

Geotechnical
Engineering

Environmental
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Hydrogeology

Geological
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Materials Testing

Building Science

Archaeological Services

Phase I - Environmental Site Assessment

Vacant Land - Proposed Elementary School

Block 548 - Fernbank Community

Ottawa, Ontario

Prepared For

Conseil des ecoles publiques de l'Est de l'Ontario
(CEPEO)

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EXECUTIVE SUMMARY

Assessment

The historical research indicated that 5786 Fernbank Road was originally five (5) separate parcels of land, owned by private landowners and holding corporations until it was consolidated in the early 1990s. The property has always been vacant or used for agriculture.

Following the historical review, a site visit was conducted. The site is vacant and covered in brush and grasses. No structures were visible on the subject site or adjacent lands. No environmental concerns were identified with regards to properties within the Phase I-ESA study area. Neighbouring properties were observed to be vacant or agricultural lands.

The results of the historical research and site assessment did not identify any potentially contaminating activities (PCAs). The adjacent property use is shown on Drawing PE3122-3 - Surrounding Land Use Plan.

In addition to this Phase I-ESA, various geotechnical investigations were conducted. A recent study included the placement of seven (7) boreholes on the property. No suspected impacted material or fill was encountered in any of the seven (7) boreholes.

Conclusion

Based on the results of the assessment, **it is our opinion that a Phase II - Environmental Site Assessment will not be required for the property.**

1.0 INTRODUCTION

At the request of Consiel des ecoles publiques de l'Est de l'Ontario (CEPEO), Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) for the vacant property known as Block 548 in the Fernbank Community, 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. Pierre Tetrault, with CEPEO, the developer of the subject property. Mr. Tetrault can be reached by telephone at (613) 742-8960 x2100.

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

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work and the general requirements of Ontario Regulation 269/11, amending O.Reg. 153/04 made 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 PROPERTY INFORMATION

Address:	Part of 5786 Fernbank Road, Ottawa, Ontario.
Parcel Identification Number:	Part of 04450-1434
Legal Description:	Part Lot 27, Concession 10, former Township of Goulbourn, City of Ottawa.
Location:	The subject property is located south of Abbott Street and north of Fernbank Road. Refer to Figure 1 - Key Plan, following the body of this report, for the site location.
Latitude and Longitude:	45° 16' 02" N, 75° 53' 52" W
Site Description:	
Configuration/Area:	Irregular / 2.883 hectares (approximate).
Zoning:	I1B - Minor Institutional Zone
Current Use:	The subject site is currently vacant and undeveloped.
Services:	The 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 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 Ontario Regulation 153/04) made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary 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 Study Area Determination

A radius of 250 m was determined to be appropriate as a Phase I study area for the Phase I - Environmental Site Assessment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distances from the site.

First Developed Use Determination

At the time of writing of this Phase I ESA, the subject site had yet to be subdivided from the larger parcel of land addressed 5786 Fernbank Road into the school property. A chain of title search was completed for the larger parcel of land as part of this Phase I ESA. The larger parcel consists of five (5) consolidated parcels of land. Each of the consolidated parcels were held by individuals until the early 1960s and 1970s. During this time the lands were transferred between various investment and development companies until being consolidated in the early 1990s. After this, the land was transferred to four other companies. Finally, in 2009, the consolidated lands were transferred to CRT Developments Inc.

Based on a review of aerial photographs, the property has always been used as agricultural lands.

City directories were reviewed at the National Archives as part of this assessment, however, due to the rural nature of the property, very limited records were found.

For the purposes of this report, the subject property has always been vacant and has never been developed other than for the purpose of agricultural activities (growing crops or grazing livestock).

Fire Insurance Plans

Fire insurance plans providing coverage of the subject property are not available.

City of Ottawa Street Directories

Suburban Ottawa city directories from 1991 to 2010 were reviewed, at approximate ten year intervals, for the subject site and properties located within the Phase I ESA study area. It should be noted that the 1991 suburban directory is the first directory year where the subject site area is presented. Directories prior to this are not available. From 1991 to 2013, the subject site was not listed in the directories. It is possible that the property was formerly listed under a different address.

Neighbouring properties have been used for municipal and residential purposes, however, very few residences were listed within the specified time frame. No properties in within the study area are considered to have had potentially contaminating activities.

Chain of Title

A current land title was prepared for the subject site, by Read Abstracts. The records review was extended back to 1880. The property is comprised of Part of Lots 26, 27, and 28 Concession 10, Goulbourn. The subject site has yet to be subdivided from a larger parcel of land addressed 5786 Fernbank Road. The larger parcel consists of five (5) consolidated parcels of land. Each of the consolidated parcels were held by individuals until the early 1960s and 1970s. More recently, the lands were transferred between various investment and development companies until being consolidated in the early 1990s. After this, the land was transferred to four other companies. Finally, in 2009, the consolidated lands were transferred to CRT Developments Inc

Environmental Reports

The following reports were reviewed as part of this assessment:

- "Phase I Environmental Site Assessment, Proposed Residential Development, Ottawa, Ontario", prepared by Paterson, dated November 29, 2010.

The abovementioned Phase I ESA was conducted for a larger parcel of land that encompasses the present Phase I. No concerns were identified during 2010 Phase I; a Phase II ESA was not recommended.

Several geotechnical investigations have been conducted on the subject property. Soil material encountered on the property generally consisted of sand, silt and clay. Shallow bedrock was encountered throughout the site. No signs of impacted soil or fill material were encountered in any of the test pits.

Plan of Survey

A survey plan dated July 26, 2012, and prepared by Annis, O'Sullivan, Vollebekk Ltd., was provided to Paterson for review. A copy of the plan, which identifies Block 548, is provided in Appendix 1.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on September 26, 2013. The subject site was not listed in the NPRI database. No properties within the 250 m Phase I study area were listed in the NPRI database.

PCB Inventory

A search of national PCB waste storage sites was conducted. The subject property is not registered as a PCB waste storage site. No properties within the Phase I study area were listed as PCB waste storage sites.

Ontario Ministry of the Environment (MOE) Instruments

A request for information was submitted to the MOE Freedom of Information office, for information with respect to Certificates of Approval, Permits to Take Water, Certificates of Property Use or any other similar MOE issued instruments for the site. Based on the MOE response dated October 25, 2013, two (2) Environmental Compliance Approvals were issued to the Fernbank Landowners Group Ltd. One (1) Permit to Take Water was also issued to the Fernbank Landowners Group Ltd.

These certificates and permits are for construction of sanitary sewers and a stormwater management pond outside of the Phase I study area. A copy of the MOE response is provided in Appendix 2.

MOE Coal Gasification Plant Inventory

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

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. No incident reports were available for the subject site.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information regarding waste management records within the files maintained by the MOE. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (O.Reg.347) was considered in this review. According to the MOE response dated October 25, 2013, no records were identified for the subject property.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information regarding reports related to environmental conditions which are expected to have been submitted to the MOE. According to the MOE response dated October 25, 2013, no records were identified. A copy of the MOE response is included in Appendix 2.

Ontario Ministry of the Environment (MOE) Notices and Instruments

A search of the MOE Brownfields Environmental Site Registry was conducted as part of this assessment, for the subject site and properties located within the Phase I study area. According to the site registry, there are no RSCs listed for the subject property or neighbouring properties.

MOE Waste Disposal Site Inventory

The Ontario Ministry of Environment 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. Based on this document, there are no active or former waste disposal sites, industrial manufactured gas plants or coal tar distillation plants located within the Phase I-ESA study area.

Areas of Natural Scientific Interest (ANSI)

According to the Ministry of Natural Resources' (MNR) electronic mapping website, the subject property is not listed as an area of natural and scientific interest. No properties within the 250 m Phase I-ESA study area are identified as ANSIs.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted on September 24, 2013, to inquire about current and former underground storage tanks, spills and incidents for the subject property and adjacent properties. The TSSA search did not identify any results for the subject or adjacent properties.

City of Ottawa Historic Land Use Inventory

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property. The HLUI response identified three (3) sites. None of these sites are within a 250 m radius of the subject site or are considered to have any potential to impact the subject site. The HLUI response is appended to this report.

4.3 Physical Setting Sources

Air Photo Research

Historical air photos were reviewed for the subject property and adjacent sites. A summary of our findings is presented below.

- 1945 The subject property and surrounding lands appear vacant and used for agriculture. To the north of the property a rail bed is visible along the alignment of the current TransCanada Trail. Farmsteads are visible along Fernbank Road, to the south

- 1955 No significant changes are apparent to the subject site or neighbouring properties.

- 1975 No significant changes are apparent to the subject site or neighbouring properties.

- 1985 No significant changes appear to have been made to the subject property, which still appears to be vacant and used for agriculture. Further north, past the rail bed, development is visible. No other changes appear to have been made to the subject property.
- 1996 No significant changes appear to have been made to the subject property or adjacent properties. To the northwest development has taken place, and a portion of Abbott Street is visible.
- 2002 No changes appear to have been made to the subject property. North of Abbott Street, development continues. Sacred Heart High School is present further to the west of the subject site, across Shea Road.
- 2011 (City of Ottawa website) No significant changes appear to have been made to the subject property. A church has been built at the southeast corner of the Shea Road and Abbott Street intersection.

Laser copies of selected aerial photographs reviewed are included in Appendix 1 following the body of this report.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the regional topography in the area of the subject site is generally flat. No environmental concerns were identified on the topographic mapping. An illustration of the referenced topographic map is present on 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 subject site is located in the Central St. Lawrence Lowland, "where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks."

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists primarily of interbedded limestone and dolomite of the Gull River formation. Based on the maps, the thickness of overburden ranges from 0 to 5 m and consists of exposed bedrock, glacial till and organic deposits.

Water Well Records

A request for well records was sent to the MOE for any water wells within 250 m of the subject property. No well records were identified within the search area.

Water Bodies and Areas of Natural and Scientific Interest (ANSI)

There are no areas of natural and scientific interest or water bodies on the subject property or within the study area.

5.0 INTERVIEWS

Property Owners

Mr. Pierre Tetrault, a representative of the CEPEO was contacted to inquire about the subject property.

Mr. Tetrault indicated that he is not aware of any environmental issues related to the subject property. The information obtained in the interview is considered to be consistent with site information obtained from other sources and with observations made during the site assessment, and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site investigation was carried out on October 23, 2013, by Mr. Daniel Smith, with the Environmental Department of Paterson Group. The weather conditions were sunny with a temperature of 10°C. In addition to the site, the uses of neighbouring properties within the Phase I ESA study area were also assessed at the time of the site investigation.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

There are no buildings or structures on the subject property.

Storage Tanks

No aboveground storage tanks (ASTs) or signs of underground storage tanks (USTs) were noted on the subject property at the time of the assessment.

Potable Water Source

The subject property is currently not serviced, however, municipal services are present in the local area.

Underground Utilities

As part of a geotechnical program conducted in conjunction with this Phase I-ESA, a request was made to Ontario One-Call to mark any public utilities on the subject property. There are no underground utilities located on the subject property.

Unidentified Substances

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

Current and Former Wells

The Ministry of the Environment did not return any well records within the search investigation area.

Ground Surface

The ground surface across the majority of the property consisted of soil covered in tall grasses, and other small vegetation. Several treed fence lines are present on the property, with mid-sized trees. Some low areas of the property had filled with rain water.

No areas of stained soil were observed on the property. No visibly stressed vegetation was observed. The standing water on the site appeared clear, with no visible sheen on its surface.

Railway Lines

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

Potentially Contaminating Activities

No potentially contaminating activities were observed on the subject property at the time of the site assessment.

Potentially Hazardous Building Products

No potentially hazardous building products were observed on the subject property at the time of the site visit.

6.3 Phase I ESA Study Area

An inspection of the neighbouring properties within the 250 m Phase I-ESA study area was conducted. The 250m study area is not large enough to extend to any current roadways. The land use in the study area is considered to be the same as within the subject site.

No potentially contaminating activities were identified in the Phase I ESA study area at the time of the site visit, as per Column A of Table 2 in O.Reg 269/11.

Current land use in the Phase I study area is illustrated on Drawing: PE3122-2 - Surrounding Land Use Plan in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site as well as ownership and other observations dating back to the first known date of ownership of the site. A copy of the chain of title is attached to Appendix A.

Table 1: Land Use History				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
5786 Fernbank Road				
East Half of Lot 27, Concession 10				
1902 and earlier	Eliza and Nelson Corbett	Unknown	Unknown, presumed vacant	
1902-1938	John Hartin	Unknown	Unknown, presumed vacant	
1938-1963	John C. Hartin	Agricultural	Agricultural	Based on 1945, 1955 Air Photo.
1963 -1971	Arthur PJ and Maria VanGaal	Agricultural	Agricultural	Based on 1955 Air Photo
1971-1974	Time Square Investments and Development Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974	Arthur PJ and Maria VanGaal	Agricultural	Agricultural	Based on 1955 Air Photo
1974	Wilma Holdings Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974	X.Y.Z. Investments Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974	Third Regional Developments Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974-1982	Fernbank Estates Limited	Agricultural	Agricultural	Based on 1975 Air Photo.
1982-1990	867718 Ontario Ltd	Agricultural	Agricultural	Based on 1985 Air Photo

Table 1: Land Use History (continued)				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
5786 Fernbank Road				
Southwest Half Lot 27 Concession 10				
1880 and earlier	John Spearman	Unknown	Unknown, presumed vacant	
1880 - 1964	Andrew Spearman	Unknown	Unknown, presumed vacant	
1964-1971	John D Baird	Agricultural	Agricultural	Based on 1955 Air Photo
1971-1974	Time Square Investment and Development Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974	J Douglas Baird	Agricultural	Agricultural	Based on 1955 Air Photo
1974	277360 Ontario	Agricultural	Agricultural	Based on 1955 Air Photo
1974	J Douglas Baird	Agricultural	Agricultural	Based on 1955 Air Photo
1974-1982	Fourth Regional Development Limited	Agricultural	Agricultural	Based on 1975 aerial photograph.
1982	Arthur VanGaal	Agricultural	Agricultural	Based on 1975 aerial photograph
1982-1990	Fernbank Estates Limited	Agricultural	Agricultural	Based on 1985 aerial photograph
1990	867718 Ontario Ltd	Agricultural	Agricultural	Based on Google satellite imagery.

Table 1: Land Use History (continued)				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
5786 Fernbank Road				
South Three Quarters Lot 26 and Rear Half Lot 26 Concession 10				
1909 and earlier	Richard Flewelling	Unknown	Unknown, presumed vacant	
1909-1947	George Flewelling	Agricultural	Agricultural	Based on 1945 Air Photo
1947-1957	George A Jamieson	Agricultural	Agricultural	Based on 1955 Air Photo
1957-1960	William D Paul	Agricultural	Agricultural	Based on 1955 Air Photo
1960-1961	Louis Coplan	Agricultural	Agricultural	Based on 1955 Air Photo
1961-1962	William D Paul	Agricultural	Agricultural	Based on 1955 Air Photo
1962	Boyd Builders Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1962	William D Paul	Agricultural	Agricultural	Based on 1955 Air Photo
1962-1965	Albert Gale Agencies Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1965-1966	Toroth Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1966-1967	Rebak Investments Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1967-1974	Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan	Agricultural	Agricultural	Based on 1955 Air Photo
1974-1981	Cox Parks Estates	Agricultural	Agricultural	Based on 1975 Air Photo
1981-1982	Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan	Agricultural	Agricultural	Based on 1975 Air Photo
1982-1990	Fernbank Holdings Limited	Agricultural	Agricultural	Based on 1985 Air Photo
1990-1991	867718 Ontario Ltd	Agricultural	Agricultural	Based on 1985 Air Photo
1991	Banque Nationale De Paris (Canada)	Agricultural	Agricultural	Based on 1985 Air Photo
1991	867718 Ontario Ltd.	Agricultural	Agricultural	Based on 1985 Air Photo

Table 1: Land Use History (continued)				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
5786 Fernbank Road				
East Half Lot 28 Concession 10				
1903 and earlier	George A Argue	Unknown	Unknown, presumed vacant	
1903-1904	Franklin A Cathcart	Unknown	Unknown, presumed vacant	
1904-1906	Thomas Moore	Unknown	Unknown, presumed vacant	
1906-1907	Thomas G Moore	Unknown	Unknown, presumed vacant	
1907-1912	Issac H Moore	Unknown	Unknown, presumed vacant	
1912-1944	Thomas G Moore	Unknown	Unknown, presumed vacant	
1944-1973	George H Moore	Agricultural	Agricultural	Based on 1945 Air Photo
1973-1974	First Regional Developments Limited and Second Regional Developments Limited and 277360 Ontario Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974-1982	George M and Irene L Moore	Agricultural	Agricultural	Based on 1975 Air Photo
1982-1990	Fernbank Estates Limited	Agricultural	Agricultural	Based on 1985 Air Photo
1990-1991	867718 Ontario Limited	Agricultural	Agricultural	Based on 1985 Air Photo
1991	Banque nationale Paris (Canada)	Agricultural	Agricultural	Based on 1985 Air Photo

Table 1: Land Use History (continued)				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
5786 Fernbank Road				
South West half Lot 28 Concession 10				
1905 and Prior	Estate Foster	Unknown	Unknown	
1905-1926	Edward Foster	Unknown	Unknown	
1926-1962	Charles B Lytle	Agricultural	Agricultural	Based on 1955 Air Photo
1962-1971	Harry Triemstra	Agricultural	Agricultural	Based on 1955 Air Photo
1971-1974	Time Square Investments and Developments Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974	277360 Ontario Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974	Harry Triemstra	Agricultural	Agricultural	Based on 1955 Air Photo
1974	277360 Ontario Limited	Agricultural	Agricultural	Based on 1955 Air Photo
1974-1977	Fifth Regional Developments Limited	Agricultural	Agricultural	Based on 1975 Air Photo
1977-1982	Arthur VanGaal	Agricultural	Agricultural	Based on 1975 Air Photo
1982-1990	Fernbank Estates Limited	Agricultural	Agricultural	Based on 1985 Air Photo
1990	867718 Ontario Limited	Agricultural	Agricultural	Based on 1985 Air Photo
5786 Fernbank Road				
Consolidated Lands				
1998 and Prior	Banque Nationale Paris (Canada)	Agricultural	Agricultural	Based on 1985 Air Photo
1998-1999	1308574 Ontario Limited	Agricultural	Agricultural	Based on 1996 Air Photo
1999-2009	Brookfield Homes (Ontario) Limited	Agricultural	Agricultural	Based on 2002 Air Photo
2009 to Present	CRT Development Inc	Agricultural	Agricultural	Based on Site Visit

The larger parcel consists of five (5) consolidated parcels of land. Each of the consolidated parcels were held by individuals until the early 1960s and 1970s. During this time the lands were transferred between various investment and development companies until being consolidated in the early 1990s. After this, the land was transferred to four other companies. Finally, in 2009, the consolidated lands were transferred to CRT Developments Inc.

7.2 Areas of Potential Environmental Concern and Potentially Contaminating Activities

No potentially contaminating activities (PCAs) were within the study area.

7.3 Conceptual Site Model

Existing Buildings and Structures

No buildings or structures are present on the subject property.

Water Bodies

There are no significant water bodies within the 250m study area.

Areas of Natural and Scientific Interest (ANSI)

No ANSIs were identified on the subject property or within the Phase I ESA study area.

Drinking Water Wells

Presently, no buildings are located on the subject property, and as such, the property is not serviced with municipal drinking water. At the time of the site reconnaissance visit, no drinking water wells were observed on the property. Water well records supplied by the MOE did not indicate that there are any wells on the subject property.

Groundwater Monitoring Wells

The MOE water well search did not indicate that any groundwater monitoring wells were present within the study area. Copies of the well records are provided in Appendix 2.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of vacant, agricultural land. No potentially contaminating activities were observed in the study area at the time of the site assessment. Neighbouring land use within the Phase I-ESA study area is depicted on Drawing: PE3122-2 - Surrounding Land Use Plan.

Areas of Potential Environmental Concern and Potentially Contaminating Activities

As per Column A of Table 2 outlined in Ontario Regulation 153/04 and amended by O.Reg. 269/11, no potentially contaminating activities in the study area were identified.

The land use within the study area is depicted on Drawing PE3122-2 - Surrounding Land Use Plan.

8.0 CONCLUSIONS

Assessment

The historical research indicated that 5786 Fernbank Road was originally five (5) separate parcels of land, owned by private landowners and holding corporations until it was consolidated in the early 1990s. The property has always been vacant or used for agriculture.

Following the historical review, a site visit was conducted. The site is vacant and covered in brush and grasses. No structures were visible on the subject site or adjacent lands. No environmental concerns were identified with regards to properties within the Phase I-ESA study area. Neighbouring properties were observed to be vacant or agricultural lands.

The results of the historical research and site assessment did not identify any potentially contaminating activities (PCAs). The adjacent property use is shown on Drawing PE3122-3 - Surrounding Land Use Plan.

In addition to this Phase I-ESA, various geotechnical investigations were conducted. A recent study included the placement of seven (7) boreholes on the property. No suspected impacted material or fill was encountered in any of the seven (7) boreholes.

Conclusion

Based on the results of the assessment, **it is our opinion that a Phase II - Environmental Site Assessment will not be required for the property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work and the general requirements of Ontario Regulation 269/11, amending O.Reg. 153/04 made 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.

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 CEPEO. Permission and notification from CEPEO and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Michael Beaudoin, B.Eng.



Mark S. D`Arcy, P.Eng., Q.P.

Report Distribution:

- CEPEO(6 copies)
- Paterson Group (1 copy)



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.
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Environment Canada, Access to Information and Privacy Office.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document entitled "Waste Disposal Site Inventory in Ontario".
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory

Municipal Records

City of Ottawa HLUI Records.
City of Ottawa electronic map.

Local Information Sources

Chain of Title - Read Abstracts
Plan of Survey, prepared by Annis, O'Sullivan, Vollebekk Ltd. (November 1, 2012)
Previous Engineering Reports (Paterson Group, 2004)
Personal Interviews.

Public Information Sources

Google Earth
Google Maps/Street View

FIGURES

FIGURE 1 - KEY PLAN

FIGURE 2 - TOPOGRAPHIC MAP

DRAWING PE3122-1 - SITE PLAN

DRAWING PE3122-2 - SURROUNDING LAND USE PLAN

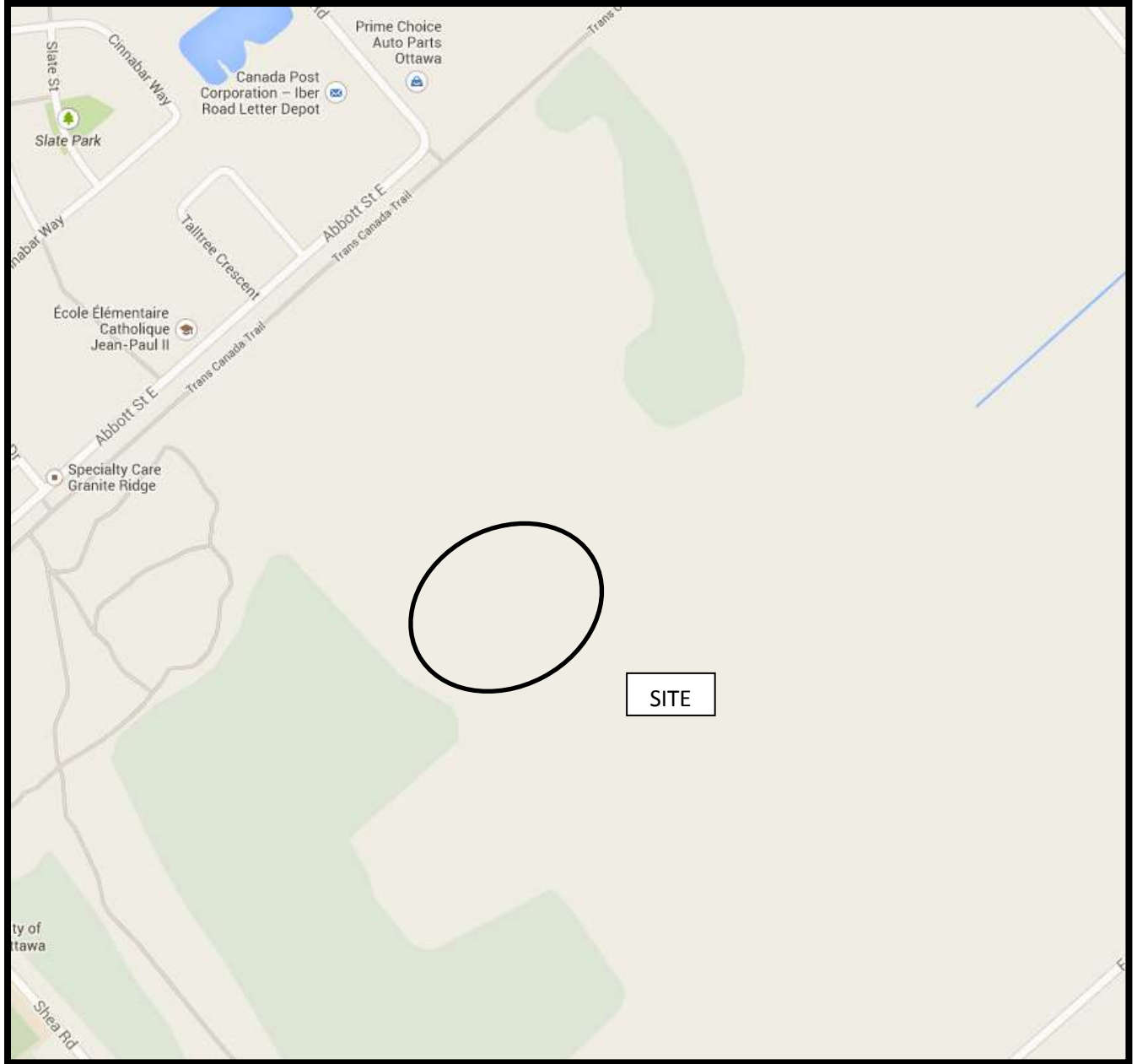


FIGURE 1
KEY PLAN

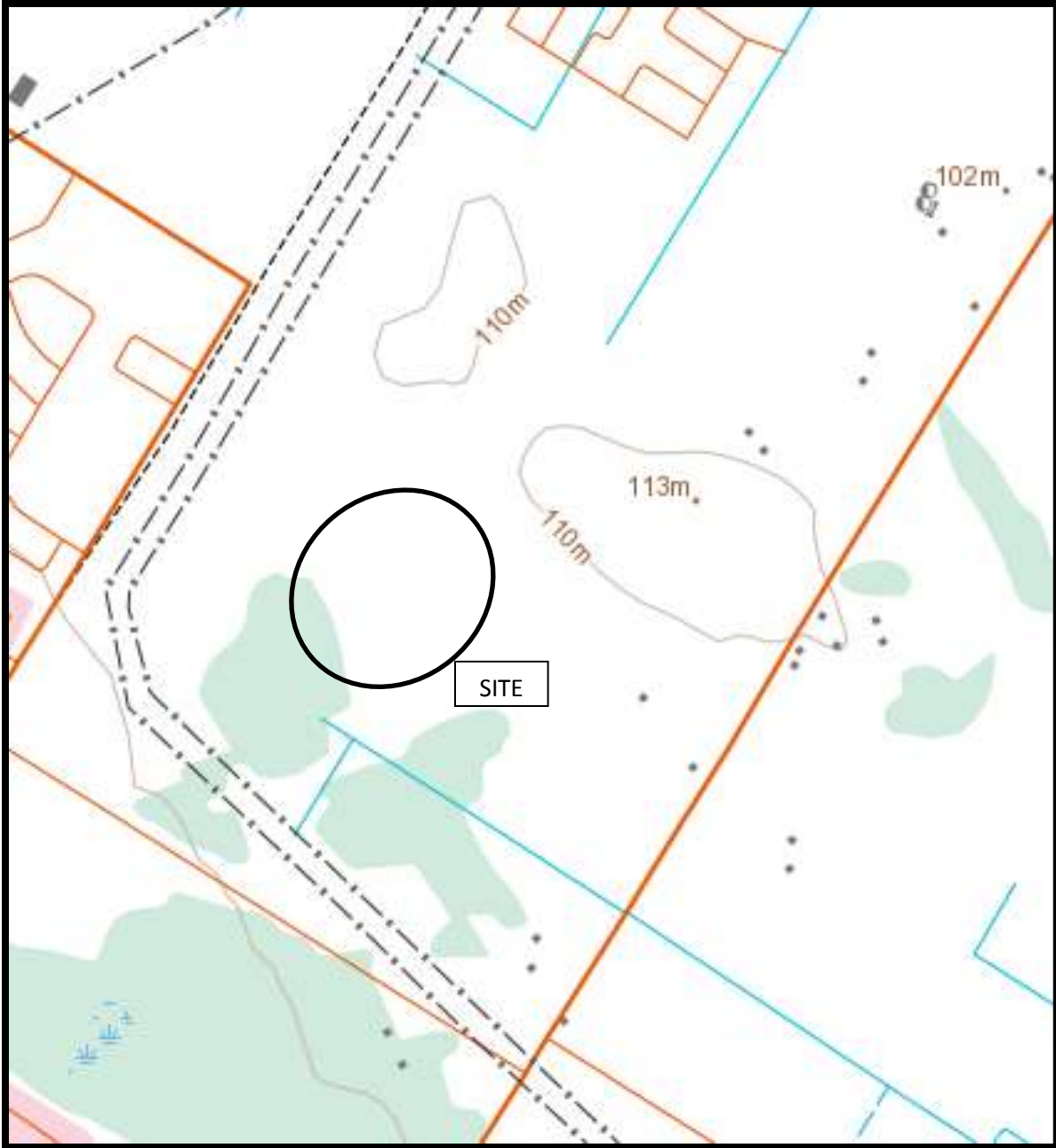
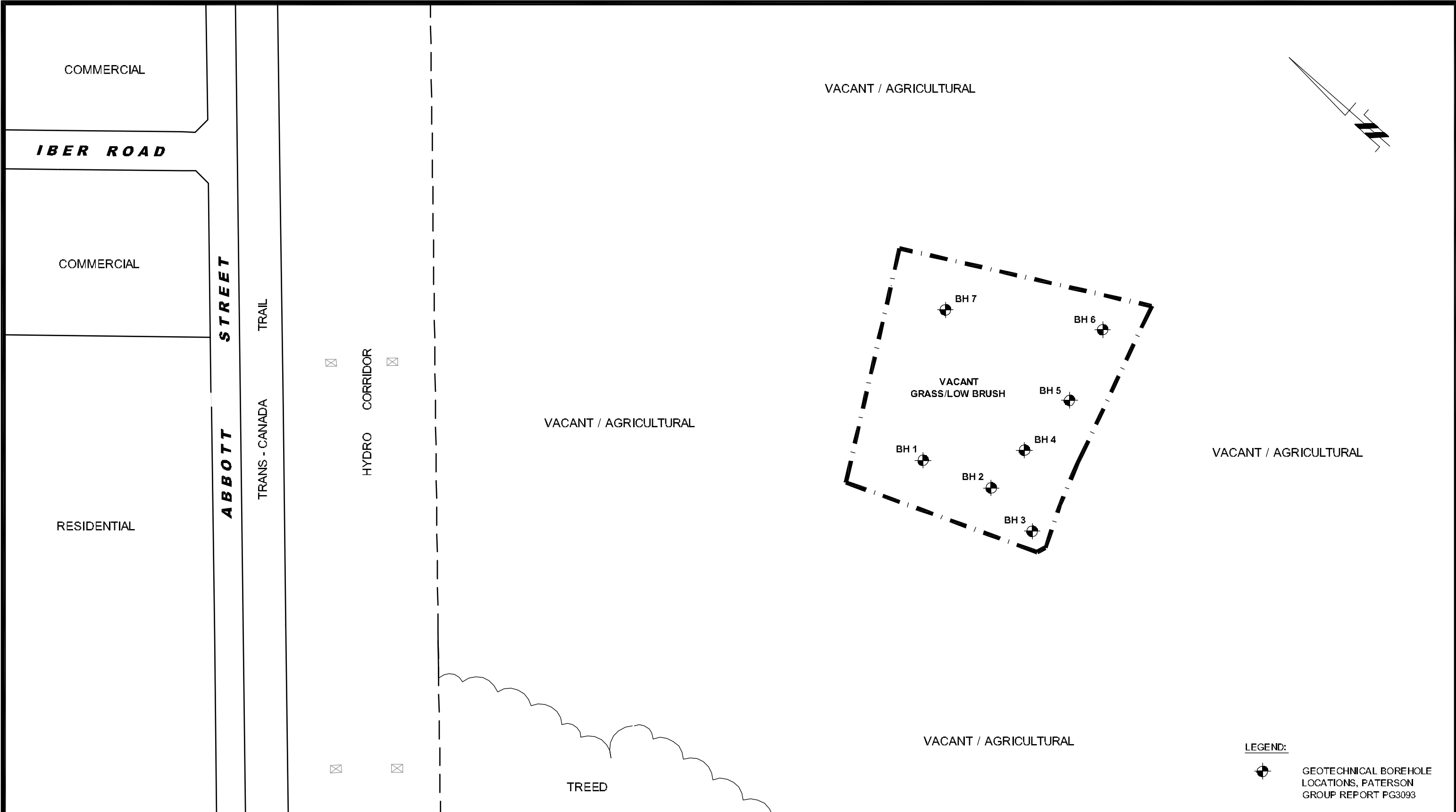



FIGURE 2
TOPOGRAPHIC MAP



LEGEND:
 GEOTECHNICAL BOREHOLE LOCATIONS, PATERSON GROUP REPORT PG3093

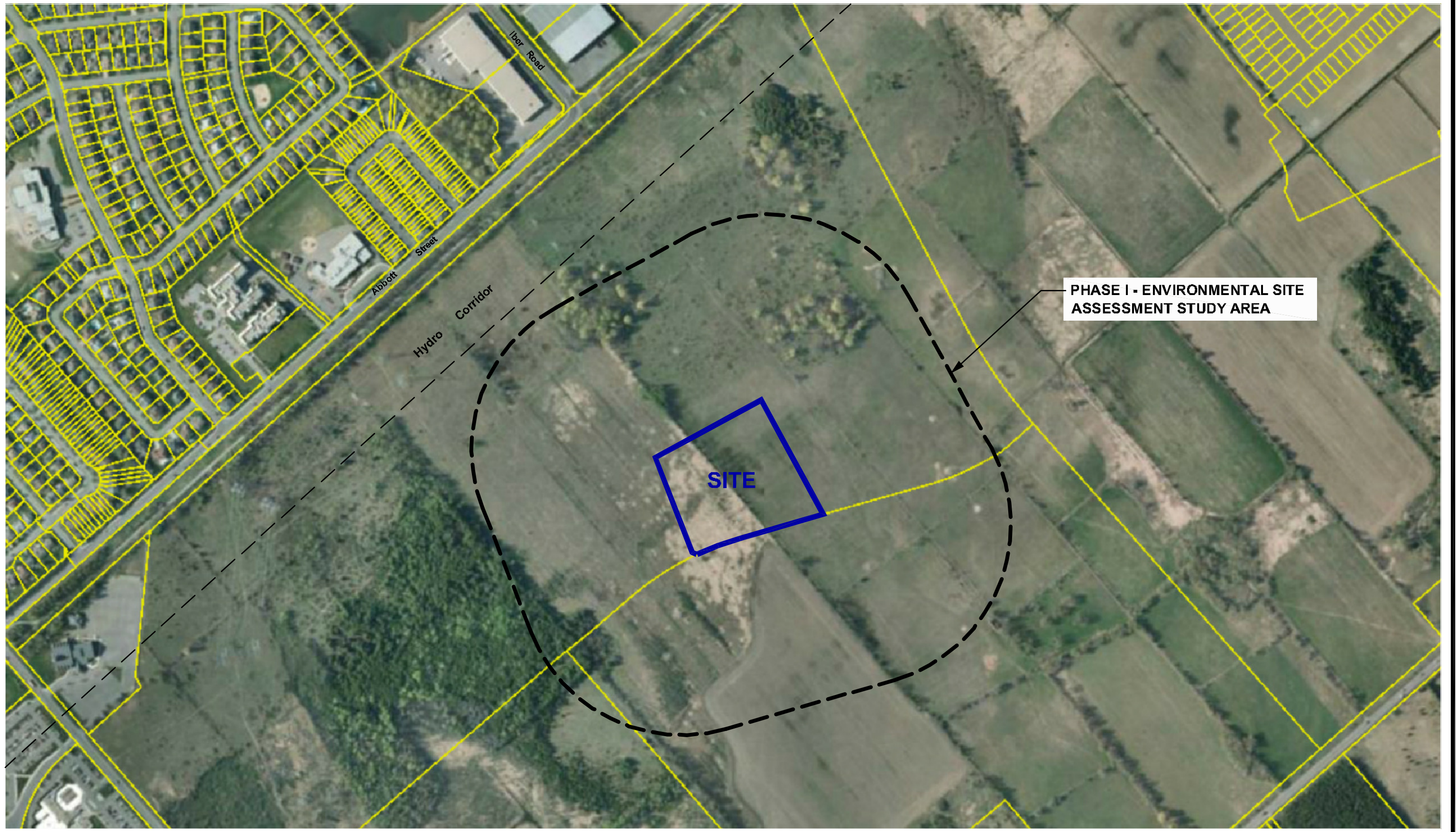
paterson group
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale:	1:2500
Des.:	MB
Dwn:	MPG
Chkd:	MSD

CEPEO
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
VACANT LAND - ABBOTT STREET
 OTTAWA, ONTARIO

SITE PLAN

Dwg. No.	PE3122-1
Report No.:	PE3122-1
Date:	11/2013



paterson group
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:5000
 Des.: MB
 Dwn: MPG
 Chkd: MSD

CEPEO
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 VACANT LAND - ABBOTT STREET
 OTTAWA, ONTARIO

**SURROUNDING LAND
 USE PLAN**

Dwg. No. **PE3122-2**
 Report No.: PE3122-1
 Date: 10/2013

APPENDIX 1

CHAIN OF TITLE

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

ENVIRONMENTAL SEARCH
Attn: Michael Beaudoin
5786 Fernbank Road Ottawa
(PIN04450-1434)
Pt Lot 26, 27, 28 Concession 10 Goulbourn
1 Oct 2013

E1/2 Lot 27 Con 10

5017 registered 11 Dec 1902
From Eliza and Nelson Corbett to John Hartin

9144 registered 28 March 1938
From John Hartin to John C Hartin

14382 registered 10 Apr 1963
From John C Hartin to Arthur P J and Maria VanGaal

133672 registered 1 Apr 1971
Agreement from Arthur P J and Mary VanGaal to Time Square Investments and Development Limited

185898 registered 3 Jan 1974
From Time Square Investment and Development Limited to Arthur P J and Mary VanGaal

185899 registered 3 Jan 1974
From Arthur P J and Mary VanGaal to Wilma Holdings Limited

185900 registered 3 Jan 1974
Mortgage from Wilma Holdings Limited to Arthur P J and Mary VanGaal

186130 registered 9 Jan 1974
From Wilma Holdings Limited to X. Y. Z. Investments Limited

187388 registered 4 Feb 1974
From X. Y. Z. Investments Limited to Third Regional Developments Limited

NS152958 registered 10/06/82
Deed Under power of sale
From Arthur P J and Mary VanGaal to Fernbank Estates Limited

NS525221 registered 90/02/28
From Fernbank Estates Limited to 867718 Ontario Ltd

SW ½ Lot 27 Con 10

236 registered 15 Nov 1880
From John Spearmen to Andrew Spearmen

15138 registered 22 Dec 1964
From estate Spearman to John D Baird

144945 registered 26 Nov 1971 Agreement
From J Douglas Baird to Time Square Investment and Development Limited

188494 registered 1 March 1974
From Time Square Investment and Development Limited to J Douglas Baird

188496 registered 1 March 1974
From J Douglas Baird to 277360 Ontario Limited

188497 registered 1 March 1974 Mortgage
From 277360 Ontario Limited to J Douglas Baird

189066 registered 12 March 1974
From 277360 Ontario Limited to Fourth Regional Development Limited

NS166479 registered 26/10/82
Order foreclosure to J Douglas Baird

NS166746 registered 26/10/82
From J Douglas Baird to Arthur VanGaal

NS166747 registered 26/10/82
From Arthur VanGaal to Fernbank Estates Limited

N525221 registered 90/02/28
From Fernbank Estates Limited to 867718 Ontario Ltd

N539938 registered 90/06/27
From R-Mur Holdings Corp and 867718 Ontario Ltd to 867718 Ontario Ltd

S ¾ Lot 26 and Rear ½ Lot 26 Concession 10

6156 registered 27 March 1909
From Richard Flewellen to George Flewellen

9909 registered 2 May 1947
From estate Flewellen to George A Jamieson

11871 registered 3 June 1957
From George A Jameison to William D Paul

13414 registered 18 July 1960 Mortgage
From William D Paul to Louis Coplan

13765 registered 15 March 1961
Foreclosure Louis Coplan

13768 registered 15 March 1961
From Louis Coplan to William D Paul

14246 registered 25 sept 1962
From William D Paul to Boyd Builders Limited

14249 registered 25 Sept 1962
Mortgage from Boyd Builders Limited to William D Paul

14251 registered 25 sept 1962
Assignment Mortgage
From William D Paul to Albert Gale Agencies Limited

15295 registered 14 May 1965
From Boyd Builders Limited to Toroth Limited

15677 registered 14 Jan 1966
From Toroth Limited to Rebak Investments Limited

16217 registered 15 May 1967
Foreclosure Albert Gale Agencies Limited

16218 registered 15 May 1967
From Albert Gale Agencies Limited to Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan

194708 registered 24 June 1974
From Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan to Wilma Holdings Limited

Mortgage from Wilma Holdings Limited to Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan

194710 registered 24 June 1974
From Wilma Holdings Limited to Cox Park Estates Limited

NS123314 registered 81/07/07
Foreclosure to Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan

NS156512 registered 14/07/82
From Louis Turk, Ivan Krauthaker, Marjan Gorjanc, Albion Jordan to Fernbank Holdings Limited

N525221 registered 90/02/28
From Fernbank Estates Limited to 867718 Ontario Ltd

N539938 registered 90/06/27
From R-Mur Holdings Corp and 867718 Ontario Ltd to 867718 Ontario Ltd

N564158 registered 91/01/24
Mortgage from 867718 Ontario Ltd to Banque Nationale De Paris (Canada)

N578500 registered 91/06/13
From 867718 Ontario Ltd to 867718 Ontario Ltd

N578501 registered 91/06/13
From 867718 Ontario Ltd to 867718 Ontario Ltd

East ½ Lot 28 Cocession 10

5082 registered 14 Apr 1903
From George A Argue to Franklin A Cathcart

5930 registered 11 Apr 1904
From Franklin A Cathcart to Thomas Moore

5688 registered 29 Sept 1906
From Thomas Moore to Thomas G Moore

5725 registered 17 Jan 1907
From Thomas Moore to Isaac H Moore

6637 registered 2 Aug 1912
From Isaac H Moore to Thomas G Moore

9537 registered 25 Apr 1944
From Thomas G Moore to George H Moore

182395 registered 29 Oct 1973
From George H Moore to First Regional Developments Limited and Second Regional
Developments Limited and 277360 Ontario Limited

203038 registered 27 Nov 1974
From First Regional Developments Limited and Second Regional Developments Limited and
277360 Ontario Limited to George M and Irene L Moore

NS151237 registered 26é07é82
From George M and Irene L Moore to Fernbank Estates Limited

N525221 registered 90é02é28
From Fernbank Estates Limited to 867718 Ontario Ltd

N564158 registered 91é01é24
Mortgage from 867718 Ontario Ltd to Banque Nationale Paris (Canada)

South West 1/2 Lot 28 Concession 10

7009 registered 28 Dec 1915
From estate Foster to Edward Foster

8144 registered 25 March 1926
From Edward Foster to Charles B Lytle

14125 registered 21 March 1962
From estate Lytle to Harry Triemstra

144947 registered 26 Nov 1971
Agreement from Harry Triemstra to Time Square Investments and Developments Limited

192281 registered 14 May 1974
From Time Square Investments and Developments Limited to 277360 Ontario Limited

192282 registered 14 May 1974
Mortgage from 277360 Ontario Limited to Harry Triemstra

192283 registered 14 May 1974
From Harry Triemstra to 277360 Ontario Limited

192298 registered 14 May 1974
From 277360 Ontario Limited to Fifth Regional Developments Limited

255764 registered 23 Sept 1977
Assignment of mortgage
From Harry Triemstra to Arthur VanGaal

NS145144 registered 11/03/82
Foreclosure to Arthur VanGaal

NS161561 registered 02/09/82
From Arthur VanGaal to Fernbank Estates Limited

N524816 registered 90/02/26
From Arthur VanGaal to Fernbank Estates Limited

N525221 registered 90/02/28
From Fernbank Estates Limited to 867718 Ontario Ltd

Consolidated lands to present

N762987 registered 1998/09/04
Transfer of charge
From Banque Nationale Paris (Canada) to 1308574 Ontario Limited

LT1238905 registered 1999/10/25
Foreclosure to 1308574 Ontario Limited

OC368173 registered 2004/08/11
From 1308574 Ontario Limited to Brookfield homes (Ontario) Limited

OC941053 registered 2008/12/20
From Brookfield Homes (Ontario) Limited to Brookfield Homes (Ontario) Limited

OC1039016 registered 2009/10/09

From Brookfield Homes (Ontario) Limited to Brookfield Homes (Ontario) Limited

OC1056967 registered 2009/12/01

From Brookfield Homes (Ontario) Limited to CRT Development Inc



AERIAL PHOTOGRAPH
1945



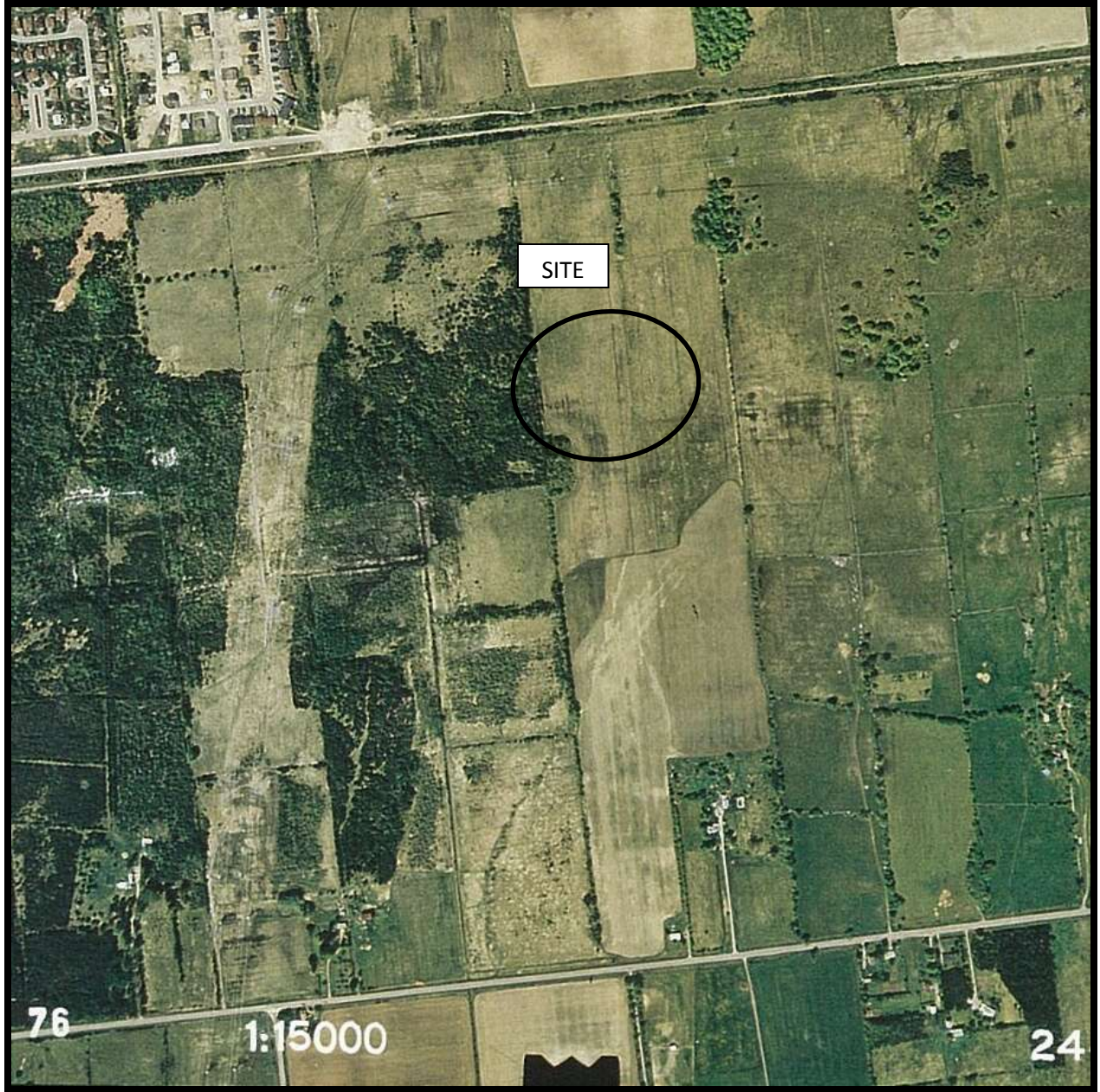
AERIAL PHOTOGRAPH
1955



AERIAL PHOTOGRAPH
1975



AERIAL PHOTOGRAPH
1985



AERIAL PHOTOGRAPH
1996



AERIAL PHOTOGRAPH
2002

Site Photographs

PE3122

Block 548, Fernbank Community, Ottawa, ON

October 23, 2013



Photograph 1: View of site from the area of BH6. Grasses and low brush is typical of site and surrounding area.



Photograph 2: View across the subject site, looking east.

Site Photographs

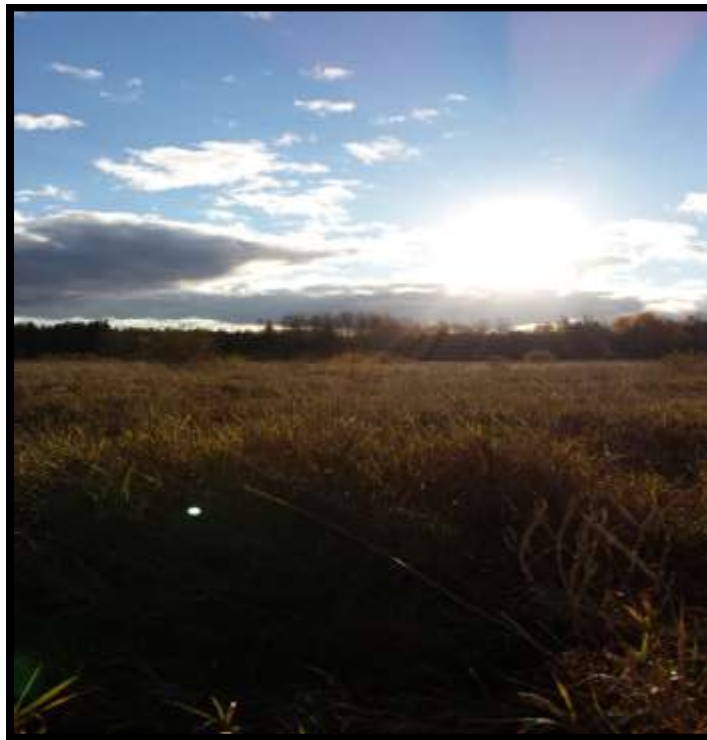
PE3122

Block 548, Fernbank Community, Ottawa, ON

October 23, 2013



Photograph 3: Brush and grasses dominate the landscape of the subject site.



Photograph 4: View across the subject site, looking west.

APPENDIX 2

MOE FREEDOM OF INFORMATION RESPONSE

TSSA CORRESPONDENCE

CITY OF OTTAWA HLUI RESPONSE

MOE WELL RECORDS

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de
l'Environnement

Bureau de l'accès à l'information
et de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télééc. : (416) 314-4285



October 25, 2013

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

Dear Michael Beaudoin:

**RE: *Freedom of Information and Protection of Privacy Act* Request
Our File #: A-2013-05310, Your Reference #: PE3122**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 5786 Fernbank Road, Ottawa; Lot 27 Concession 10, Township of Gouldbourn.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 13 pages @ \$0.20/page	\$2.60
• Delivery	\$3.00
• Total	\$35.60
• Deposit Received	- \$30.00
• BALANCE WAIVED (NOT REQUIRED)	\$5.60

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559 or liz.mico@ontario.ca.

Yours truly,


Heidi Ritscher
FOI Manager

Attachments

ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 1638-8S8RBG
Issue Date: March 14, 2012

Fernbank Landowners Group Ltd.
427 Laurier Avenue West, Suite 900
Ottawa, Ontario
K1R 7Y2

Site Location: Trans Canada Trail/Hydro Corridor
City of Ottawa, Ontario

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

sanitary sewers to be constructed in the City of Ottawa, on TransCanada Trail and Hydro Corridor (from Station 0+00 (west) to Station 2+364 (east));

all in accordance with the application from Fernbank Landowners Group Ltd., dated December 9, 2011, including final plans and specifications prepared by Novatech Engineering Consulting Ltd.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
MSG 1E5

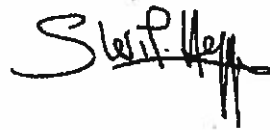
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-4506 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 14th day of March, 2012



Sherif Hegazy, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

MW/

c: District Manager, MOE Ottawa
Danny Page, Program Manager, Infrastructure Approvals, City of Ottawa
Linda Carkner, Program Manager, Infrastructure Services, City of Ottawa
M. Rick O'Connor, City of Ottawa
Mark Bissett, P. Eng., Novatech Engineering Consultants Ltd.

PERMIT TO TAKE WATER
Ground Water
NUMBER 6212-8SBPEE

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

Fernbank Landowners Group Ltd.
427 Laurier Ave., W
Ottawa, Ontario
K1R 7Y2
Canada

For the water taking from: Source 1 (Trench Crossing), Source 2 (Trench Excavation)

Located at: Lot 30 Concession 10 Geographic Township of Goulbourn (950 and 1039 Terry Fox Drive)
Ottawa

Lots 27 through 30 Concessions 10 & 11 Geographic Township of Goulbourn (5331 5465 5611 and Fernbank Road 950 1000 and 1039 Terry Fox Drive)
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 6212-8SBPEE including its Schedules, if any, issued in accordance with Section 34 of the OWRA.

(f) "Permit Holder" means Fernbank Landowners Group Ltd..

(g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

You are hereby notified that this Permit is issued subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated October 26, 2011 and signed by John Riddell, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

- (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act*, and the *Environmental Protection Act*, and any regulations made thereunder; or
- (b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

- (a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or
- (b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

The requirements of this Permit are severable. If any requirements of this Permit, or the application of any requirements of this Permit to any circumstance, is held invalid or unenforceable, the application of such requirements to other circumstances and the remainder of this Permit shall not be affected thereby.

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **March 17, 2013**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing
1	Source 1 (Crossing)	Pond Dugout	Construction	Dewatering Construction	278	24	400,000	364	18 430797 5014687
2	Source 2 (Trench Excavation)	Pond Dugout	Construction	Dewatering Construction	2,120	24	3,052,800	364	18 430036 5013996
Total Taking:							3,452,800		

4. Monitoring

4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of pumping, and an estimated calculation of the total amounts of water pumped per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

5. Impacts of the Water Taking

5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

5.3 The Permit Holder shall ensure that all water taken under authority of this Permit and is discharged to the natural environment is managed such that:

- A) Any discharge facilities installed at or downstream of the discharge point(s) such as discharge diffusers, settlement ponds, silt bags, flow checks or filters, check dams, and dewatering traps are designed and constructed to capture and treat the discharge water for suspended solids prior to release to any watercourse. The Permit holder shall also ensure the discharge facilities are maintained for the full duration of the discharge.
- B) Siltation control measures are to be installed at the discharge site(s) and shall be sufficient to control the volumes.
- C) The discharge of water shall be to a well vegetated area, as far as possible from any surface water course, to promote infiltration.
- D) The rate of discharge shall be regulated such that there is no scouring, erosion or physical alteration of stream channels or banks and that there is no flooding in the receiving area or water body, downstream water bodies, ditches or properties caused or worsened by this discharge.
- E) The Permit Holder shall not discharge turbid water to any watercourse. If the discharge water reaching any watercourse appears turbid, dewatering operations shall cease immediately, and sediment control measures shall be modified to enhance settling and filtration of suspended sediment.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

*In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, **Environmental Bill of Rights**, R.S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:*

1. The portions of the Permit or each term or condition in the Permit in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
M5G 1E5
Fax: (416) 314-4506
Email:
ERTTribunalsecretary@ontario.ca*

AND

*The Environmental Commissioner
1075 Bay Street
6th Floor, Suite 605
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34
Ministry of the Environment
1259 Gardiners Rd, PO Box
22032
Kingston, ON
K7P 3J6*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

*This instrument is subject to Section 38 of the **Environmental Bill of Rights** that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.*

Dated at Kingston this 28th day of March, 2012.



*Peter Taylor
Director, Section 34
Ontario Water Resources Act, R.S.O. 1990*

Schedule A

This Schedule "A" forms part of Permit To Take Water 6212-8SBPEE, dated March 28, 2012.

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1638-8S8RBG

Issue Date: March 14, 2012

Fernbank Landowners Group Ltd.
427 Laurier Avenue West, Suite 900
Ottawa, Ontario
K1R 7Y2

Site Location: Trans Canada Trail/Hydro Corridor
City of Ottawa, Ontario

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

sanitary sewers to be constructed in the City of Ottawa, on TransCanada Trail and Hydro Corridor (from Station 0+00 (west) to Station 2+364 (east));

all in accordance with the application from Fernbank Landowners Group Ltd., dated **December 9, 2011**, including final plans and specifications prepared by Novatech Engineering Consulting Ltd.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

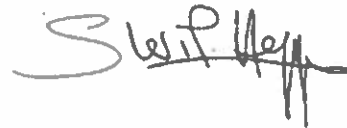
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-4506 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 14th day of March, 2012



Sherif Hegazy, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

MW/

c: District Manager, MOE Ottawa
Danny Page, Program Manager, Infrastructure Approvals, City of Ottawa
Linda Carkner, Program Manager, Infrastructure Services, City of Ottawa
M. Rick O'Connor, City of Ottawa
Mark Bissett, P. Eng., Novatech Engineering Consultants Ltd.

Michael Beaudoin

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: Tuesday, September 24, 2013 10:47 AM
To: Michael Beaudoin
Subject: Re: 5786 Fernbank Road

Hi Micheal,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (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.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: 1-877-682-8772

On Tue, Sep 24, 2013 at 10:43 AM, Michael Beaudoin <MBeaudoin@patersongroup.ca> wrote:

Good Morning

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following addresses for properties located in Ottawa (formerly Stittsville, Goulbourn, or Kanata), ON.

1489 , 1555 Shea Road

5611, 5786, 5861 Fernbank Road

200 Iber Road

5401, 5473, 5499, 5501 Abbott Street

Thanks

Michael Beaudoin, B.Eng

patersongroup

Solution Oriented Engineering

154 Colonnade Road South

Ottawa - Ontario - K2E 7J5

Tel: [\(613\) 226-7381](tel:(613)226-7381)

Fax: [\(613\) 226-6344](tel:(613)226-6344)

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.



File Number: C10-01-13-0254

November 14, 2013

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

Sent via email [MBeaudoin@patersongroup.ca]

Dear Mr. Beaudoin,

**Re: Information Request
5786 Fernbank Road, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

- The Solid Waste Services Branch notes that the Subject Property is within 5km of one waste management facility: West Carleton Environmental Centre – 2301 Carp Road.

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

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

- There are 3 activities associated with properties located within 50m of the Subject Property: Activity Number 7353, 11825, and 9695.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community
Sustainability Department
Planning and Growth Management Branch

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

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Direction de l'approbation des demandes
d'aménagement et d'infrastructure

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

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

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 for additional information.

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

Sincerely,



David Wise, MUP, MCIP, RPP
Program Manager
Development Review (Suburban Services) - West
Planning and Growth Management Department

DW/JB

Attach: 04

cc: File no. C10-01-13-0254



CITY OF OTTAWA

HLUI ID: __6790NR

AREA (Square Metres): 1519.435

Report: RPTC_OT_DEV0122

Run On: 16 Oct 2013 at: 13:46:50

Study Year
2005

PIN
044500884

Multi-NAIC
N

Multiple Activities
N

Activity ID: 7353 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044500884

Name: JACQUELINE TURPIN PHOTOGRAPHY

Address: 8 FELDSPAR CRESCENT,

Facility Type: Photographers

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
541920	0

Company Name

JACQUELINE TURPIN PHOTOGRAPHY

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __679A35

AREA (Square Metres): 65416.247

Report: RPTC_OT_DEV0122

Run On: 16 Oct 2013 at: 13:47:50

Study Year
2005

PIN
044500660

Multi-NAIC
N

Multiple Activities
N

Activity ID: 11825 **Multiple PINS:** Y

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 044500660

Name: RUITER CONSTRUCTION LIMITED

Address: 5870 ABBOTT STREET EAST,

Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS **SIC**

236110 0

Company Name

RUITER CONSTRUCTION LIMITED

Year of Operation

c. 2005



CITY OF OTTAWA
 HLUI ID: __679A35
 AREA (Square Metres): 65416.247

Report: RPTC_OT_DEV0122
 Run On: 16 Oct 2013 at: 13:47:50

Study Year
 2005

PIN
 044500660

Multi-NAIC
 N

Multiple Activities
 N

Activity ID: 9695 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044500660

Name: OCCSB - SACRED HEART HIGH SCHOOL

Address: 5870 ABBOTT STREET, STITTSVILLE

Facility Type: Elementary and Secondary Education

Comments 1: SACRED HEART HIGH SCHOOL

Comments 2:

Generator Number: ON0426425

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

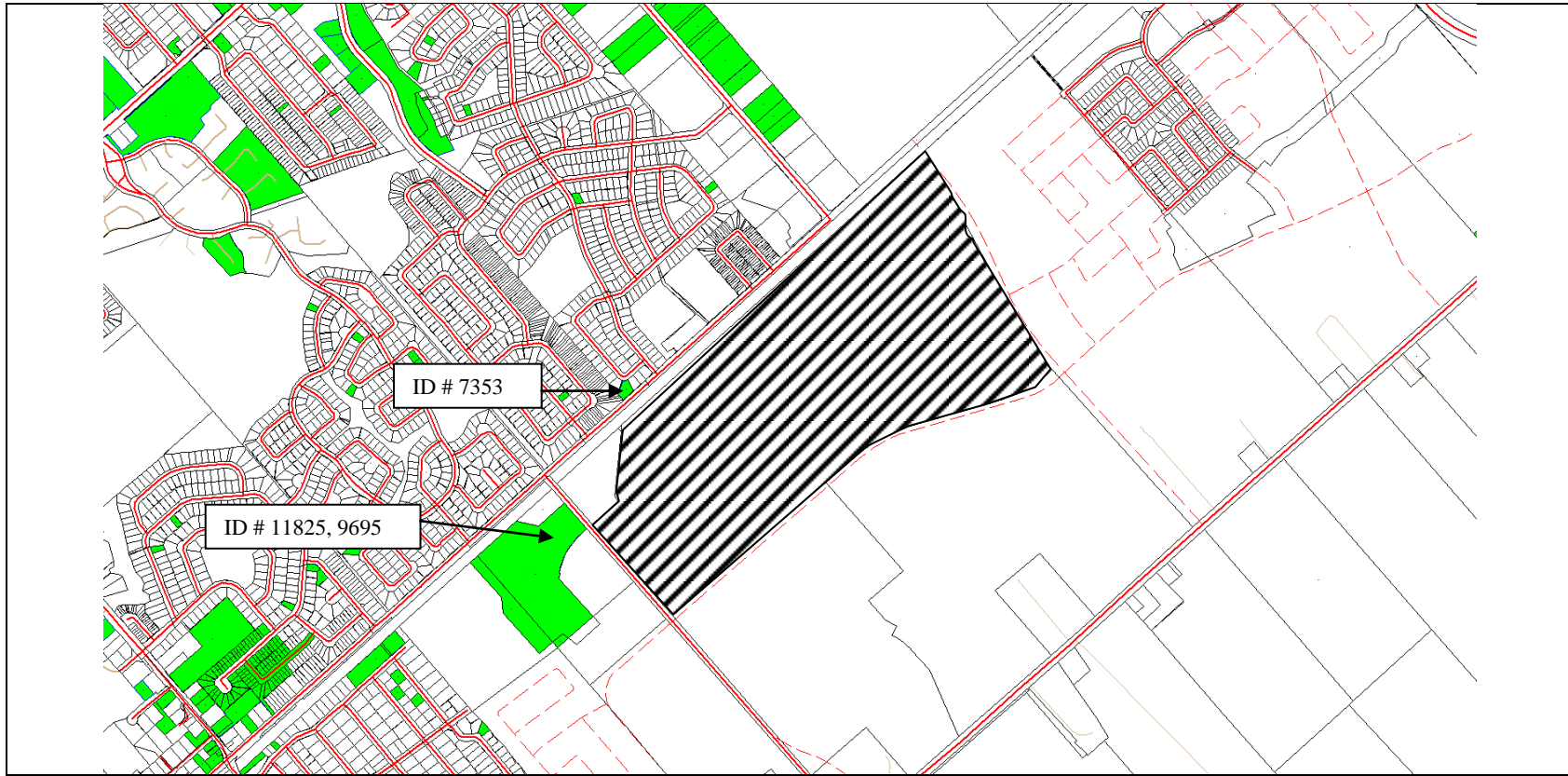
NAICS SIC

611110 0

Company Name

Year of Operation

OCCSB - SACRED HEART HIGH SCHOOL	c. 2000
OCCSB - SACRED HEART HIGH SCHOOL	c. 2003
OCCSB - SACRED HEART HIGH SCHOOL	c. 2001
OCCSB - SACRED HEART HIGH SCHOOL	c. 2005




Scale 1: n/a

5786 Fernbank Road
Ottawa, ON
File # C10-01-13-0254
John Bernier



ID# = Activity Identification Number

 = Subject Site

Overview

Ministry of the Environment

Wells Help Desk
Environmental Monitoring and
Reporting Branch

125 Resources Road
Toronto ON M9P 3V6
(Toll Free) 1-888-396-9355 (follow
prompts 1, 3)
Fax: 416-235-5960
WellsHelpdesk@Ontario.ca

Ministère de l'Environnement

Service d'information sur les puits
Direction de la surveillance
environnementale

125 Resources Road
Toronto (Ontario) M9P 3V6
Téléphone : 1 888 396-9355 – Faites
ensuite le 2 et le 3 (sans frais en Ontario)
Télécopieur : 416 235-5960
WellsHelpdesk@Ontario.ca

**Individual Well Record Search Request – Form A****Reference Number 1314-2116As**

September 27, 2013

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

Fax: : 613-226-6344
Email Address: mbeaudoin@patersongroup.ca
File No. PE3122

1 Well Record located matching the search criteria provided	<input type="checkbox"/>
More than 1 Well Record located matching the search criteria provided	<input type="checkbox"/>
No Well Record found matching the search criteria provided	<input checked="" type="checkbox"/>
Comments: there has not been any records submitted within 300m of 429570, 5013032	

Number of Well Records matching the search criteria	0
County:	-
Township:	-
Conc.:	-
Lot:	-
Longitude & Latitude	&

If you have any questions or concerns please contact the **Wells Help Desk**

*** SEARCH REQUEST FORMS AVAILABLE AT www.forms.ssb.gov.on.ca ***

Please note: The Ministry cannot and does not represent or guarantee that the Well Records information is current, accurate or complete. The Ministry assumes no responsibility for errors or omissions in the Well Records information and is not liable in any way for damages of any kind arising out of or related to the Well Records information or for delay or failure to provide the Well Records information. Any reliance upon the Well Records information provided is solely at the risk of the requester. Water Well Information provided is subject to the Freedom of Information and Protection of Privacy Act (FIPPA), Ontario.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

Environmental Specialist

EDUCATION

Carleton University, B.Eng. 2010
Environmental Engineering

EXPERIENCE

2010-present

Paterson Group Inc.
Consulting Engineers
Geotechnical and Environmental Division
Environmental Specialist

2010

Macintosh Perry Consulting
Highway 17 Twinning Project - Arnprior
Senior Inspector

2009 (Summer Work Program)

City of Ottawa
Solid Waste Division
Waste Auditor

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

Archeological Services

SELECT LIST OF PROJECTS

Rideau Street Reconstruction - Ottawa
Main Street Reconstruction - Ottawa
Woodroffe Avenue Reconstruction – Ottawa
Former Alcan Plant Redevelopment - Kingston
Jack Garland Airport Remediation – North Bay
Highway 17 Twinning Project – Arnprior
Watermain Construction – North Bay
Waste Audits – Various City of Ottawa Facilities
Parks Recycling Pilot Program – Various City of Ottawa parks
Special Events Recycling Pilot Program – Special Events with the City of Ottawa
Groundwater Remediation and Monitoring Program Supervision – Ottawa
Designated Substance Surveys – Residential and Commercial Sites - Ottawa
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)

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

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

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