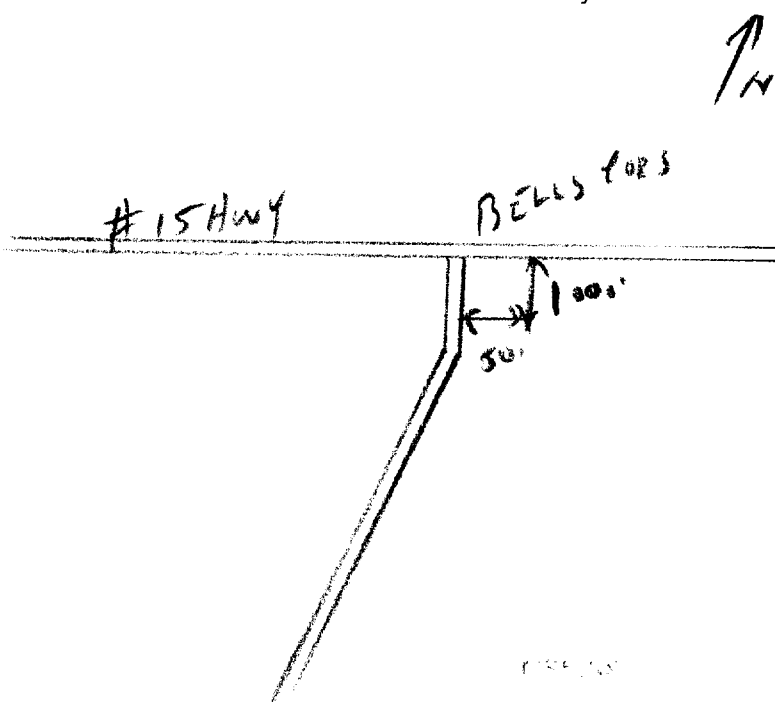
Address .....

Date MAY 11 1970

(Signature of Licensed Drilling Contractor)

### Location of Well

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





## Philip Price

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** November-11-19 1:56 PM  
**To:** Philip Price  
**Subject:** RE: TSSA Records Search, PE4798 - Ottawa, ON

### No Records Found

Thank you for your request for confirmation of public information.

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

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@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.

Kind regards,



**Connie Hill | Public Information Agent**

Facilities  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)



---

**From:** Philip Price <PPrice@Patersonsgroup.ca>  
**Sent:** November 11, 2019 1:39 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** TSSA Records Search, PE4798 - Ottawa, ON

Good Afternoon,

Could you please conduct a search of your records for underground storage tanks, historical spills and other incidents/infractions for the following addresses for properties located in Ottawa, Ontario:

3856 Old Richmond Road  
3861 Old Richmond Road  
3865 Old Richmond Road

3870 Old Richmond Road  
3877 Old Richmond Road  
3800 Old Richmond Road  
3845 Old Richmond Road

2006 Robertson Road  
2018 Robertson Road

2 Alison Korn Private

Thank you very much,

Philip Price

**pater**songroup  
**solution oriented engineering**  
**over 60 years servicing our clients**

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 250  
Cell: (343) 999 7255

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.

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

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