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Building Science

Phase I - Environmental Site Assessment

368 Tweedsmuir Avenue
Ottawa, Ontario

Prepared For
13098931 Canada Inc.

October 13, 2021

Report: PE5429-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by 103098931 Canada Inc. to conduct a Phase I – Environmental Site Assessment (Phase I ESA) on the property addressed 368 Tweedsmuir Avenue 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 Phase I – Property.

According to the historical information reviewed, the Phase I Property was first developed for residential purposes circa 1928 and has remained as such since then. No PCAs were identified with respect to the historical use of the Phase I – Property.

The neighbouring lands in the vicinity of the Phase I - Property have historically been developed for residential purposes, with the exception of several commercial properties developed along Richmond Road. The historical automotive service garage and retail fuel outlet addressed 255 Richmond Road is considered to represent a PCA. The historical and current gasoline service station addressed 256 Richmond Road is also considered to represent a PCA. Based on their close proximity, as well as their inferred up-gradient orientation with respect to anticipated groundwater flow, the historical use of this property is considered to represent an APEC with respect to the Phase I - Property.

Following the historical review, a site inspection was conducted. The Phase I – Property is currently occupied by a two-storey residential dwelling with a partially finished basement located in the eastern portion of the property. No PCAs were identified with respect to the current use of the Phase I - Property.

The surrounding lands within the vicinity of the Phase I - Property consist mainly of residential properties, with the exception of several commercial properties along Richmond Road. Three PCAs were identified in the form of a gasoline service station and two automotive service garages located to the south, east and north of the Phase I – Property, respectively. Based on its close proximity, as well as its inferred up-gradient orientation with respect to anticipated groundwater flow, the existing gasoline service station is considered to result in an APEC on the Phase I - Property.

Based on the results of this assessment, it is our opinion that **a Phase II - Environmental Site Assessment is required for the property.**

Recommendations

Based on the age of the subject building (circa 1976), asbestos containing materials (ACMs) may be present within the structures. Potential ACMs identified include drywall joint compound and decorative plaster. These materials were noted to be in good condition at the time of our inspection and do not represent an immediate concern. An asbestos survey of the buildings should be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition or renovation, if one has not already been conducted.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that paint be 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

1.0 INTRODUCTION

At the request of 103098931 Canada Inc., Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) for 368 Tweedsmuir Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the subject property and study area as well as 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. Matt Blasioli of Honey Construction. Mr. Blasioli can be contacted via his mailing address at 38 Antares Drive, Unit 500, Ottawa, Ontario, K2E 7V2.

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

This Phase I ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, 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, as well as 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 SUBJECT PROPERTY INFORMATION

Address:	368 Tweedsmuir Avenue, Ottawa, Ontario.
Legal Description:	Part of Lot 31, Concession 1; Nepean Township, in the City of Ottawa.
Location:	The Phase I - Property is located on the west side of Tweedsmuir Avenue, approximately 50 m north of the Tweedsmuir Avenue and Richmond Road intersection in the City of Ottawa, Ontario.
Latitude and Longitude:	45° 23' 39.41" N, 75° 45' 1.7" W
Site Description:	
Configuration:	Rectangular
Site Area:	0.05 ha (approximate)
Zoning:	R4 – Residential Density Zone
Current Use:	The Phase I - Property is occupied by a two-storey residential dwelling.
Services:	The Phase I – Property is situated 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 historic operations on the subject property and, if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I ESA Study Area Determination

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

First Developed Use Determination

Based on a review of historical information the Phase I – Property was initially developed for residential purposes circa 1928 and has remained as such since then.

City of Ottawa Street Directories

As part of this assessment, the City of Ottawa street directories for the general area of the Phase I - Property were reviewed in approximate ten-year intervals, from 1951 to 2011.

During the time reviewed, the Phase I - Property has solely been listed for residential purposes and the surrounding lands have been listed as a combination of residential and commercial properties. The potentially contaminating activities (PCAs) identified within the Phase I study area are summarized below in Table 1:

Table 1: City Directories – PCAs within Phase I Study Area			
Address	Potentially Contaminating Activity (Years Listed)	Distance / Orientation from Site	Area of Potential Environmental Concern (Y / N)
Athlone Avenue			
314 Athlone Avenue	Les's Auto Body Repairs (1969-2000)	210 m Northwest	N
McRae Avenue			
320 McRae Avenue	Auto Rebex Service Centre (2000-2010) Carson's Body Repairs Ltd. (1961-1989) Willy's Body Shop & Auto Repairs (1957)	165 m North	N
Scott Street			
2020 Scott Street	Scott Street Auto Sales (2000)	240 m Northwest	N
2046 Scott Street	Safe Auto Repairs (2011) Alert Auto Sales, Leasing & Service (2000) Lafleur, Bob Garage (1952)	245 m Northwest	N
Richmond Road			
190 Richmond Road	R.L. Crain Printers (1951-1999)	200 m East	N
225 Richmond Road	Otto's Service Centre (1980-2010) Ken Workman's Service Station (1951-1970)	70 m Northeast	N
236 Richmond Road	Nick's Service Centre (1961-2010)	60 m Southeast	N
255 Richmond Road	Lusitania Collision Centre (1951-2000)	15 m south	Y
256 Richmond Road	Wink's Sunoco (1961-1989)	75 m South	Y

Based on their close proximity, as well as their inferred up-gradient orientation with respect to anticipated groundwater flow, the former automotive service garage and gasoline service station located at 255 Richmond Road and 256 Richmond Road, are considered to represent PCAs that result in APECs on the Phase I - Property.

Due to their significant separation distances, as well as their inferred down-gradient or cross-gradient orientation with respect to anticipated groundwater flow, none of the other remaining off-site PCAs are considered to pose a potential environmental concern to the Phase I - Property.

Fire Insurance Plans (FIPs)

Fire insurance plans (FIPs), dated from 1956, were reviewed for the general area of the Phase I - Property and the surrounding lands as part of this assessment.

In the 1956 FIPs, the Phase I - Property is shown to be occupied with a residential dwelling and private detached garage. No APECs were identified with respect to the use of the Phase I – Property in the 1956 FIP.

The surrounding lands are shown to be used primarily for residential purposes, with the exception of several commercial properties present to the south along Richmond Road. The potentially contaminating activities (PCAs) identified within the Phase I study area are summarized below in Table 2:

Table 2: Fire Insurance Plans – PCAs within Phase I Study Area			
Address	Potentially Contaminating Activity	Distance / Orientation from Site	Area of Potential Environmental Concern (Y / N)
1956 FIPs			
255 Richmond Road	Former Auto Service Garage (x1 UST)	15 m South	Y
256 Richmond Road	Former Auto Service Garage	75 m South	Y
277 Richmond Road	Former Auto Body Repair Shop	70 m West	N
282 Richmond Road <i>(Now 276 Richmond Road)</i>	Former Dry Cleaners	90 m Southwest	N
225 Richmond Road	Former Retail Fuel Outlet (x4 USTs)	70 m Northeast	N
190 Richmond Road	Former Printing Facility	165 m Southeast	N
300 Richmond Road <i>(Now 298 Richmond Road)</i>	Former Auto Service Garage (x2 USTs)	155 m Southwest	N
320 McRae Avenue	Former Auto Body Repair Shop	240 m Northeast	N

Due to their significant separation distances, as well as their inferred down-gradient or cross-gradient orientation with respect to anticipated groundwater flow, none of the other remaining off-site PCAs are considered to pose a potential environmental concern to the Phase I - Property.

4.2 Environmental Source Information

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically as part of this assessment. No records of pollutant releases were listed in the database for the subject site or for any properties located within the Phase I Study Area.

PCB Waste Storage Site Inventory

A search of the national PCB waste storage site inventory was conducted as part of this assessment. No current or former PCB waste storage sites were identified within the Phase I study area.

Ontario Ministry of Environment, Conservation and Parks (MECP) Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of this assessment. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants, and coal tar distillation plants situated in the Province of Ontario. One former waste disposal site had previously been located to the east of the Phase I – Property and was operational prior to 1940. The reviewed documentation indicated that the landfill was privately owned and that it was located between Scott Street and McRae Avenue, with the exact location being unknown. Based on redevelopment in the reported area of the landfill, including residential dwellings and the age of the disposal site, it is not considered to represent an environmental concern to the Phase I – Property.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment, Conservation and Parks document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the subject property. A review of this document did not identify any former coal gasification plants located on the subject property or within the Phase I study area.

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 subject property. At the time of issuing this report, a response from the MECP had not been received.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants, or inspections maintained by the MECP for the subject or neighbouring properties. At the time of issuing this report, a response from the MECP had not been received.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records for the subject property. At the time of issuing this report, a response from the MECP had not been received.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment. No Records of Site Condition (RSCs) were identified in the database as having been filed for the Phase I - Property.

Four RSCs were identified for properties situated within the Phase I study area:

- *319 McRae Avenue (RSC #216030)* – Located approximately 150 m to the northeast of the Phase I - Property. According to the RSC, filed in December 2014 by Paterson Group Inc., approximately 8,200 m³ of contaminated soil was removed from this property during site redevelopment activities. No contaminated groundwater was identified on this property. Based on its separation distance, as well as its inferred down-gradient orientation with respect to anticipated groundwater flow, this property is not considered to pose a potential environmental concern to the Phase I - Property.

- ❑ *309 Athlone Avenue (RSC #2768)* – Located approximately 185 m to the north of the Phase I - Property. According to the RSC, filed in January 2006 by Paterson Group Inc., approximately 70 m³ of contaminated soil and 4,046 L of contaminated groundwater was removed from this property during site redevelopment activities. Based on its separation distance, as well as its inferred down-gradient orientation with respect to anticipated groundwater flow, this property is not considered to pose a potential environmental concern to the Phase I - Property.
- ❑ *236 Richmond Road (RSC #223185)* – Located approximately 15 m to the southeast of the Phase I - Property. According to the RSC, filed in April 2017 by Paterson Group Inc., approximately 1,287 m³ of contaminated soil was removed from this property during site redevelopment activities. No contaminated groundwater was identified on this property. Based on its separation distance, as well as its inferred cross-gradient orientation with respect to anticipated groundwater flow, this property is not considered to pose a potential environmental concern to the Phase I - Property.
- ❑ *190 Richmond Road (RSC #224523)* – Located approximately 135 m to the southeast of the Phase I - Property. According to the RSC, filed in May 2018 by Toronto Inspection Ltd., no contaminated soil or groundwater was identified on this property. As a result, no remedial work was required for this property.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the subject property. At the time of issuing this report, a response from the MECP had not been received.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (MNRF) website. No natural features or areas of natural significance were identified on the subject property or within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA Fuels Safety Branch in Toronto was contacted electronically, as part of this assessment, to inquire about current and former underground fuel storage tanks, spills, and historical incidents for the Phase I - Property and neighbouring properties. The response from the TSSA indicated that no records were identified pertaining to the Phase I - Property.

Several off-site records were identified for the following properties within the Phase I study area:

- ❑ **236 Richmond Road** – Located approximately 60 m to the southeast of the Phase I - Property. The response from the TSSA identified nine records pertaining to this property, which include:
 - 1 customer shutdown gasoline station;
 - 4 expired underground fuel storage tanks;
 - 3 active underground fuel storage tanks;
 - 1 expired gasoline station (full serve).

These records pertain to the historical presence of a former automotive service garage and retail fuel outlet at this property. While some of these records are currently listed by the TSSA as being active, this property was redeveloped with a multi-storey residential building in 2015. Based on its separation distance, as well as its inferred cross-gradient orientation with respect to anticipated groundwater flow, the former automotive service garage and retail fuel outlet on this property are considered to represent a PCA that does not result in an APEC on the Phase I - Property.

- ❑ **256 Richmond Road** – Located approximately 75m to the south of the Phase I - Property. The response from the TSSA identified ten records pertaining to this property, which include:
 - 1 active propane cylinder exchange facility;
 - 4 expired underground fuel storage tanks;
 - 2 inactive underground fuel storage tanks;
 - 2 active underground fuel storage tanks;
 - 1 active gasoline station (self serve).

These records pertain to the presence of an active retail fuel outlet on this property.

As previously discussed, the gasoline service station addressed 256 Richmond Road is considered to represent a PCA that results in an APEC on the Phase I – Property.

A copy of the correspondence with the TSSA is included in Appendix 2.

City of Ottawa Historical Land Use Inventory

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was conducted as part of this assessment.

At the time of issuance of this report, the HLUI search results had not been received. A copy of the HLUI request form is provided in Appendix 2.

City of Ottawa Old Landfill Sites

The document prepared by Golder Associates entitled, “*Old Landfill Management Strategy, Phase I - Identification of Sites, City of Ottawa*”, was reviewed as part of this assessment.

One former landfill site was identified within the Phase I study area:

- ❑ *Site ID: Ur-19* – Former domestic waste material disposal site, located approximately 15 m to the east of the Phase I - Property and was in operation sometime prior to the 1940’s.

Based on the dates of operation, its separation distance, as well as its inferred cross-gradient orientation with respect to anticipated groundwater flow, this former landfill site is not considered to pose a potential environmental concern to the subject site.

City of Ottawa Former Industrial Sites

The document prepared by Intera Technologies Limited entitled, “*Mapping and Assessment of Former Industrial Sites, City of Ottawa*”, was reviewed as part of this assessment.

One former industrial site was identified within the Phase I study area:

- ❑ *190 Richmond Road (Site #19)* – Former printing facility and publishing business, “*Crain Printers*”, located approximately 165 m to the east of the Phase I - Property and operated from the 1940’s to the 1990’s.

No soil or groundwater contamination was identified through the subsurface investigations completed in conjunction with the RSC. Based on the information contained within the RSC document, its separation distance, as well as its inferred cross-gradient orientation with respect to anticipated groundwater flow, this former industrial site is not considered to pose a potential environmental concern to the Phase I - Property.

Environmental Risk Information Service (ERIS) Report

A database report, prepared by ERIS (Environmental Risk Information Services) Ltd., dated August 30, 2021, was acquired, and reviewed as part of this assessment. The complete ERIS report has been included in Appendix 2.

On-Site Records:

No records were documented for the Phase I – Property in the ERIS Database Report.

Off-Site Records:

The ERIS report identified 204 records pertaining to properties located within a 250 m radius of the Phase I - Property.

The ERIS report identified 18 records listed for the property addressed 255 Richmond Road, situated approximately 15 m south.

Several of the records identified in the database, including an environmental registry record, a certificate of approval record, and an environmental compliance approval record, are described as being associated with a former automotive service garage located at 255 Richmond Road. As previously discussed, the presence of the former automotive service garage is considered to represent a PCA that results in an APEC on the Phase I – Property.

O. Reg. 347 Waste Generator Summary records were also identified for the property addressed 255 Richmond Road, which describe minor quantities of oil skimmings and sludges generated between 2009 and 2013 by a sporting goods store.

Several of the off-site records identified in the database are described as being associated with a former automotive service garage and retail fuel outlet addressed 236 Richmond Road and an existing retail fuel outlet located at 256 Richmond Road, situated approximately 60 m southeast and 75 m to the south of the Phase I – Property, respectively.

As previously discussed, based on its close proximity as well as its inferred up-gradient orientation with respect to groundwater flow, the existing retail fuel outlet at 256 Richmond Road is considered to represent a PCA that results in an APEC on the Phase I - Property.

The remaining off-site records identified are listed for properties which are situated at a significant distance away or are situated in an inferred down-gradient or cross-gradient orientation with respect to anticipated groundwater flow. As a result, these remaining off-site properties are not considered to pose a potential environmental concern to the Phase I - Property.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals, commencing with the earliest available photograph. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1931 | The Phase I – Property appears to be occupied by a residential dwelling at this time. The surrounding properties consist primarily of residential dwellings with some commercial buildings located along Richmond Road, further southeast and southwest of the Phase I - Property. |
| 1945 | No significant changes have been made to the Phase I – Property since the previous photograph. The property to the south addressed 255 Richmond Road has been redeveloped with an automotive service garage. |
| 1958 | No significant changes have been made to the Phase I – Property since the previous photograph. The properties to the south and southeast, across Richmond Road have been developed with a retail fuel outlet and automotive service garage, respectively. |
| 1965 | No significant changes have been made to the Phase I – Property or surrounding lands since the previous photograph. |
| 1976 | The Phase I – Property appears to have been redeveloped with the current residential dwelling. No significant changes have been made to the surrounding properties since the previous photograph. |

- 1991 No significant changes have been made to the Phase I – Property since the previous photograph. The property to the east of the Phase I – Property, across Tweedsmuir Avenue, has been redeveloped with an automotive dealership and service garage.
- 2002 No significant changes have been made to the Phase I – Property or surrounding lands since the previous photograph, except for an addition having been constructed onto the automotive service garage located to the east of the Phase I - Property.
- 2011 No significant changes have been made to the Phase I – Property or surrounding lands since the previous photograph.
- 2019 No significant changes have been made to the Phase I – Property or surrounding lands since the previous photograph with one exception. The automotive service garage previously located to the southeast, of the Phase I - Property, across Richmond Road has been redeveloped with a multi-storey residential apartment building.

Copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the Phase I - Property is approximately 65 m above sea level.

The regional topography in the general area of the subject property slopes down towards the northwest, in the general direction of Ottawa River. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and mapping, the subject property is situated within the St. Lawrence Lowlands. According to the 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 property is specifically located within the Central St. Lawrence Lowland area, which is rarely more than 150 m above sea level.

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 interbedded limestone and dolomite of the Gull River Formation. Based on the maps, the surficial geology consists of glacial till with an overburden thickness ranging from 3 to 5 m.

MECP Water Well Records

A search of the MECPs website for all drilled well records within a 250 m radius of the Phase I - Property was conducted as part of this assessment. The search identified 32 well records within the Phase I study area. These records pertain to wells installed between 1958 and 2020 and used for either domestic household or groundwater observation purposes. Based on the availability of municipal services, no drinking water wells are expected to be currently in use within the Phase I study area.

Several of the well records pertain to groundwater monitoring wells installed on the property addressed 255 Richmond Road (15 m S). According to these well records, the overburden stratigraphy in the area of the Phase I - Property generally consists of brown sand and gravel fill material, underlain by grey silty clay. Bedrock, consisting of grey limestone with occasional shale, was generally encountered at an average depth of approximately 2.0 m to 4.0 m below ground surface.

A select number of the aforementioned well records have been included in Appendix 2.

Water Bodies and Areas of Natural Significance

The nearest named water body with respect to the Phase I - Property is the Ottawa River, located approximately 900 m west of the Phase I - Property. No areas of natural significance were identified within the Phase I study area.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

The site inspection was conducted on August 31, 2021, by personnel from our environmental division.

In addition to the subject property, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site inspection.

5.2 Personal Interviews

Mr. Matt Blasioli, the site representative, was interviewed on behalf of the current property owner as part of this assessment. Mr. Blasioli informed Paterson that the residential dwelling was constructed circa 1976 and that he was unaware of any potential environmental concerns on the property or in the immediate vicinity.

5.3 Specific Observations at the Phase I Property

Site Features

The Phase I - Property consists of a two-storey residential dwelling situated in the eastern portion of the property and an asphaltic concrete laneway located immediately south of the dwelling.

The Phase I - Property and regional topography slope gradually down towards the northwest, in the direction of the Ottawa River.

Water drainage on the Phase I - Property consists primarily of sheet flow to manholes located along Tweedsmuir Avenue. No ponded water was observed on the Phase I – Property.

No signs of staining or indications of potential sub-surface contamination were observed at the time of the site visit.

A depiction of the Phase I - Property is presented on Drawing PE5429-1 – Site Plan, in the Figures section of this report.

Buildings and Structures

The two-storey residential dwelling is located in the eastern portion of the Phase I – Property fronting onto Tweedsmuir Avenue. The western half of the property is occupied by landscaped grass areas and the entire property is enclosed by a wooden fence.

Potential Environmental Concerns

Fuels and Chemical Storage

No above ground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the exterior of the subject property at the time of the site visit.

Hazardous Materials and Unidentified Substances

No hazardous materials, unidentified substances, surficial staining, abnormal odours, or indications of potential sub-surface contamination were observed on the Phase I - Property at the time of the site inspection.

Transformer Oil and Polychlorinated Biphenyls (PCBs)

One pole mounted transformer is located immediately northeast of the Phase I – Property. No staining was observed at the base of the hydro pole and no unusual odours were noted at the time of the site visit.

Waste Management

Waste materials observed on the Phase I - Property at the time of the site inspection were noted to be limited to solid, non-hazardous domestic waste products and recyclables.

All waste products were noted to be stored in bins on the exterior of the subject building and collected by the municipality on a regular basis. No concerns were identified with respect to waste management practices on the Phase I - Property.

Fill Material

No fill material is being stored on the Phase I – Property.

Interior Assessment

A general description of the interior of the subject buildings is as follows:

- The floors consist of ceramic tile, hardwood, and carpet.
- The walls consist of drywall.
- The ceilings consist of drywall and decorative plaster.

- Lighting throughout the buildings consists of incandescent and fixtures.

Potentially Hazardous Building Materials

- Asbestos-Containing Materials (ACMs)**

Based on the age of the subject building (circa 1976), asbestos containing materials may be potentially present within the original construction materials. Potential ACMs observed on-site include the drywall joint compound and decorative plaster. The potential ACMs were observed to be in good condition at the time of the site inspection and do not represent an immediate concern.

- Lead-Based Paint**

Based on the age of the subject building, lead-based paints may be present on any original or older painted surfaces. Painted surfaces were generally observed to be in good condition at the time of the site inspection and do not represent an immediate concern.

- Polychlorinated Biphenyls (PCBs)**

No concerns with respect to PCBs were identified at the time of the site inspection.

- Urea Formaldehyde Foam Insulation (UFFI)**

UFFI was not observed within the subject building at the time of the site inspection, however, the wall cavities were not inspected at the time for insulation type.

Other Potential Environmental Concerns

- Fuels and Chemical Storage**

No aboveground fuel storage tanks or signs of underground fuel storage tanks were observed within the subject building at the time of the site inspection.

Chemical products identified in the subject building were observed to be predominantly limited to domestically available cleaning products, stored properly in their original containers.

Wastewater Discharges

No sump pits or floor drains were observed inside the subject building at the time of the site inspection.

Wastewater from the subject building (wash water and sewage) is discharged into the City of Ottawa sanitary sewer system. Roof drainage is discharged via surface run-off towards catch basins located on the adjacent streets, which drain into the City of Ottawa storm water sewer system. No concerns were identified with respect to wastewater discharge on the subject site.

Ozone Depleting Substances (ODSs)

Potential sources of ODSs observed on the Phase I - Property include fire extinguishers, and refrigerators. These appliances appeared to be in good condition at the time of the site inspection and 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 inspection. Land use adjacent to the subject property was observed to be as follows:

North: Residential dwellings.

South: Residential dwelling followed by commercial buildings (restaurants and retail), Richmond Road and the Circle K gasoline service station.

East: Tweedsmuir Avenue followed by Otto's Subaru dealership and McRae Avenue.

West: Residential dwellings followed by Athlone Avenue.

No additional PCAs were identified with respect to the current use of the Phase I – Property. As previously stated, the existing gasoline service station addressed 256 Richmond Road is considered to represent a PCA that results in an APEC on the Phase I - Property. The neighbouring land use within the Phase I Study Area is illustrated on Drawing PE5429-2 – Surrounding Land Use Plan.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Land Use History

Based on aerial photos, personal interviews and observations made during the site visit, the Phase I - Property was first developed for residential purposes circa 1928 and has remained as such since.

Potentially Contaminating Activities (PCAs)

Based on the finding of the Phase I – ESA, two off-site PCAs were identified that are considered to represent APECs on the Phase I – Property and are listed below.

- A former automotive service garage and retail fuel outlet, located approximately 15 m south of the Phase I – Property (255 Richmond Road);
- An existing gasoline service station, located approximately 75 m south of the Phase I - Property (256 Richmond Road);

Other off-site PCAs identified within the Phase I study area not considered to result in APECs on the Phase I - Property based on their separation distances, as well as their inferred down-gradient or cross-gradient orientation with respect to anticipated groundwater flow.

Areas of Potential Environmental Concern (APECs)

Table 3 Areas of Potential Environmental Concern					
APEC	Location of APEC	PCA (O. Reg. 153/04 – Table 2)	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC #1 Former Automotive Service Garage and Retail Fuel Outlet	Southern Portion of Phase I - Property	<i>“Item 52: Storage, Maintenance, Fuelling, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems”</i> <i>“Item 28: Gasoline and Associated Products Storage in Fixed Tanks”</i>	15 m South	BTEX PHCs (F ₁ -F ₄)	Soil and/or Groundwater
APEC #2 Gasoline Service Station	Southern Portion of Phase I - Property	<i>“Item 28: Gasoline and Associated Products Storage in Fixed Tanks”</i>	75 m South	BTEX PHCs (F ₁ -F ₄)	Soil and/or Groundwater

Contaminants of Potential Concern (CPCs)

The contaminants of potential concern resulting from the identified APECs are as follows:

- Petroleum Hydrocarbons (PHCs (F₁-F₄))
- Benzene, toluene, ethylbenzene, and xylene (BTEX)

6.2 Conceptual Site Model

Geological and Hydrogeological Setting

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 interbedded limestone and dolomite of the Gull River Formation. Based on the maps, the surficial geology consists of glacial till with an overburden thickness ranging from 3 to 5 m.

Existing Buildings and Structures

The Phase I - Property is currently occupied by a two-storey residential dwelling with landscaped grass areas located in the western portion of the site.

Areas of Natural Significance

No areas of natural significance were identified on the Phase I - Property or within the Phase I study area.

Water Bodies

The nearest named water body with respect to the Phase I - Property is the Ottawa River, located approximately 900 m west of the Phase I - Property.

Water Wells

A search of the MECs website for all drilled well records within a 250 m radius of the Phase I - Property was conducted as part of this assessment. The search identified 32 well records within the Phase I study area. These records pertain to wells installed between 1958 and 2020 and used for either domestic household or groundwater observation purposes. Based on the availability of municipal services, no drinking water wells are expected to be currently in use within the Phase I study area.

Several of the well records pertain to groundwater monitoring wells installed on the property addressed 255 Richmond Road (15 m S). According to the well records, the overburden stratigraphy in the area of the Phase I - Property generally consists of brown sand and gravel fill material, underlain by grey silty clay.

Bedrock, consisting of grey limestone with occasional shale, was generally encountered at an average depth of approximately 2.0 m to 4.0 m below ground surface.

A select number of the aforementioned well records have been included in Appendix 2.

Neighbouring Land Use

The neighbouring lands within the Phase I study area consist of a combination of residential and commercial properties. Current land use is shown on Drawing PE5429-2 – Surrounding Land Use Plan, in the Figures section of this report.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Based on the findings of the Phase I – ESA, two off-site PCAs were identified that are considered to represent APECs on the Phase I – Property and are listed below.

- A former automotive service garage and retail fuel outlet, located approximately 15 m south of the Phase I – Property (255 Richmond Road);
- An existing gasoline service station, located approximately 75 m south of the Phase I - Property (256 Richmond Road);

Other off-site PCAs identified within the Phase I study area not considered to result in APECs on the Phase I - Property based on their separation distances, as well as their inferred down-gradient or cross-gradient orientation with respect to anticipated groundwater flow.

Contaminants of Potential Concern

The contaminants of potential concern resulting from the identified APECs are as follows:

- PHCs (F₁-F₄)
- BTEX

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 two APECs associated with the Phase I - Property.

The presence of PCAs 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.

7.0 CONCLUSION

Assessment

Paterson Group was retained by 103098931 Canada Inc. to conduct a Phase I – Environmental Site Assessment (Phase I ESA) on the property addressed 368 Tweedsmuir Avenue 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 Phase I – Property.

According to the historical information reviewed, the Phase I Property was first developed for residential purposes circa 1928 and has remained as such since then. No PCAs were identified with respect to the historical use of the Phase I – Property.

The neighbouring lands in the vicinity of the Phase I - Property have historically been developed for residential purposes, with the exception of several commercial properties developed along Richmond Road. The historical automotive service garage and retail fuel outlet addressed 255 Richmond Road is considered to represent a PCA. The historical and current gasoline service station addressed 256 Richmond Road is also considered to represent a PCA. Based on their close proximity, as well as their inferred up-gradient orientation with respect to anticipated groundwater flow, the historical use of this property is considered to represent an APEC with respect to the Phase I - Property.

Following the historical review, a site inspection was conducted. The Phase I – Property is currently occupied by a two-storey residential dwelling with a partially finished basement located in the eastern portion of the property. No PCAs were identified with respect to the current use of the Phase I - Property.

The surrounding lands within the vicinity of the Phase I - Property consist mainly of residential properties, with the exception of several commercial properties along Richmond Road. Three PCAs were identified in the form of a gasoline service station and two automotive service garages located to the south, east and north of the Phase I – Property, respectively. Based on its close proximity, as well as its inferred up-gradient orientation with respect to anticipated groundwater flow, the existing gasoline service station is considered to result in an APEC on the Phase I - Property.

Based on the results of this assessment, it is our opinion that **a Phase II - Environmental Site Assessment is required for the property.**

Recommendations

Based on the age of the subject building (circa 1976), asbestos containing materials (ACMs) may be present within the structures. Potential ACMs identified include drywall joint compound and decorative plaster. These materials were noted to be in good condition at the time of our inspection and do not represent an immediate concern. An asbestos survey of the buildings should be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition or renovation, if one has not already been conducted.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that paint be 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

8.0 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 as well as 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 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 13098931 Canada Inc Permission and notification from 13098931 Canada Inc. and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Samuel R. Berube, B Eng.



Mark S. D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- 103098931 Canada Inc.
- Paterson Group Inc.

9.0 REFERENCES

Federal Records

Natural Resources Canada Air Photo Library.
Natural Resources Canada The Atlas of Canada.
Geological Survey of Canada Surficial and Subsurface Mapping.
Environment Canada, National Pollutant Release Inventory.
National PCB Waste Storage Site Inventory.
National Archives of Canada.

Provincial Records

MECP Freedom of Information and Privacy Office.
MECP Municipal Coal Gasification Plant Site Inventory, 1991.
MECP Waste Disposal Site Inventory, 1991.
MECP Brownfields Environmental Site Registry.
MECP Water Well Inventory.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
Ministry of Natural Resources and Forestry Areas of Natural Significance.
Chapman, L.J., and Putnam, D.F., 1984: 'The Physiography of Southern Ontario, Third Edition', Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document "Old Landfill Management Strategy, Phase I – Identification of Sites", prepared by Golder Associates, 2004.
The City of Ottawa eMap website.
ERIS Report

Local Information Sources

Personal Interviews.
ERIS Database Report

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE5429-1 – SITE PLAN

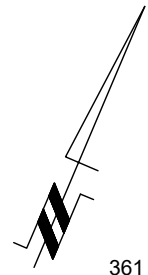
DRAWING PE5429-2 – SURROUNDING LAND USE PLAN



FIGURE 1
KEY PLAN



FIGURE 2
TOPOGRAPHIC MAP



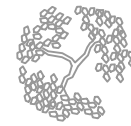
361 ATHLONE AVENUE
RESIDENTIAL

364 TWEEDSMUIR AVENUE
RESIDENTIAL

366 TWEEDSMUIR AVENUE
RESIDENTIAL

365 ATHLONE AVENUE
RESIDENTIAL

LANDSCAPED



WOODEN
PATIO

**368 TWEEDSMUIR AVENUE
RESIDENTIAL**

LANDSCAPED

INTERLOCKING
PAVEMENT

1, 2

FENCE

CAR
PORT

ASPHALTIC
CONCRETE
DRIVEWAY

TWEEDSMUIR AVENUE

365 TWEEDSMUIR AVENUE
RESIDENTIAL

245 RICHMOND ROAD
AUTOMOTIVE
DEALERSHIP

369 ATHLONE AVENUE
RESIDENTIAL

372 TWEEDSMUIR AVENUE
RESIDENTIAL

SCALE: 1:150



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

- 1) 255 RICHMOND ROAD - FORMER AUTOMOTIVE SERVICE GARAGE & RETAIL FUEL OUTLET.
- 2) 256 RICHMOND ROAD - FORMER & EXISTING GASOLINE SERVICE STATION.

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

OTTAWA,
Title:

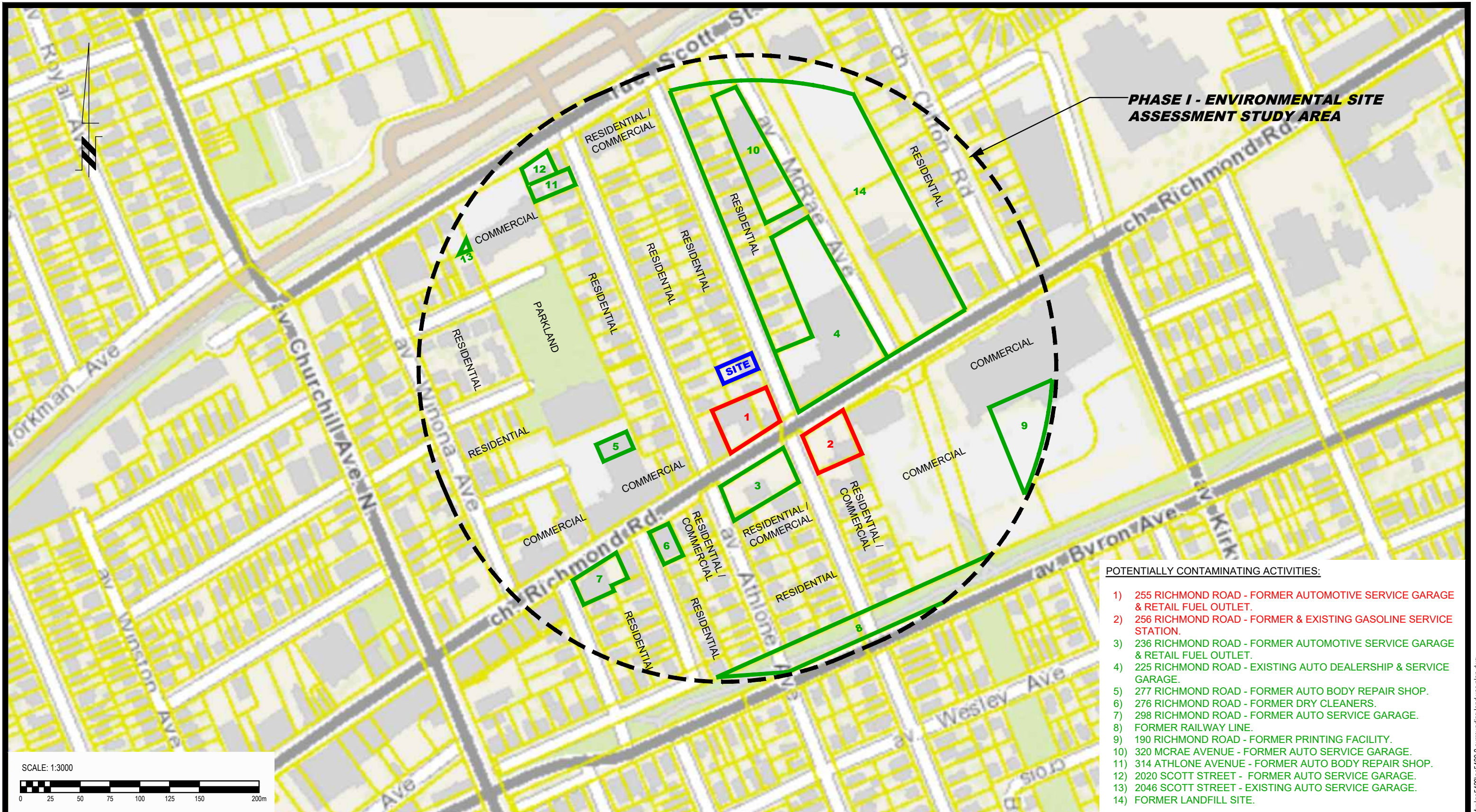
103098931 CANADA INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
368 TWEEDSMUIR AVENUE

ONTARIO

SITE PLAN

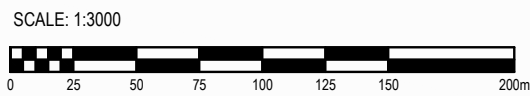
Scale: 1:150
Date: 09/2021
Drawn by: JM
Checked by: SB
Approved by: MSD

Report No.: PE5429-1
Dwg. No.: **PE5429-1**
Revision No.:



PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

- POTENTIALLY CONTAMINATING ACTIVITIES:**
- 1) 255 RICHMOND ROAD - FORMER AUTOMOTIVE SERVICE GARAGE & RETAIL FUEL OUTLET.
 - 2) 256 RICHMOND ROAD - FORMER & EXISTING GASOLINE SERVICE STATION.
 - 3) 236 RICHMOND ROAD - FORMER AUTOMOTIVE SERVICE GARAGE & RETAIL FUEL OUTLET.
 - 4) 225 RICHMOND ROAD - EXISTING AUTO DEALERSHIP & SERVICE GARAGE.
 - 5) 277 RICHMOND ROAD - FORMER AUTO BODY REPAIR SHOP.
 - 6) 276 RICHMOND ROAD - FORMER DRY CLEANERS.
 - 7) 298 RICHMOND ROAD - FORMER AUTO SERVICE GARAGE.
 - 8) FORMER RAILWAY LINE.
 - 9) 190 RICHMOND ROAD - FORMER PRINTING FACILITY.
 - 10) 320 MCRAE AVENUE - FORMER AUTO SERVICE GARAGE.
 - 11) 314 ATHLONE AVENUE - FORMER AUTO BODY REPAIR SHOP.
 - 12) 2020 SCOTT STREET - FORMER AUTO SERVICE GARAGE.
 - 13) 2046 SCOTT STREET - EXISTING AUTO SERVICE GARAGE.
 - 14) FORMER LANDFILL SITE.



patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

103098931 CANADA INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
368 TWEEDSMUIR AVENUE
OTTAWA, ONTARIO
Title: **SURROUNDING LAND USE PLAN**

Scale:	1:3000	Date:	09/2021
Drawn by:	JM	Report No.:	PE5429-1
Checked by:	SB	Dwg. No.:	PE5429-2
Approved by:	MSD	Revision No.:	

APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



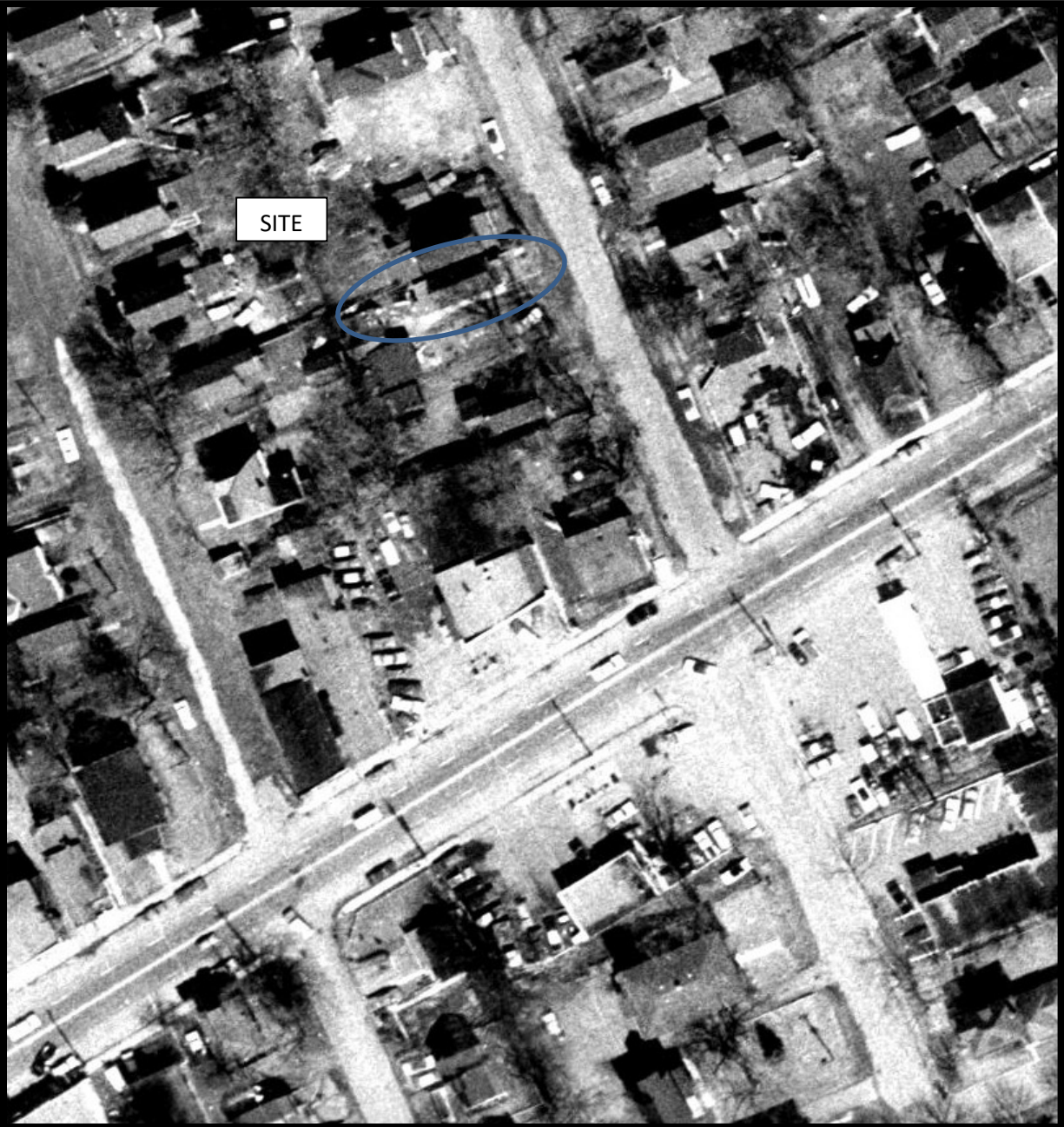
AERIAL PHOTOGRAPH
1931



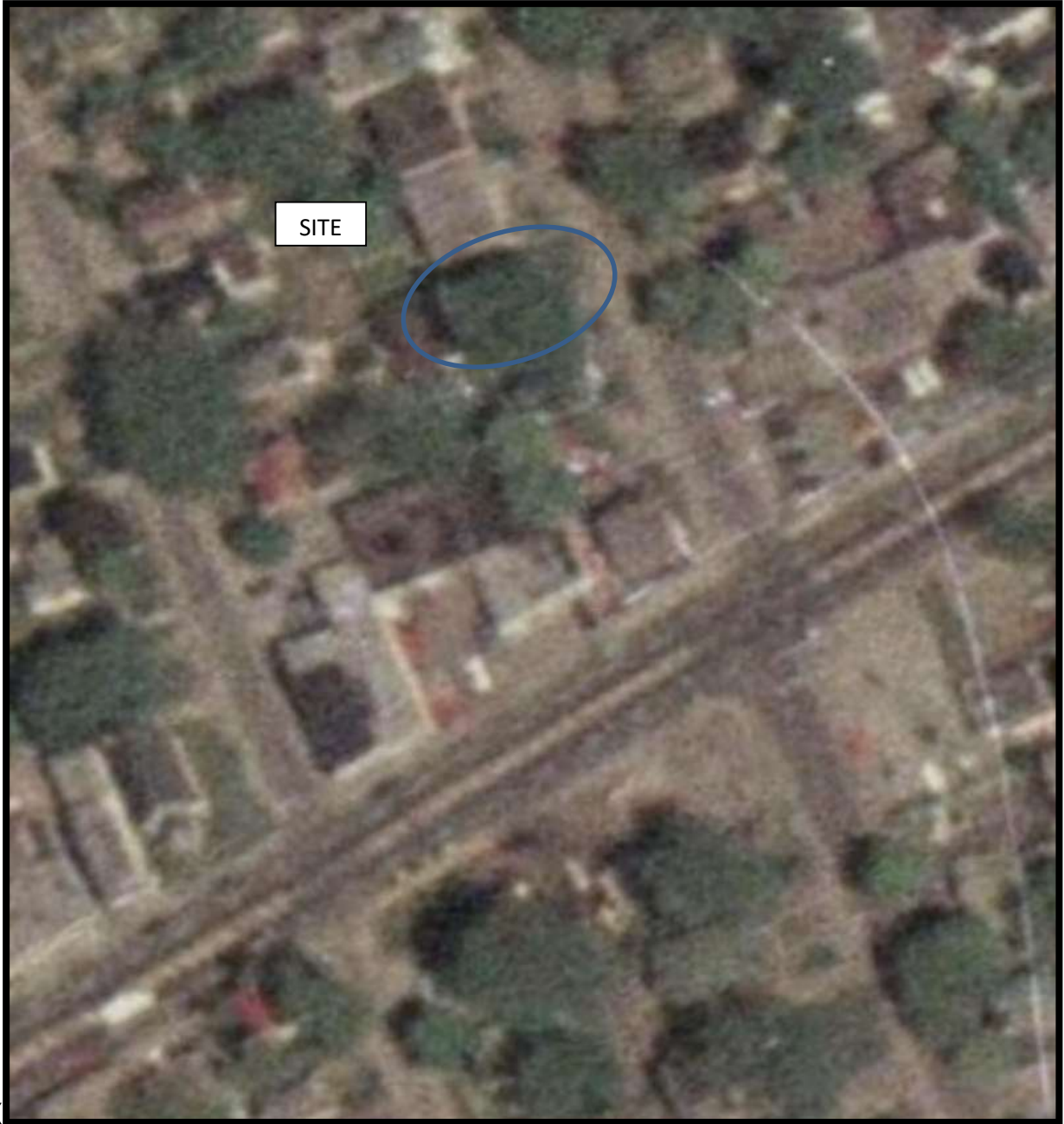
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1945



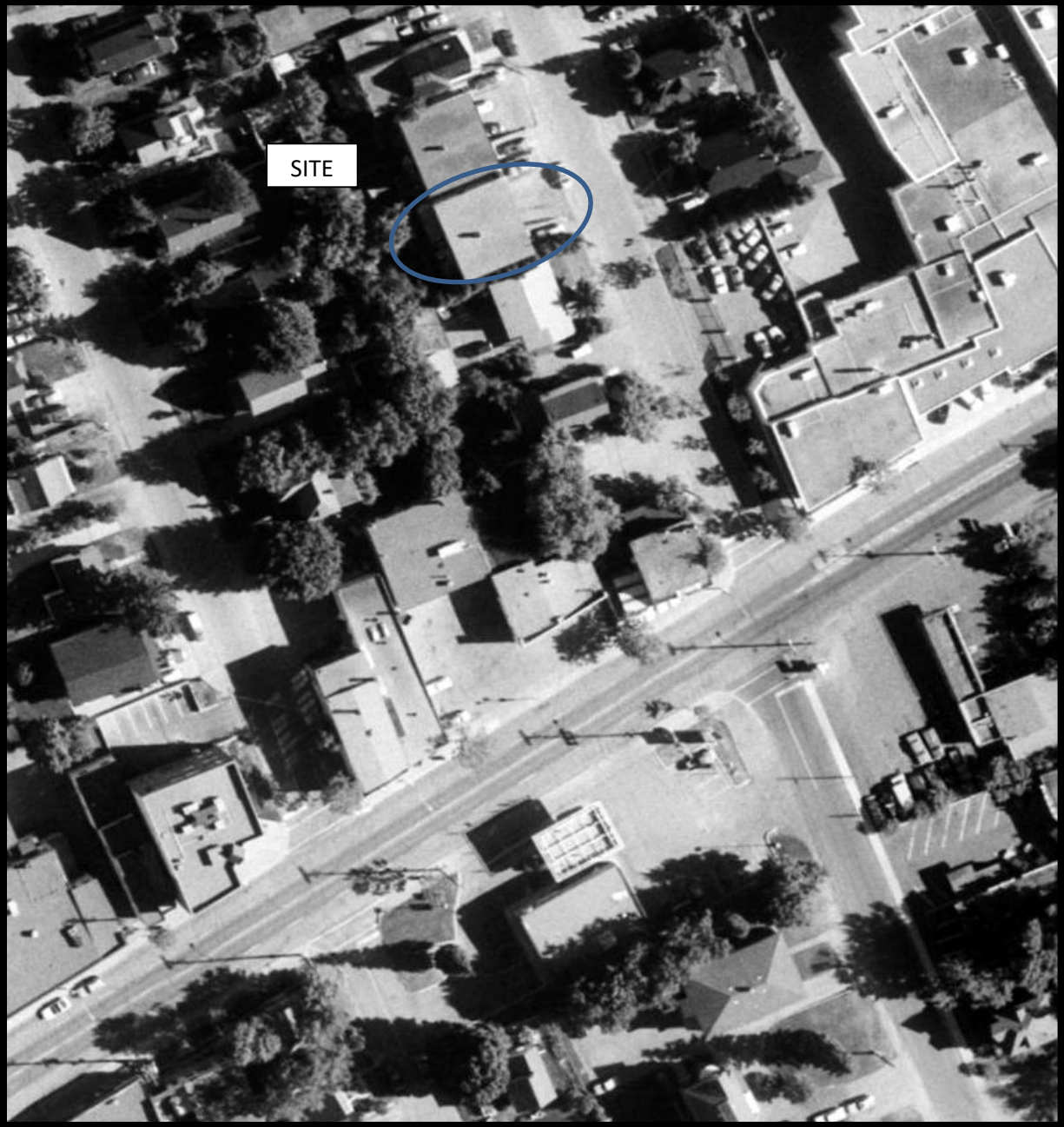
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1958



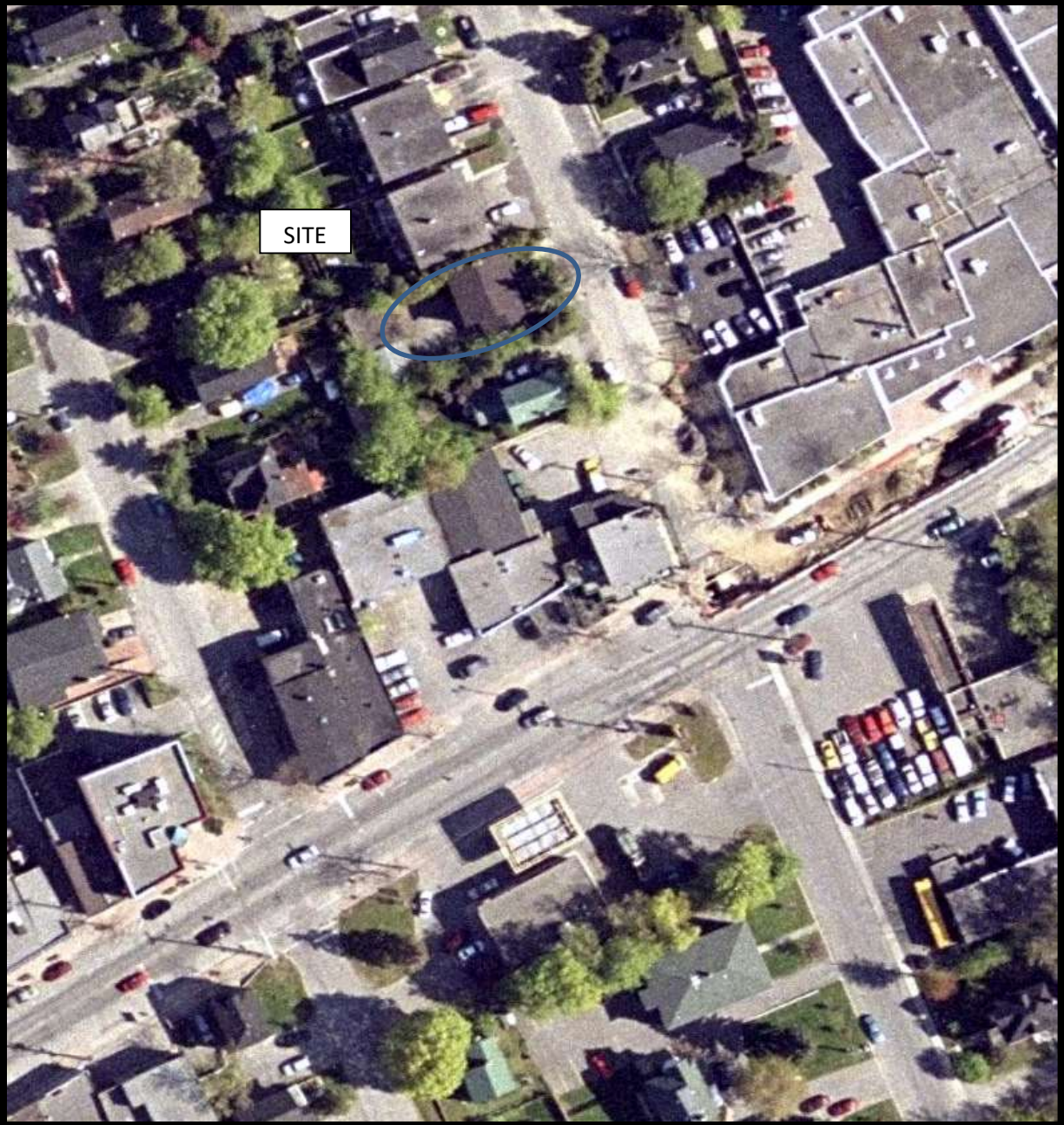
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1965



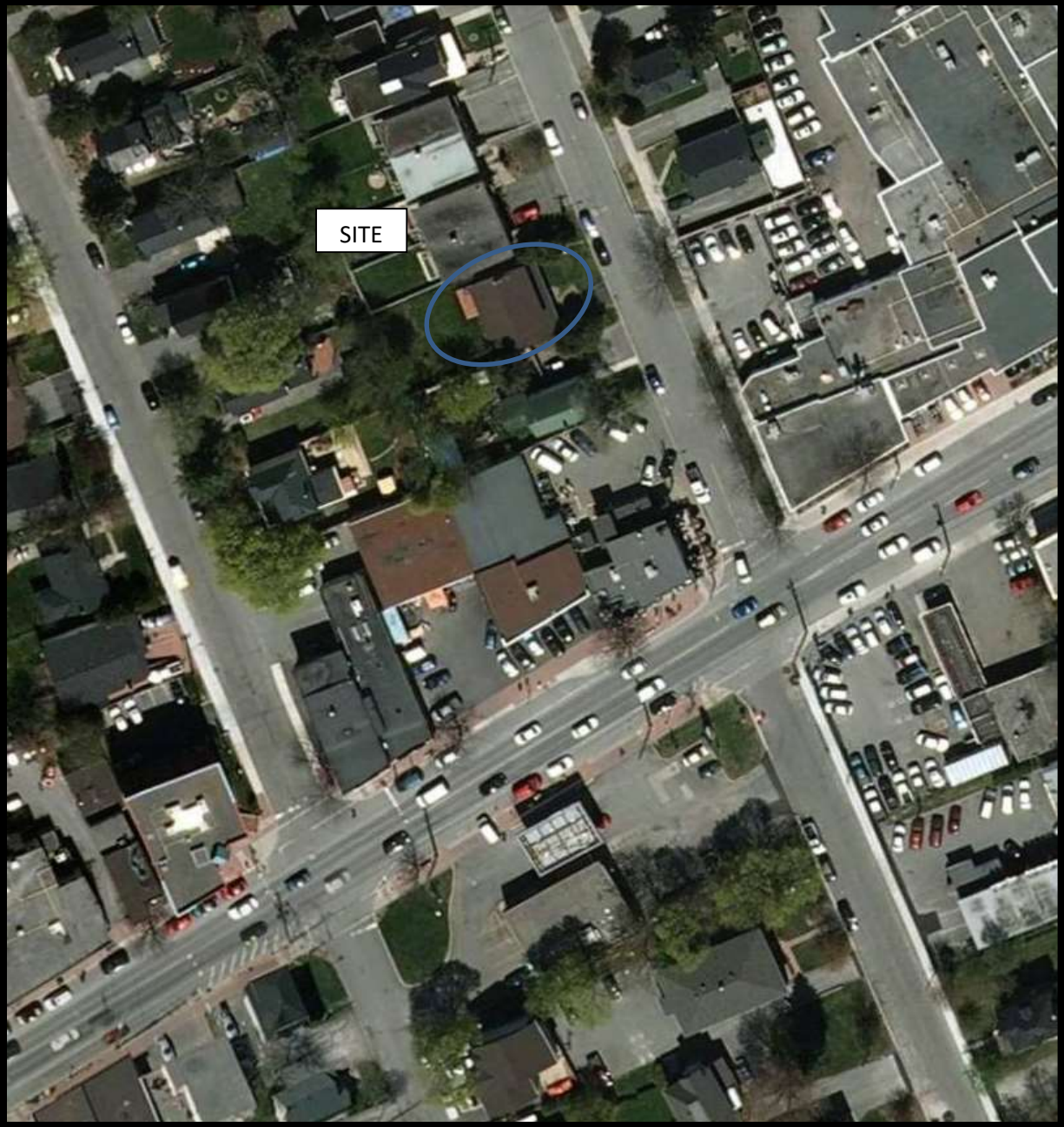
AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2019

Site Photographs

PE5429

368 Tweedsmuir Avenue – Ottawa, ON

October 13, 2021



Photograph 1: Front view of residential dwelling looking northwest.



Photograph 2: Rear view of subject building looking east.

APPENDIX 2

MECP FREEDOM OF INFORMATION SEARCH REQUEST

MECP WATER WELL RECORDS

TSSA CORRESPONDENCE

HLUI APPLICATION

ERIS REPORT

Freedom of Information and
Protection of Privacy Office
40 St. Clair Avenue West, 12th Floor
Toronto ON M4V 1M2
Telephone 416 314-4075

Instructions

Use this form to request records that are in the Ministry's files on environmental concerns related to properties. Our fax number is 416 314-4285.

For Ministry Use Only

FOI Request Number	Date Request Received (yyyy/mm/dd)
Fee Paid	<input type="checkbox"/> Cheque <input type="checkbox"/> VISA/MC <input type="checkbox"/> Cash/Money Order
<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SCB <input type="checkbox"/> SDW	

1. Requester Data

Last Name Berube	First Name Samuel	Middle Initial
Title Environmental EIT	Company Name Paterson Group Inc	

Mailing Address

Unit Number	Street Number 154	Street Name Colonnade Road South	PO Box
City/Town Ottawa		Province Ontario	Postal Code K2E 7J5
Email Address sberube@patersongroup.ca		Telephone Number 613 226-7381 ext.	Fax Number
Project/Reference Number PE5429	Signature of Requester		

2. Request Parameters

Municipal Address (Municipal address mandatory for cities, towns or regions)

Unit Number	Street Number 368	Street Name Tweedsmuir Avenue	PO Box
Lot Number 31	Concession 1	Geographic Township Nepean	
City/Town/Village Ottawa		Province Ontario	Postal Code K1Z 5N4

Present Property

1. Owner 103098931 Canada Inc.	Date of Ownership (yyyy/mm/dd)
Tenant (if applicable)	

Previous Property

1. Owner	Date of Ownership (yyyy/mm/dd)
Tenant (if applicable)	

3. Search Parameters

Search Parameters	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	All
Orders	All
Spills	All
Investigations/prosecutions ► Owner and tenant information must be provided	All
Waste Generator number/classes	All

Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.

4. Environmental Compliance Approvals/Certificates of Approval

Environmental Compliance Approvals/Certificates of Approval	SD	Specify Year(s) Requested
air - emissions	<input type="checkbox"/>	All
renewable energy	<input type="checkbox"/>	All
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	<input type="checkbox"/>	All
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	<input type="checkbox"/>	All
waste water - industrial discharge	<input type="checkbox"/>	All
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	<input type="checkbox"/>	All
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	<input type="checkbox"/>	All

Proponent information must be provided and Environmental Compliance Approval/Certificate of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years to be searched. Specify Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.

UTM 118^Z 441131010^E
15^R 51026725^N
 Elev. 4^R 02215
 Basin 25



15 No 8932

GROUND WATER BRANCH
 AUG - 5 1958
 ONTARIO WATER RESOURCES COMMISSION

The Water-well Drillers Act, 1954
 Department of Mines

Water-Well Record

County or Territorial District CDRLETON Township, Village, Town or (City) OTTAWA
 in Village, Town or City).....
 Address
 (day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s) 5"
 Length(s) 24'
 Type of screen NONE
 Length of screen
 Static level 35
 Pumping rate 1000 GPH
 Pumping level 60
 Duration of test 1 HR

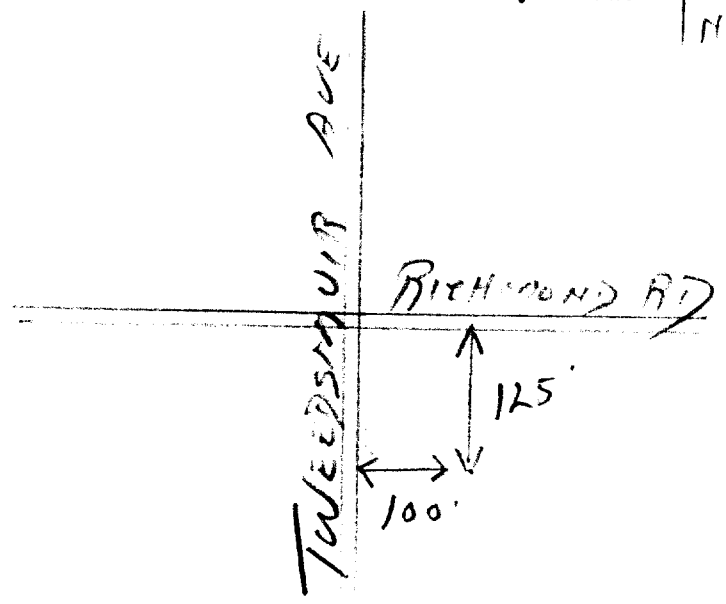
Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
<u>BOULDER CLAY</u>	<u>0</u>	<u>20</u>			
<u>GNEY Limestone</u>	<u>20</u>	<u>115</u>	<u>110</u>	<u>80</u>	<u>FRESH</u>

For what purpose(s) is the water to be used?
MOTEL
 Is water clear or cloudy?..... CLEAR
 Is well on upland, in valley, or on hillside?.....
 Drilling firm M. McEAGHER
 Address OTTAWA
 Name of Driller SAME
 Address
 Licence Number.....

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



I certify that the foregoing statements of fact are true.
 Date July 1958 M. McEagher
 Signature of Licensee

TWEEDSMUIR AVE

Print only in spaces provided. Mark correct box with a checkmark, where applicable.

11

1532963

Municipality Con.

ISS02

475 Richmond Rd

County or District: Ottawa - Carleton; Township/Borough/City/Town/Village: City of Ottawa; Address: Ottawa, Ont; Date completed: 21 06 02

Northings, RC, Elevation, RC, Basin Code, ii, iii, iv

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions). Table with columns: General colour, Most common material, Other materials, General description, Depth - feet (From, To). Handwritten entries: Sand & gravel, limestone.

31, 32

41 WATER RECORD. Table with columns: Water found at - feet, Kind of water. Includes checkboxes for Fresh, Salty, Sulphur, Minerals, Gas.

51 CASING & OPEN HOLE RECORD. Table with columns: Inside diam inches, Material, Wall thickness inches, Depth - feet (From, To). Handwritten entries: 6 1/4, 188, 6, 8 3/4, 6, 4, 5.

SCREEN. Table with columns: Sizes of opening (Slot No.), Diameter inches, Length feet, Material and type, Depth at top of screen feet.

61 PLUGGING & SEALING RECORD. Table with columns: Depth set at - feet (From, To), Material and type (Cement grout, bentonite, etc.).

71 PUMPING TEST. Table with columns: Pumping test method, Pumping rate, Duration of pumping, Static level, Water level end of pumping, Water levels during, etc.

LOCATION OF WELL. Diagram area showing distances of well from road and lot line. Handwritten: #475 Richmond Rd, 1260'. Includes number 237915.

54 FINAL STATUS OF WELL. Checkboxes for Water supply, Observation well, Test hole, Recharge well, Abandoned, insufficient supply, etc.

55-56 WATER USE. Checkboxes for Domestic, Stock, Irrigation, Industrial, Commercial, Municipal, Public supply, etc.

57 METHOD OF CONSTRUCTION. Checkboxes for Cable tool, Rotary (conventional), Rotary (reverse), Rotary (air), Air percussion, Boring, Diamond, Jetting, Driving, Digging, Other.

Name of Well Contractor: Air-Rock Drilling Co Ltd; Well Contractor's Licence No.: 1119; Address: RR 2 Sussex Ont; Name of Well Technician: Shannon Purcell; Well Technician's Licence No.: TB122; Signature of Technician/Contractor; Submission date: 10 07 02

MINISTRY USE ONLY. Data source: 1119; Date received: JUL 29 2002; Date of inspection; Inspector; Remarks: CSS.ES2

Instructions for Completing Form

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

Well Owner's Information and Location of Well Information

First Name Domicile Developments Inc.		Last Name		Mailing Address (Street Number/Name, RR, Lot, Concession) 371A Richmond Road			
County/District/Municipality		Township/City/Town/Village Ottawa		Province Ontario	Postal Code K2A 0E7	Telephone Number (include area code) 613-728-0388	
Address of Well Location (County/District/Municipality) Ottawa				Township		Lot 57	Concession Reg. Plan 58+59 263
RR#/Street Number/Name 309 Athlone Avenue				City/Town/Village Ottawa		Site/Compartment/Block/Tract etc.	
GPS Reading	NAD 83	Zone 18	Easting 441130	Northing 5027223	Unit Make/Model Garmin GPS map 76	Mode of Operation: <input type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify	

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth	
				From	To
	Asphalt concrete		Typical Monitoring Well Installation (5 wells as a cluster)	0	0.10
DK Brown	Silty sand	Gravel		0.10	1.27
Brown	Sandy silt			1.27	1.52
Grey	Limestone	shale layers		1.52	4.70

Hole Diameter			Construction Record				Test of Well Yield					
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
0	4.70	20	50 mm	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Schedule 40	0.9	1.25	Pump intake set at - (metres)	1		1	
Water Record			Screen				Recovery					
Water found at Metres	Kind of Water		Outside diam	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No.	1.25	4.70	Static Level				
			58 mm	#10			Recovery					
			No Casing or Screen				Recovery					
			<input type="checkbox"/> Open hole				Recovery					

Plugging and Sealing Record Annular space Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0.9	1.25	Bentonite. 20 K.G.	20 K.G.

Location of Well

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

Please see site plan (attached)

Method of Construction

Cable Tool Rotary (air) Diamond Digging
 Rotary (conventional) Air percussion Jetting Other
 Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other **SAMPLE**
 Stock Commercial Not used
 Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)
 Observation well Abandoned, insufficient supply Dewatering
 Test Hole Abandoned, poor quality Replacement well

Audit No. **Z 31645** Date Well Completed **2005 08 25**

Was the well owner's information package delivered? Yes No Date Delivered

Well Contractor/Technician Information

Name of Well Contractor: **George Downing Estate Dulling Ltd** Well Contractor's Licence No. **1844**
 Business Address (street name, number, city etc.): **410 Main St. Grenville-Sur-la-Peage, QC J0V1B0**
 Name of Well Technician (last name, first name): **Downing, Bruce** Well Technician's Licence No. **T2173**
 Signature of Technician/Contractor: *Bruce Downing* Date Submitted **2005 07 20**

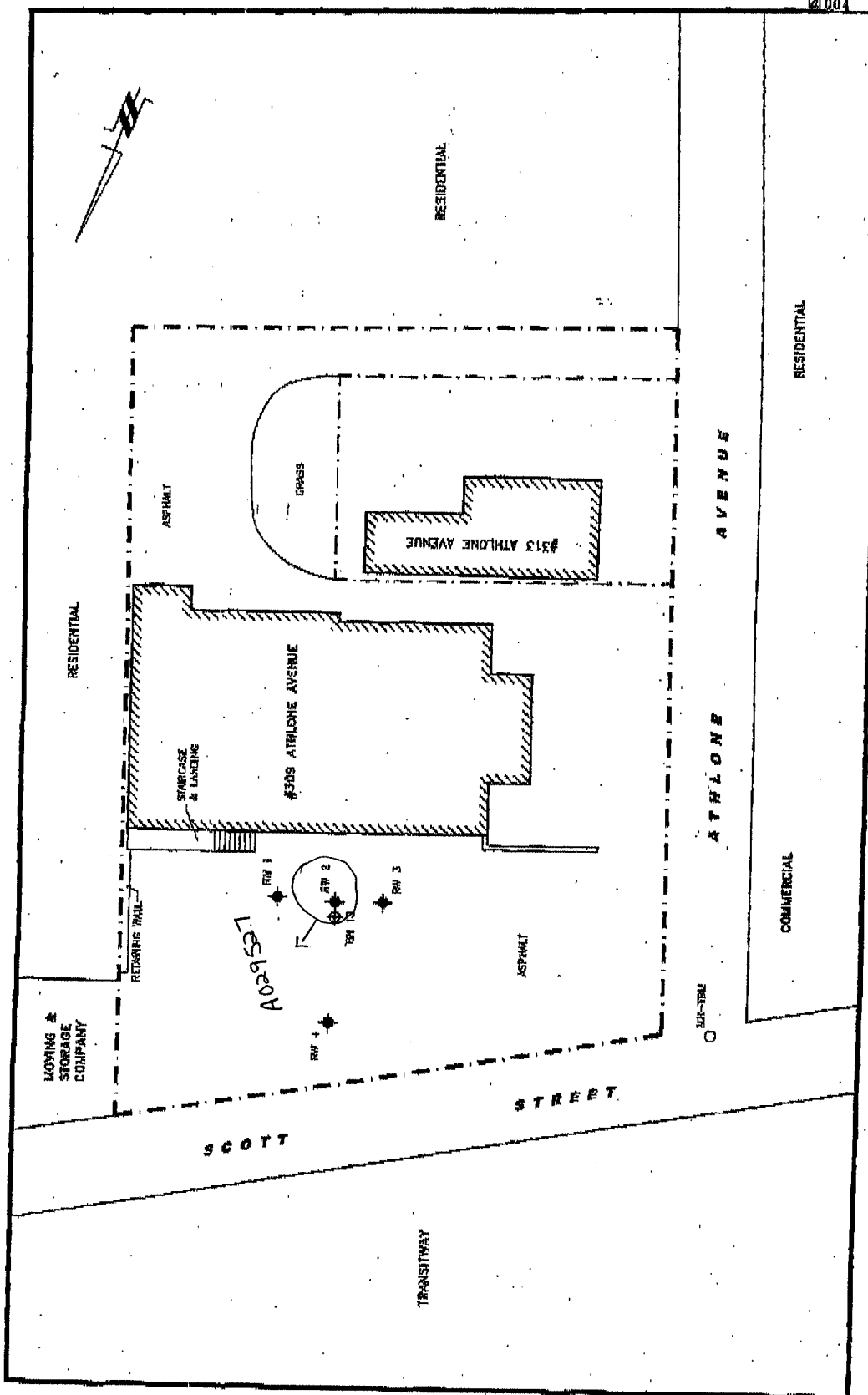
Ministry Use Only

Data Source Contractor **1844**

Date Received **OCT 12 2005** Date of Inspection

Remarks Well Record Number

004



OCT 12 2005

231645

1844

Master Well Owner's and Land Owner's Information

First Name: 255 Richmond Road Holdings
Last Name: 255 Richmond Road Holdings
E-mail Address: [blank]
Mailing Address (Street Number/Name, RR): 255 Richmond Road
Municipality: Ottawa
Province: ON
Postal Code: [blank]
Telephone No. (inc. area code): 613

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR): 255 Richmond Road
Township: [blank]
Lot: [blank]
Concession: [blank]
County/District/Municipality: [blank]
City/Town/Village: Ottawa
Province: Ontario
Postal Code: [blank]

UTM Coordinates: NAD 83 Zone 18 Easting 441257 Northing 5026972
GPS Unit Make: Garmin Model: Etrex
Mode of Operation: Undifferentiated Averaged
 Differentiated, specify

Overburden and Bedrock Materials (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres) From	Depth (Metres) To
Brown	Fill	Sand & gravel	dry	0	2.3
Brown	Fill	Boulders + cobbles		2.3	4.5
Grey	Bedrock	limestone		4.5	7.5

Hole Details

Depth (Metres) From	Depth (Metres) To	Diameter (Centimetres)
0	4.57	20
4.57	7.5	10

Water Use

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

Method of Construction

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

Status of Well

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

No Casing and Screen Used Yes No
Static Water Level Test 6.7 Metres

Construction Details

Inside Diameter (Centimetres)	Material (steel, plastic, fibreglass, concrete, galvanized)	Wall Thickness	Depth (Metres) From	Depth (Metres) To
5.1	PVC	sched 40	0	5.8

Screen

Galvanized Steel Fibreglass Concrete Plastic
 Outside Diameter (Centimetres): 5.8
 Slot No.: 10

Water Details

Water found at Depth: [blank] Metres Gas Fresh Salty Sulphur Minerals
 Water found at Depth: [blank] Metres Gas Fresh Salty Sulphur Minerals
 Water found at Depth: [blank] Metres Gas Fresh Salty Sulphur Minerals

Annular Space/Abandonment Sealing Record

Depth Set at (Metres) From	Depth Set at (Metres) To	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
0	0.3	Bentonite	40 Kgs
4.8	5.0		

Disinfected Yes No If no, provide reason: [blank]
 Date Master Well Completed (yyyy/mm/dd): 2005/10/17

Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)

Total Wells in Cluster: 2
 Total Wells on this Property: unknown
 Please indicate Number of Cluster Well Information Log Sheets Submitted: 1

Location of Well Cluster

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.
 Check box to confirm detailed map is provided as per Section 11.1 (3)

Consent to release additional information concerning the cluster to the Director upon request

Signature of Technician/Contractor: [blank] Date (yyyy/mm/dd): [blank]

Well Contractor and Well Technician Information

Business Name of Well Contractor: George Downing Estate Drilling Ltd
 Well Contractor's Licence No.: 1844
 Business Address (Street No./Name, number, RR): 410 Rue Principale Grenville-sur-la-Rouge
 Municipality: [blank]
 Province: QC
 Postal Code: J0V 1B0
 Business E-mail Address: downing@xplonet.com
 Bus. Telephone No. (inc. area code): 819 242 6469
 Name of Well Technician (Last Name, First Name): Downing, Bruce
 Well Technician's Licence No.: 173
 Signature of Technician: [Signature]
 Date Submitted (yyyy/mm/dd): 2008/16/29

Audit No.: M 02900
 Date Received (yyyy/mm/dd): NOV 24 2008
 Well Contractor No.: [blank]
 Date of Inspection (yyyy/mm/dd): [blank]
 Remarks: [blank]

Property Owner's Information

First Name 255 Richmond Road Holdings	Last Name	Mailing Address (Street No./Name, RR) 255 Richmond Road	Municipality Ottawa
Province ON	Postal Code	E-mail Address	Telephone No. (inc. area code) 613

Cluster Well Information

Address of Well Location (Street Number/Name, RR) 255 Richmond Road		Lot	Concession	Township	County/District/Municipality
City/Town/Village Ottawa	Province Ontario	Postal Code	GPS Unit Make GARMIN	Model Etrex	Unit Mode of Operation <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify:

Signature of Technician/Contractor <i>Bruce Downing</i>	Date (yyyy/mm/dd) 2008/10/29
--	---------------------------------

Well # on Sketch	Zone	UTM Coordinates		Full Depth of Hole (metres)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (metres)	Screen Interval (metres)		Annular Space Sealant Used	Static Water Level (metres)	Abandonment Sealant Used	Comments	Date of Completion (yyyy/mm/dd)
		Easting	Northing						From	To					
mwo #4		1844124	65026977	7.0	20/10	HSA/DIA	PVC	2.5	2.5	7.0	Bentonite				2008/10/17

Well Contractor and Well Technician Information



Business Name of Well Contractor George Downing Estate Drilling Ltd.		Business Address (Street Number/Name, RR) 410 Rue Principale Granville Jean La Rouge		Municipality	Province QC
Postal Code J0V 1B0	Business Telephone No. (inc. area code) 8192426469	Well Contractor's Licence No. 1844	Business E-mail Address downingexplor.net.com		
Name of Well Technician (First Name, Last Name) Bruce Downing		Well Technician's Licence No. 2173	Date Submitted (yyyy/mm/dd) 2008/10/29	Signature of Technician <i>Bruce Downing</i>	

Date 1st Well in Cluster Constructed (yyyy/mm/dd) 2008/10/17	Date Last Well in Cluster Constructed (yyyy/mm/dd) 2008/10/17
---	--

Ministry Use Only	
Date Received (yyyy/mm/dd) NOV 24 2008	Date Inspected (yyyy/mm/dd)
Audit No. C 01995	Remarks m02900



LEGEND

-  MW3 MONITORING WELL LOCATION AND NUMBER
-  BH2 BOREHOLE LOCATION AND NUMBER

 **Trow Associates Inc.** 154 Colonnade Road South, Ottawa, Ontario K2E 7J5 Tel: (613) 225-9940 Fax: (613) 225-7337

DATE OCT 2008	CLIENT GIBSONS LLP	JOB No. OTEN00019750A
DESIGN CH	CHECKED CTK	SCALE 1:500±
DRAWN RG	TITLE BOREHOLE & MONITORING WELL LOCATION PLAN 255 RICHMOND ROAD, OTTAWA, ON.	FIG 2

C-1844 m02900 C01995

NOV 24 2008

Measurements recorded in: Metric Imperial

A 085405

A085405

Page 1 of 3

Address of Well Location (Street Number/Name) Tweedsmuir North of Richmond Rd		Township OTH	Lot	Concession
County/District/Municipality		City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates NAD 83	Zone 18	Easting 441299	Northing 5026953	Municipal Plan and Sublot Number

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)				
General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To

Annular Space		
Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0' 05'	cement	
05' 12'	Bentinite	
12' 23'	Sand	

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping ____ hrs + ____ min	4		4	
Final water level end of pumping (m/ft)	5		5	
If flowing give rate (l/min / GPM)	10		10	
	15		15	
Recommended pump depth (m/ft)	20		20	
	25		25	
Recommended pump rate (l/min / GPM)	30		30	
	40		40	
Well production (l/min / GPM)	50		50	
	60		60	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No				

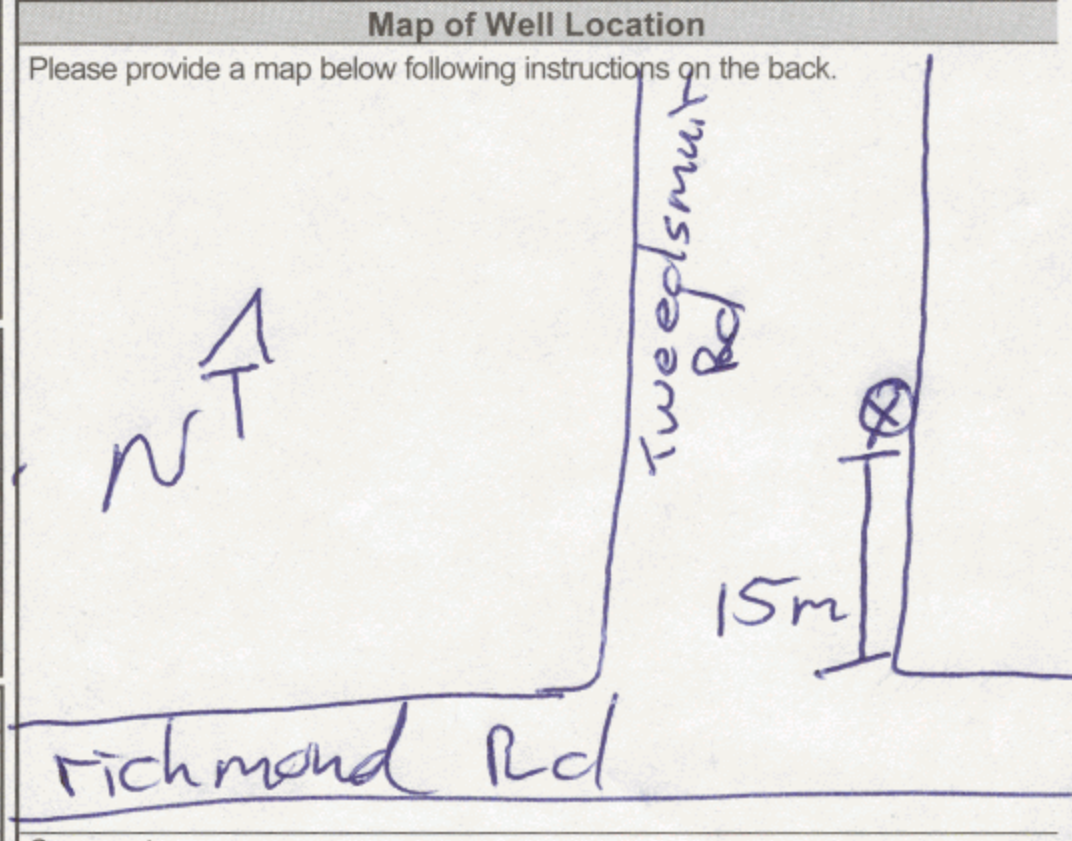
Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____		

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
			From	To	
1.25"	Plastic	0.25"	0'	13'	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
1.5"	Plastic	10	13'	23'

Water Details		Hole Diameter	
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft) From To	Diameter (cm/in)
		0' 23'	3.25"

Well Contractor and Well Technician Information		
Business Name of Well Contractor Strata Soil Sampling	Well Contractor's Licence No. 7 2 4 1	
Business Address (Street Number/Name) 2-147 west Beaver Creek	Municipality Richmond Hill	
Province ON	Postal Code L4B1C6	Business E-mail Address wrecords@stratasoil.com
Bus. Telephone No. (inc. area code) 9057649304	Name of Well Technician (Last Name, First Name) Mait, Mike	
Well Technician's Licence No. 3 4 4 8	Signature of Technician and/or Contractor <i>Mike Mait</i>	Date Submitted 2009/11/15



Comments:

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered YYYYMMDD 20091105	Date Work Completed YYYYMMDD 20091105	Ministry Use Only
			Audit No. 2106621
			DEC 21 2009
			Received

Measurements recorded in: Metric Imperial

A 092322 A092322

Regulation 903 Ontario Water Resources Act
Page 2 of 3

Address of Well Location (Street Number/Name) **Tweedsmuir North of Richmond Rd** Township _____ Lot _____ Concession _____
 County/District/Municipality _____ City/Town/Village **Ottawa** Province **Ontario** Postal Code _____
 UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other
 NAD 83 **18 44 130 150 26945**

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0' 0.5'	cement	
0.5' 9'	Benbrite	
9' 20'	sand	

Method of Construction

Cable Tool Diamond Rotary (Conventional) Jetting Rotary (Reverse) Driving Boring Digging Air percussion Other, specify _____

Well Use

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

Results of Well Yield Testing

After test of well yield, water was:
 Clear and sand free
 Other, specify _____

If pumping discontinued, give reason: _____

Pump intake set at (m/ft) _____

Pumping rate (l/min / GPM) _____

Duration of pumping _____ hrs + _____ min

Final water level end of pumping (m/ft) _____

If flowing give rate (l/min / GPM) _____

Recommended pump depth (m/ft) _____

Recommended pump rate (l/min / GPM) _____

Well production (l/min / GPM) _____

Disinfected? Yes No

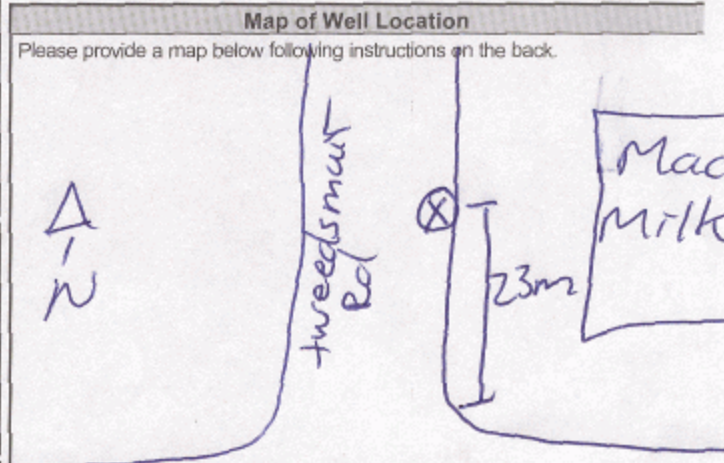
Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
1		1		
2		2		
3		3		
4		4		
5		5		
10		10		
15		15		
20		20		
25		25		
30		30		
40		40		
50		50		
60		60		

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
1.25"	Plastic	0.25"	0'	10'	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
1.5"	Plastic	10	10'	20'



Water Details

Water found at Depth (m/ft) Gas Other, specify _____ Kind of Water: Fresh Untested

Water found at Depth (m/ft) Gas Other, specify _____ Kind of Water: Fresh Untested

Water found at Depth (m/ft) Gas Other, specify _____ Kind of Water: Fresh Untested

Hole Diameter

Depth (m/ft)	Diameter (cm/in)		
		From	To
0' 20'	3.25"		

Well Contractor and Well Technician Information

Business Name of Well Contractor **Strata Soil Sampling** Well Contractor's Licence No. **7241**
 Business Address (Street Number/Name) **2-147 West Beaver Creek Dr Richmond Hill** Municipality _____
 Province **ON** Postal Code **L4B1C6** Business E-mail Address **wrecords@strataoil.com**
 Bus. Telephone No. (inc. area code) **9057649304** Name of Well Technician (Last Name, First Name) **Mudt, Mike**
 Well Technician's Licence No. **3448** Signature of Technician and/or Contractor **Mike Mudt** Date Submitted **2009/11/15**

Comments: _____

Well owner's information package delivered Yes No

Date Package Delivered **2009/11/05**

Date Work Completed **2009/11/05**

Ministry Use Only

Audit No. **Z106622**

DEC 21 2009

Received

Measurements recorded in: Metric Imperial

A 092413

A092413

6859

Page 3 of 3

Address of Well Location (Street Number/Name) **Tweedsmuir R ~~North~~ Richmond Rd Ottawa** Township **Ottawa** Lot _____ Concession _____
 County/District/Municipality **North** City/Town/Village **Ottawa** Province **Ontario** Postal Code _____
 UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other
 NAD 83 **18 44 1308 5026953**

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0' 0.5'	Cement	
0.5' 11'	Bentonite	
11' 22'	Sand	

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: 	Static Level			
	1		1	
	Pump intake set at (m/ft)	2	2	
	Pumping rate (l/min / GPM)	3	3	
	Duration of pumping hrs + min	4	4	
	5	5		
Final water level end of pumping (m/ft)	10	10		
If flowing give rate (l/min / GPM)	15	15		
	20	20		
	Recommended pump depth (m/ft)	25	25	
	Recommended pump rate (l/min / GPM)	30	30	
	Well production (l/min / GPM)	40	40	
	50	50		
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No	60	60		

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____	

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
1.25"	Plastic	0.25"	0'	7'12"

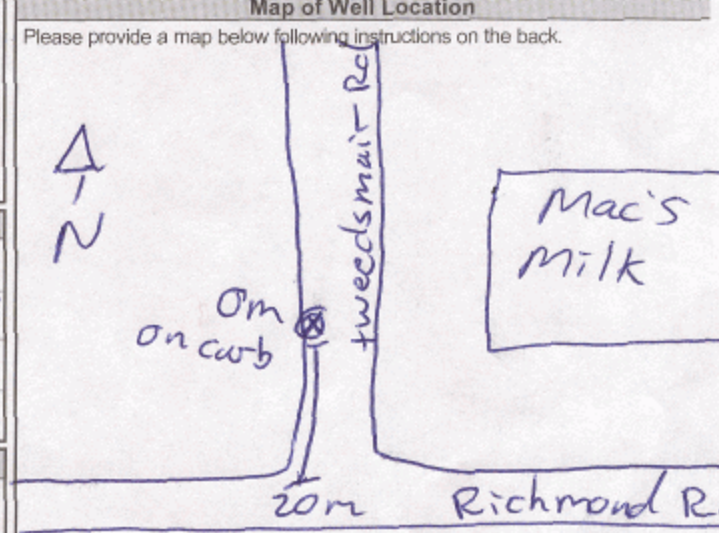
Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
1.5"	Plastic	10	12'	22'

Water Details		Hole Diameter	
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft) From To	Diameter (cm/in)
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0' 22'	3.25"
Water found at Depth (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested		

Well Contractor and Well Technician Information

Business Name of Well Contractor: **Strata Soil Sampling** Well Contractor's Licence No.: **7 2 4 1**
 Business Address (Street Number/Name): **2-147 West Beaver Creek Dr Richmond Hill** Municipality: _____
 Province: **ON** Postal Code: **L4B1C6** Business E-mail Address: **wrecords@stratasoil.com**

Bus. Telephone No. (inc. area code): **905 764 9304** Name of Well Technician (Last Name, First Name): **Muir, Mike**
 Well Technician's Licence No.: **3 4 4 8** Signature of Technician and/or Contractor: _____ Date Submitted: **2009/11/15**



Comments: _____

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D	Ministry Use Only Audit No. 2106623 DEC 21 2009
	Date Work Completed 2009/11/05	

Ontario is now in Step 2 of the [Roadmap to Reopen \(/page/reopening-ontario\)](/page/reopening-ontario). Follow the [restrictions and public health measures \(https://covid-19.ontario.ca/public-health-measures\)](https://covid-19.ontario.ca/public-health-measures).



Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue \(https://data.ontario.ca/dataset/well-records\)](https://data.ontario.ca/dataset/well-records).

[Go Back to Map\(\)](#)

Well ID

Well ID Number: 7295741

Well Audit Number: Z206434

Well Tag Number: A182735

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	255 RICHMOND ROAD
Township	OTTAWA CITY
Lot	
Concession	

County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441261.00 Northing: 5026970.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK		GRVL	DNSE	0 ft	.31 ft
BRWN	SAND	STNS		.31 ft	3.35 ft
BLCK	CLAY	SILT	SOFT	3.35 ft	4.57 ft
GREY	LMSN		LYRD	4.57 ft	7.62 ft

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	.31 ft	FLUSHMOUNT	
.31 ft	5.18 ft	BENTONITE	
5.18 ft	7.62 ft	FILTER SAND	

Method of Construction & Well Use

Method of Construction**Well Use**

Air Percussion

Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.2 inch	PLASTIC	0 ft	5.49 ft

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 inch	PLASTIC	5.49 ft	7.62 ft

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing**After test of well yield, water was****If pumping discontinued, give reason****Pump intake set at**

Pumping Rate

Duration of Pumping

Final water level

If flowing give rate

Recommended pump depth

Recommended pump rate

Well Production

Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	

50

50

60

60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
0 ft	4.57 ft	11.43 inch
4.57 ft	7.62 ft	7.62 inch

Audit Number: Z206434

Date Well Completed: August 04, 2017

Date Well Record Received by MOE: September 29, 2017

Updated: June 04, 2021

Published: April 16, 2021

Related

How to use a Ministry of the Environment map (</page/how-use-ministry-environment-map#wells>)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

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Measurements recorded in: Metric Imperial

A182637

Tag #: A182637

S-20982 Page of

Well Owner's Information

First Name, Last Name / Organization (255 Richmond Road Holdings), E-mail Address, Mailing Address (Street Number/Name), Municipality (Ottawa), Province (ON), Postal Code, Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name), Township, Lot, Concession, County/District/Municipality, City/Town/Village, Province (Ontario), Postal Code, UTM Coordinates, Zone, Easting, Northing, Municipal Plan and Sublot Number, Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

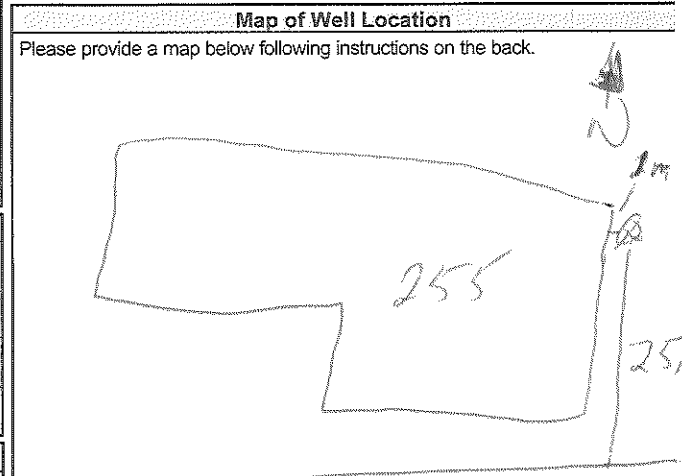
Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To. Includes handwritten entries for soil, sand, gravel, shale, and layered rock.

Annular Space table with columns: Depth Set at (m/ft) From, To, Type of Sealant Used (Material and Type), Volume Placed (m³/ft³). Includes handwritten data for sealant at different depths.

Results of Well Yield Testing table with columns: Draw Down (Time, Water Level), Recovery (Time, Water Level). Includes handwritten data for pumping rate, duration, and water levels.

Method of Construction and Well Use checkboxes. Includes options like Cable Tool, Rotary, Boring, Air percussion, and various well uses like Public, Commercial, Domestic, etc.

Construction Record - Casing and Screen tables. Includes columns for Inside/Outside Diameter, Material, Wall Thickness, Slot No., and Depth (m/ft).



Water Details and Hole Diameter tables. Includes columns for Water found at Depth, Kind of Water, and Hole Diameter (Depth, Diameter).

Well Contractor and Well Technician Information form. Includes Business Name, Address, License No., and Technician details.

Ministry Use Only section. Includes Audit No. (206457), Date Package Delivered, Date Work Completed, and Received date (DEC 05 2017).



Measurements recorded in: Metric Imperial

A182638

Tag#: A182638

S-20182 Page ___ of ___

Well Owner's Information

First Name, Last Name / Organization, E-mail Address, Mailing Address, Municipality, Province, Postal Code, Telephone No.

Well Location

Address of Well Location, Township, Lot, Concession, County/District/Municipality, City/Town/Village, Province, Postal Code, UTM Coordinates, Zone, Easting, Northing, Municipal Plan and Sublot Number, Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To

Annular Space table with columns: Depth Set at (m/ft) From, To, Type of Sealant Used, Volume Placed (m³/ft³)

Method of Construction and Well Use checkboxes

Construction Record - Casing table with columns: Inside Diameter, Open Hole OR Material, Wall Thickness, Depth, Status of Well

Construction Record - Screen table with columns: Outside Diameter, Material, Slot No., Depth

Water Details and Hole Diameter tables

Well Contractor and Well Technician Information form

Results of Well Yield Testing table with columns: Draw Down, Recovery, Time, Water Level

Map of Well Location section with a hand-drawn map of the well location

Ministry Use Only section with Audit No. 206458 and date DEC 05 2017



Measurements recorded in: Metric Imperial

2182639

Tag#: A182639

3-201982

Page _____ of _____

Well Owner's Information

First Name, Last Name / Organization (255 Richmond Road Holdings), E-mail Address, Mailing Address (255 Richmond Road), Municipality (Oranm), Province (ON), Postal Code, Telephone No.

Well Location

Address of Well Location (255 Richmond Road), Township, Lot, Concession, County/District/Municipality, City/Town/Village, Province (Ontario), Postal Code, UTM Coordinates, Zone, Easting, Northing, Municipal Plan and Sublot Number, Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To. Rows include asphalt, gravel, sand, shale, limestone.

Annular Space table with columns: Depth Set at (m/ft) From, To, Type of Sealant Used, Volume Placed (m³/ft³). Rows show concrete flushment, bentonite, filter sand.

Method of Construction and Well Use checkboxes. Includes Cable Tool, Rotary, Boring, Air percussion, Diamond, Jetting, Driving, Digging, Public, Commercial, Domestic, Livestock, Irrigation, Industrial, Municipal, Test Hole, Cooling & Air Conditioning, Not used, Dewatering, Monitoring.

Construction Record - Casing table with columns: Inside Diameter (cm/in), Open Hole OR Material, Wall Thickness (cm/in), Depth (m/ft) From, To, Status of Well. Row shows PVC casing from 0 to 7.31 m/ft.

Construction Record - Screen table with columns: Outside Diameter (cm/in), Material, Slot No., Depth (m/ft) From, To, Status of Well. Row shows PVC screen from 7.31 to 10.36 m/ft.

Water Details and Hole Diameter tables. Water Details includes depth and kind of water. Hole Diameter includes depth and diameter.

Well Contractor and Well Technician Information. Includes Business Name (Strata Drilling Group), Well Contractor's Licence No. (7121911), Business Address (165 Shales Court), Municipality (Markham), Province (ON), Postal Code (L3R 9V8), Business E-mail Address (wrecord@strataoil.com), Bus. Telephone No. (905 940 1919), Name of Well Technician (M. Jay, JAMES), Well Technician's Licence No. (1316516), Signature of Technician and/or Contractor, Date Submitted (24/11/2010/20).

Results of Well Yield Testing table. Includes Draw Down and Recovery columns with Time (min) and Water Level (m/ft). Rows show pumping rates and static levels.

Map of Well Location. Includes a hand-drawn map showing the well location on Richmond Road, with a 2m radius and 15m depth indicated.

Ministry Use Only section. Includes Audit No. (206459), Date Work Completed (2011/10/16), and Received date (DEC 05 2017).



Measurements recorded in: Metric Imperial

A182631 Tag#: A182631

5-20982 Page ____ of ____

Well Owner's Information

First Name, Last Name / Organization, E-mail Address, Mailing Address (Street Number/Name), Municipality, Province, Postal Code, Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name), Township, Lot, Concession, County/District/Municipality, City/Town/Village, Province, Postal Code, UTM Coordinates, Zone, Easting, Northing, Municipal Plan and Sublot Number, Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To

Annular Space table with columns: Depth Set at (m/ft) From, To, Type of Sealant Used (Material and Type), Volume Placed (m³/ft³)

Results of Well Yield Testing table with columns: Draw Down, Recovery, Time (min), Water Level (m/ft)

Method of Construction and Well Use checkboxes

Construction Record - Casing table with columns: Inside Diameter (cm/in), Open Hole OR Material, Wall Thickness (cm/in), Depth (m/ft) From, To, Status of Well

Construction Record - Screen table with columns: Outside Diameter (cm/in), Material, Slot No., Depth (m/ft) From, To

Water Details and Hole Diameter tables

Map of Well Location with a hand-drawn diagram showing a well location on Richmond Road.

Well Contractor and Well Technician Information form with fields for Business Name, Licence No., Address, Province, Postal Code, Business E-mail Address, Bus. Telephone No., Name of Well Technician, Well Technician's Licence No., Signature, Date Submitted

Ministry Use Only form with fields for Audit No., Date Package Delivered, Date Work Completed, Received



Well Tag#: A190996
A190996

Measurements recorded in: Metric Imperial

5-20932 Page of

Address of Well Location (Street Number/Name) **255 Richmond Rd** Township _____ Lot _____ Concession _____

County/District/Municipality _____ City/Town/Village **Ottawa** Province **Ontario** Postal Code _____

UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other

NAD | 8 | 3 | 18 | 44 | 125 | 25026989

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
GRY	Concrete	Gravel	hard packed	0	1
BRN	Sand	Gravel	(fill) soft, loose	1	9
GRY	Limestone		hard	9	25

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 - 1	Concrete / Flushmount	
1 - 14	bentonite seal	
14 - 25	Filter Sand	

Method of Construction

Cable Tool Diamond Rotary (Conventional) Jetting Rotary (Reverse) Driving Boring Digging Air percussion Other, specify **direct push**

Well Use

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

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
130	PVC	.14	0	15	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
146	PVC	10	15	25

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft)	Diameter (cm/in)
0		0 - 9	2.875
9		9 - 25	2.375

Well Contractor and Well Technician Information

Business Name of Well Contractor: **Stouta Drilling Group** Well Contractor's Licence No.: **72241**

Business Address (Street Number/Name): **165 Shields Court** Municipality: **Markham**

Province: **ON** Postal Code: **L3R8V2** Business E-mail Address: **wrecords@stoutadri.com**

Bus. Telephone No. (inc. area code): **9059407911** Name of Well Technician (Last Name, First Name): **Beatty Brian**

Well Technician's Licence No.: **3626** Signature of Technician and/or Contractor: *[Signature]* Date Submitted: **2017/10/24**

Results of Well Yield Testing

After test of well yield, water was: Clear and sand free Other, specify _____

If pumping discontinued, give reason: _____

Pump intake set at (m/ft): _____

Pumping rate (l/min / GPM): _____

Duration of pumping: _____ hrs + _____ min

Final water level end of pumping (m/ft): _____

If flowing give rate (l/min / GPM): _____

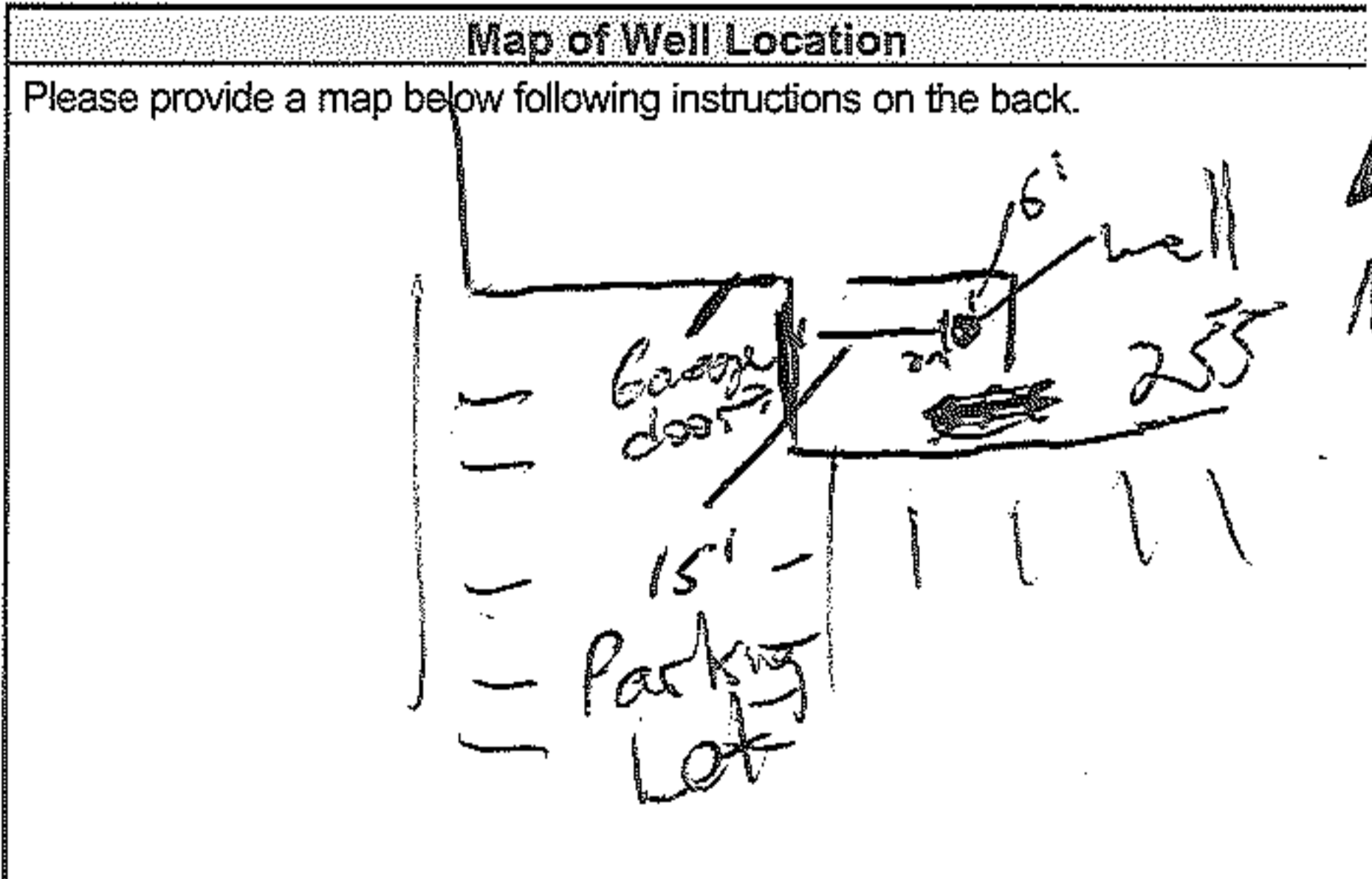
Recommended pump depth (m/ft): _____

Recommended pump rate (l/min / GPM): _____

Well production (l/min / GPM): _____

Disinfected? Yes No

Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
1		1		
2		2		
3		3		
4		4		
5		5		
10		10		
15		15		
20		20		
25		25		
30		30		
40		40		
50		50		
60		60		



Comments: **Exp General Contractors**

Well owner's information package delivered: Yes No

Date Package Delivered: **2017/10/24**

Date Work Completed: **2017/10/24**

Ministry Use Only

Audit No.: **2238059**

Received: **DEC 05 2017**

A199203

Measurements recorded in: Metric Imperial

Page 1 of 1

Address of Well Location (Street Number/Name) 255 Richmond Rd		Township	Lot	Concession
County/District/Municipality		City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates NAD 83	Zone 18	Easting 441251	Northing 5026995	Municipal Plan and Sublot Number

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
GRY	Concrete		hard	0	0.31
BRN	Silt	Sand	Dense	0.31	2.0
BRN	Cobble	Concrete	hard	2.0	4.5
GRY	Limestone		hard	4.5	7.9

Annular Space			Results of Well Yield Testing				
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	Draw Down		Recovery	
				Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
0	0.31	Concrete / Flushment					
0.31	4.49	Bentonite					
4.49	7.9	Sand					

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input checked="" type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____		

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
			From	To	
345	PVC	356	0		<input type="checkbox"/> Water Supply
					<input type="checkbox"/> Replacement Well
					<input checked="" type="checkbox"/> Test Hole
					<input type="checkbox"/> Recharge Well
					<input type="checkbox"/> Dewatering Well
					<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
					<input type="checkbox"/> Alteration (Construction)
					<input type="checkbox"/> Abandoned, Insufficient Supply
					<input type="checkbox"/> Abandoned, Poor Water Quality
					<input type="checkbox"/> Abandoned, other, specify _____
					<input type="checkbox"/> Other, specify _____

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
			From	To	
4.21	PVC	10			<input type="checkbox"/> Other, specify _____

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft) From	To Diameter (cm/in)
		0	2.17 8.25
		2.17	7.9 5.5

Well Contractor and Well Technician Information	
Business Name of Well Contractor Strata Drilling Group	Well Contractor's Licence No. 72241
Business Address (Street Number/Name) 165 Shields CRT	Municipality Markham
Province ON	Postal Code L3R 8V2
Business E-mail Address wrecords@strataoil.com	

Bus. Telephone No. (inc. area code) 905 407 1919	Name of Well Technician (Last Name, First Name) Bethy Brian
Well Technician's Licence No. 3616	Signature of Technician and/or Contractor <i>[Signature]</i>
	Date Submitted 2017 10 27

Map of Well Location			
Please provide a map below following instructions on the back.			
<p>Richmond Rd</p>			
<p>Comments: <i>[Signature]</i></p>			

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 2017 10 27	Ministry Use Only Audit No. 2238087 DEC 05 2017 Received
	Date Work Completed 2017 10 27	

Samuel Berube

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: August 26, 2021 2:18 PM
To: Samuel Berube
Subject: RE: PE5429 - TSSA Request

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are records in our database of fuel storage tanks at the subject addresses.

INSTANCE NUMBER	ADDRESS	CITY	PROVINCE	POSTAL CODE	STATUS	FACILITY
10164510	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	CUSTOMER SHUTDOWN	FS GASOL
11342096	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	EXPIRED	FS LIQUID
11342118	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	EXPIRED	FS LIQUID
11342137	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	EXPIRED	FS LIQUID
11342159	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	EXPIRED	FS LIQUID
11464549	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	ACTIVE	FS LIQUID
11464568	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	ACTIVE	FS LIQUID
11464589	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	ACTIVE	FS LIQUID
9545808	236 RICHMOND RD	OTTAWA	ON	K1Z 6W6	EXPIRED	FS GASOL

INSTANCE NUMBER	ADDRESS	CITY	PROVINCE	POSTAL CODE	STATUS
10338480	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	ACTIVE
11106144	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	EXPIRED
11106161	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	EXPIRED
11106181	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	EXPIRED
11106196	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	EXPIRED
11515358	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	INACTIVE
11515366	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	INACTIVE
64732585	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	ACTIVE
64732587	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	ACTIVE
9911539	256 RICHMOND RD AT TWEEDSMUIR AVE	OTTAWA	ON	K1Z 6W9	ACTIVE

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> and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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,

Mariah



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformation@tssa.org

www.tssa.org



From: Samuel Berube

<SBerube@Patersongroup.ca>

Sent: August 26, 2021 1:14 PM

To: Public Information Services <publicinformation@tssa.org>

Subject: PE5429 - TSSA Request

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Can you please search your records for the following addresses in the **City of Ottawa, Ontario?**

364, 365, 366, 368 and 372– **Tweedsmuir Avenue**

225, 236, 255, 256– **Richmond Road**

365 - **Athlone Avenue**

Samuel Berube, B.Eng.

patersongroup

solution oriented engineering

over 60 years serving our clients

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381

Cell: 613-558-0932

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

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

***Site Address or Location:**

** Mandatory Field*

Applicant/Agent Information:

Name:

Mailing Address:

Telephone: Email Address:

Registered Property Owner Information:

Same as above

Name:

Mailing Address:

Telephone: Email Address:

Site Details

Legal Description and PIN:

Part of Lot 31, Concession 1, Nepean Township, in the City of Ottawa, Ontario

What is the land currently used for?

Residential

Lot frontage: m Lot depth: m Lot area: _____ m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

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

Planning Fee

\$105.00

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer
For use with HLUI Database

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

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

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

Signed: _____

Dated (dd/mm/yyyy): 04/10/2021 _____

Per: Samuel Berube

(Please print name)

Title: EIT _____

Company: Paterson Group _____

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

August 25, 2021
File: PE5429-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

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


www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
368 Tweedsmuir Avenue
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner:	13098931 Canada Inc. _____
Name of Representative	Sameh Mansour _____
Authorization of Representative	 _____
Date	September 30, 2021 _____

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Junior Environmental Engineer

EDUCATION

University of Guelph, B.Eng., 2019
Environmental Engineering

EXPERIENCE

2019 – Present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Junior Environmental Engineer

2018

Health Canada FNIHB

Proposal and Final Design Review
Student Engineer

SELECT LIST OF PROJECTS

Phase I and II – ESA Reports – Various Sites - Ottawa
Large Scale Remediation Program – Caivan Residential Development
National Capital Region (CSA Z768-01 & MECP)
Remediation Programs – Various Sites - Ottawa
Designated Substance Surveys – Various Sites – Ottawa
Geotechnical Investigations – Various Sites
Subgrade Reviews – Various Sites – Ottawa
Density Testing – Residential and Commercial Sites – Ottawa
Bearing Surface Investigations – Various Sites - Ottawa

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