



Tuesday, December 21, 2021

City of Ottawa
Planning Department
110 Laurier Avenue West,
Ottawa, Ontario
K1P 1J1

Transmittal Letter: Phase One Environmental Site Assessment

RE:	Application for a Site Plan Control Part of Block 3 Registered Plan M-300 Pin 04536-0216 119 and 109 Willowlea Road, City of Ottawa Storage Vault Canada Inc. (Owner)
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Further to our electronic submission on December 14, 2021, on behalf of the Storage Vault Canada Inc. (the "Owner"), Corbett Land Strategies Inc. (CLS) is pleased to submit the enclosed Phase One Environmental Site Assessment (ESA) to supplement the proposed storage development on lands legally described as Part of Block 3 Registered Plan M-300 Pin 04536-0216, municipally known as 119 and 109 Willowlea Road, City of Ottawa (the "Subject Lands").

Brief Summary

Pinchin conducted a Phase One ESA in accordance with Part VII and Schedule D of O. Reg. 153/04. According to the site assessment, no potential contaminated areas (PCA) were identified at the Phase One Property. Twelve PCAs were identified within the Phase One Study Area (i.e., waste management facility, registered spill, light industrial facilities with associated structures); however, it is Pinchin's opinion that these twelve PCAs are not considered to result in APECs at the Phase One Property given the nature of operations, distance from the Phase One Property, as well as their downgradient/transgradient nature with respect to the inferred groundwater flow direction relative to the Phase One Property.

Based on the findings, nothing was identified that is likely to have resulted in impacts to the soil and/or groundwater at the Phase One Property and would require the completion of a Phase Two ESA. As such, the Phase One Property is suitable for the purpose of filing a Site Plan Approval with the City of Ottawa based only on the completion of the Phase One ESA report.

We trust that the above materials provided to make a complete application are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Prepared by:



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