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Phase I - Environmental Site Assessment

368 Tweedsmuir Avenue Ottawa, Ontario

Prepared For 13098931 Canada Inc.

October 13, 2021

Report: PE5429-1

Paterson Group Inc.

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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.

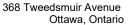
According to the historical information reviewed, the Phase I Property was first developed for residential purposes circa 1928 and has remained as such since then. No PCAs were identified with respect to the historical use of the Phase I – Property.

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



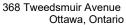
1.0 INTRODUCTION

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.

Ottawa, Ontario



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			
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.

Ottawa, Ontario



Due to their significant separation distances, as well as their inferred downgradient 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	Υ			
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 (Now 276 Richmond Road)	I Former Lin/ Cleaners		N			
225 Richmond Road	Former Retail Fuel Outlet (x4 USTs)	70 m Northeast	N			
190 Richmond Road	Former Printing Facility	165 m Southast	N			
300 Richmond Road (Now 298 Richmond Road)	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 downgradient 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 upgradient 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 Roa (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 ceilings consist of drywall and decorative plaster.

The walls consist of drywall.



□ Poter	Lighting throughout the buildings consists of incandescent and fixtures.
	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 of 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.

Ottawa, Ontario



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	"Item 52: Storage, Maintenance, Fuelling, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems" "Item 28: Gasoline and Associated Products Storage in Fixed Tanks"	15 m South	BTEX PHCs (F ₁ -F ₄)	Soil and/or Groundwater			
APEC #2 Gasoline Service Station	Southern Portion of Phase I - Property	"Item 28: Gasoline and Associated Products Storage in Fixed Tanks"	75 m South	BTEX PHCs (F ₁ -F ₄)	Soil and/or Groundwater			



6.2

Contaminants of Potential Concern (CPCs)

The co	ontaminants of poter	itial concern	resulting fro	m the ider	ntified APE	Cs are as
follows	3 :					
	Petroleum Hydrocai	bons (PHCs	s (F ₁ -F ₄))			

☐ Benzene, toluene, ethylbenzene, and xylene (BTEX)

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 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 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

Bas	sed 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.t

Contaminants of Potential Concern

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

	РΗ	Cs ((F 1	- F4	
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□ 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

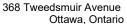
Paterson Group was retained by 103098931 Canada Inc. to conduct a Phase I – Environmental Site Assessment (Phase I ESA) on the property addressed 368 Tweedsmuir Avenue in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and 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., QPESA



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

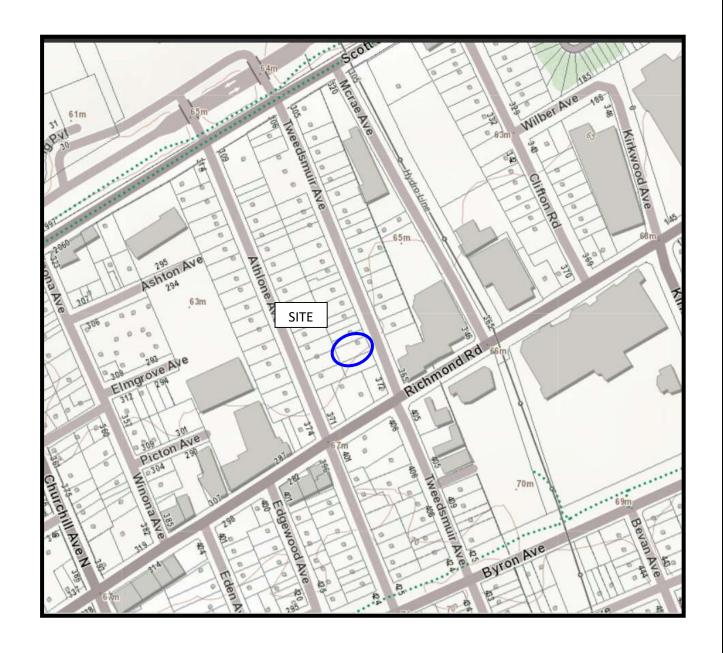
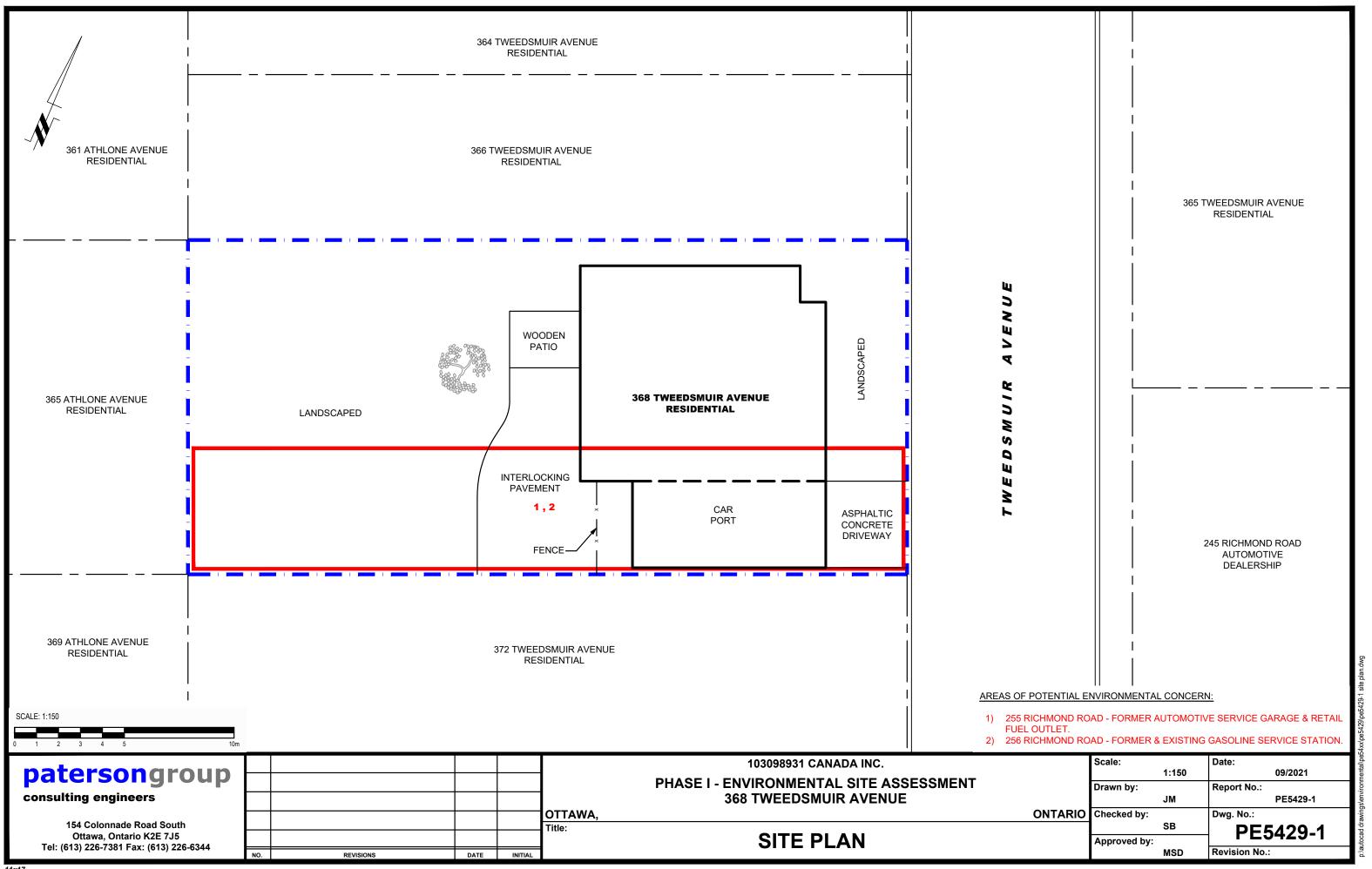
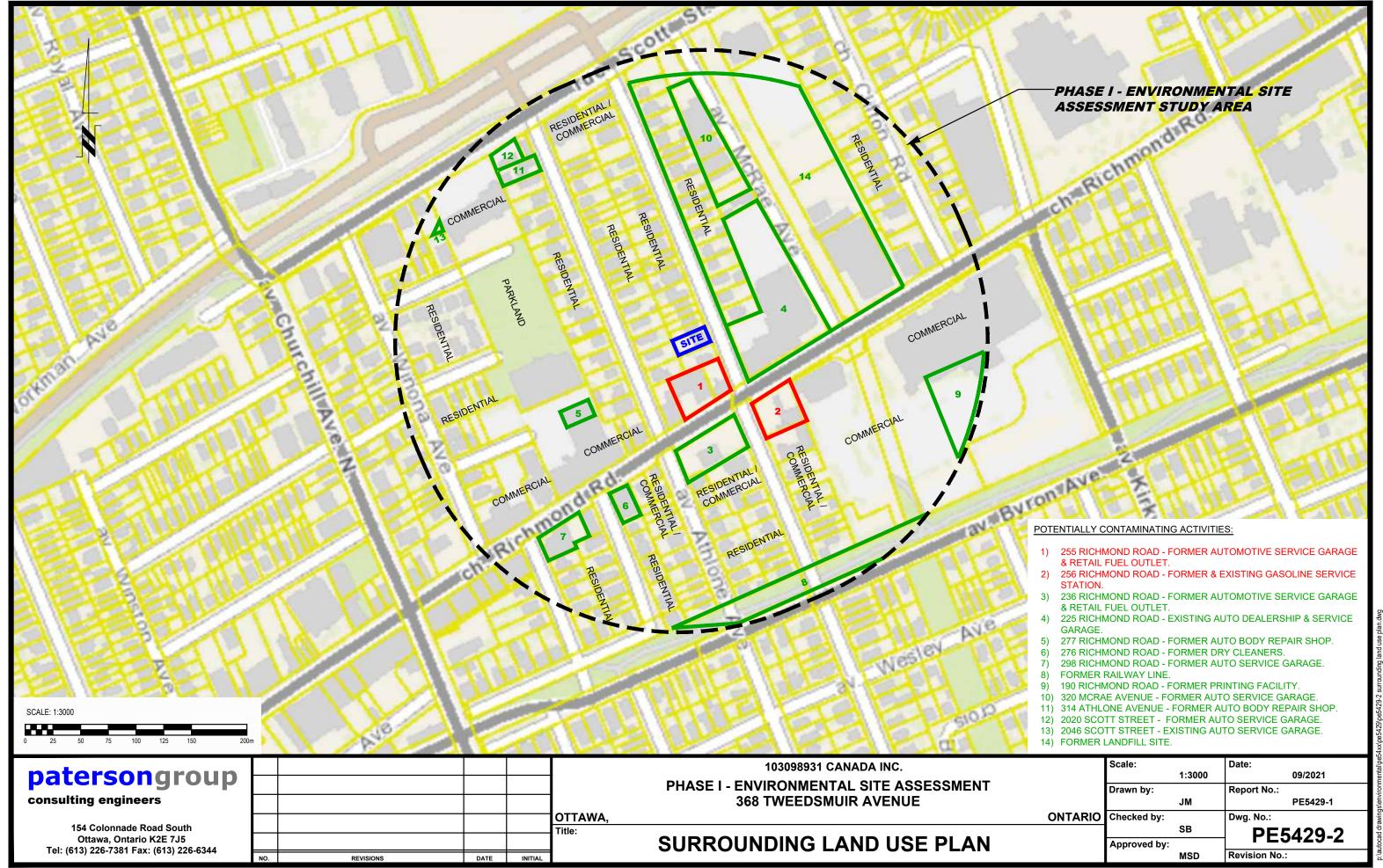


FIGURE 2 TOPOGRAPHIC MAP





APPENDIX 1

AERIAL PHOTOGRAPHS
SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH 1931



AERIAL PHOTOGRAPH 1945



AERIAL PHOTOGRAPH 1958



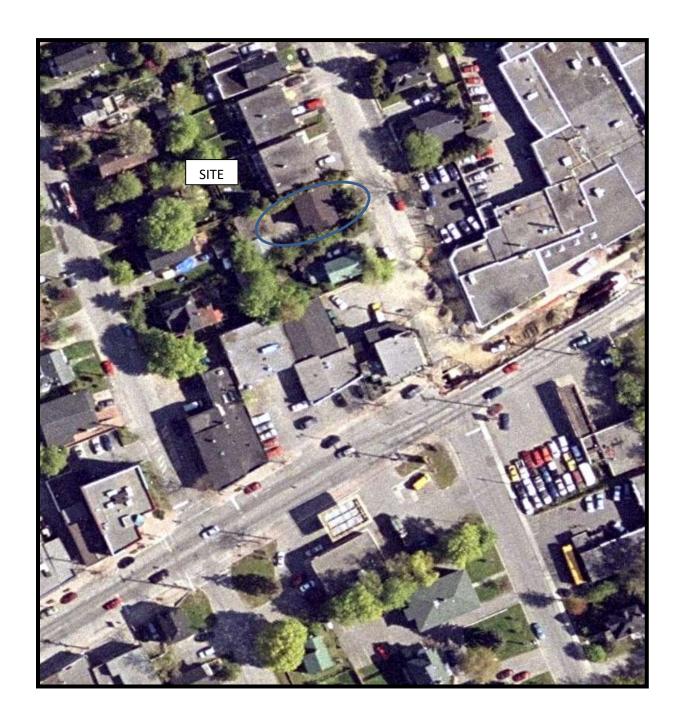
AERIAL PHOTOGRAPH 1965



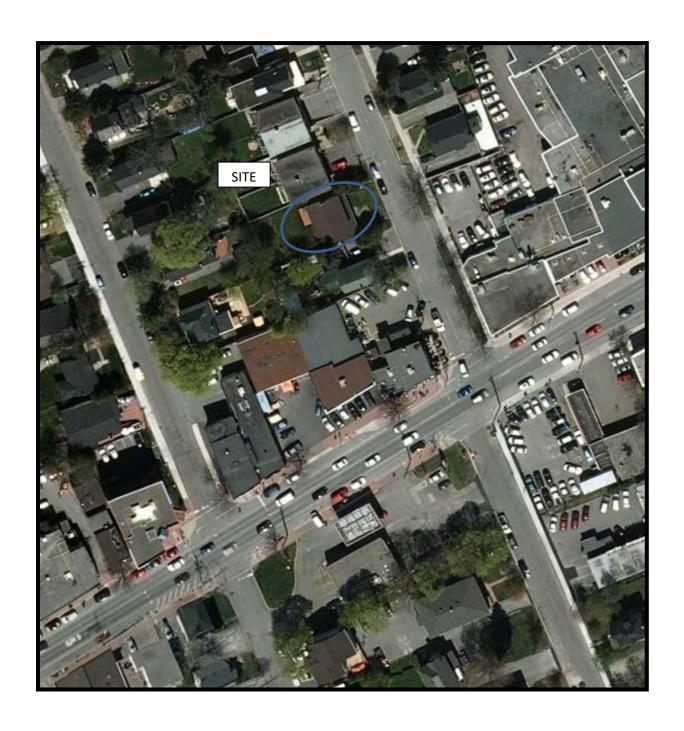
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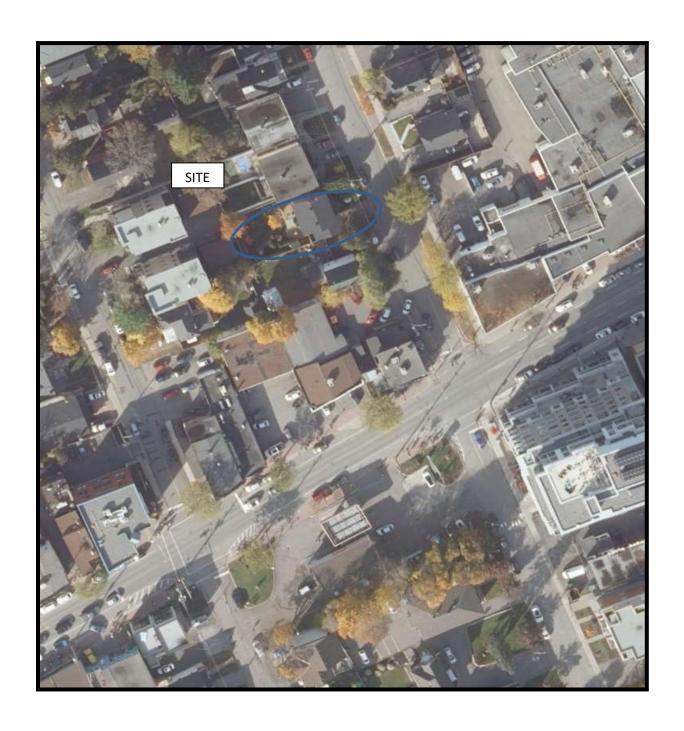
AERIAL PHOTOGRAPH 1991



AERIAL PHOTOGRAPH 2002



AERIAL PHOTOGRAPH 2011



AERIAL PHOTOGRAPH 2019



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



Ministry of the Environment and Climate Change

Freedom of Information Request

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.

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1.	Owner							Date	e of Owne	ership (yyyy/mm/dd)
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3. Search Parameters		
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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		All
renewable energy		All
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		All
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		All
waste water - industrial discharge		All
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		A11

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.

All

waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units,

PCB destruction

2146E (2016/11) Page 2 of 2

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371 A Richmond Road First Name

Last Name

Last Name

County/District/Municipality

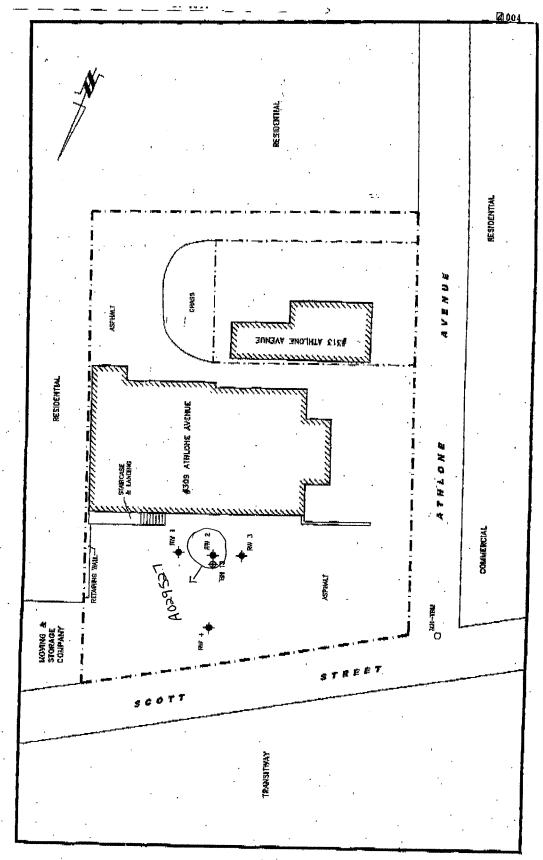
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Unit Make/Model Site/Compartment/Block/Tract etc **GPS** Reading Mode of Operation: Undifferentiated Averaged Northing 5027223 Garmin EPS map 76 Differentiated, specify 8:3 Log of Overburden and Bedrock Materials (see instructions) Metres General Description General Colour Most common material Other Materials Typical Monitering Well Installation asphalt concrete . 10 0,10 DK Brown Sulty sand gravel Sandy Silt a Courter 1,27 Brown Shale layers Grey limestone Hole Diameter Construction Record Test of Well Yield Draw Down Recovery Pumping test method Depth Metres Wall Material Time Water Leve Time Water Lev To Centimetre diam From thickness Metres Metres From То min min centimetres 4.70 20 O Pump intake set at -Statio Casing (metres) Level Pumping rate -1 1 Steel Fibreglass Schedule (litres/min) Plastic Concrete 1.25 0.9 50 mm 40 Duration of pumping 2 2 Galvanized Water Record _hrs + mir Kind of Water Steel Fibreglas Final water level end Plastic Concrete Fresh Sulphur of pumping metres Minerals Gas Salty Galvanized Recommended pump 4 4 Other type. Shallow Deep Recommended pump Steel Fibreglas m . Fresh Plastic Concrete 5 Gas depth. Galvanized _metre Other Recommended pump ∠ m 10 10 Screen Sulphur rate. (litres/min) If flowing give rate 15 15 Gas **S**alty Mineral Outside Steel Fibreglass Slot No. Other 20 diam 20 lastic Concrete 4.70 1.25 **#**10 (litres/min) 25 58 mm After test of well vield, water was 25 If pumping disconti ued, give reason. Galvanized Clear and sediment free 30 30 Other, specify No Casing or Screen 40 40 50 50 Open hole Chlorinated Yes **₩**0 60 60 Annular space Abandonment **Location of Well** Plugging and Sealing Record Volume Placed In diagram below show distances of well from road, lot line, and building. Depth set at - Metres Material and type (bentonite slurry, neat cement slurry) etc. (cubic metres) ndicate north by arrow From 20h.C. Bentonite Please See Site plan (attached) **Method of Construction** Digging Rotary (air) ☐ Diamond ☐ Jetting Cable Tool Air percussion Other Rotary (conventional) ☐ Driving Rotary (reverse) Boring Water Use Public Supply
Not used Domestic Industrial Stock Commercial] Irrigation Cooling & air conditioning] Municipal 31645 Final Status of Well Was the well owner's information Unfinished Abandoned, (Other Recharge well ☐ Water Supply Dewatering Abandoned, insufficient supply Observation well Abandoned, poor quality Replacement wel Ministry Use Only Well Contractor/Technician Information Data Source lame of Well Contractor Well Contractor's Licence No. Estate Dulling Ud OCT 1 2 2005 Date of Inspection Date Received usiness Atidress (street name, number, city etc.) JOVIBO Well Record Number 2 005 07 20 Cette formule est disponible en français Contractor's Copy Ministry's Copy 🗹 0506E (09/03)



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Ontario Ministry of the Environment

Well A 074567

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Master Well Record for

Cluster Well Construction
Regulation 903 Ontario Water Resources Act

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								tering Well	Other		Guanty
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	Annula	r Space/Abandonmer	nt Sealing Rec	ord	-179-7	77-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		1		sols Colley	Contrate Minagele
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the Environment

t Well Tag No.) A 074567 A074567

Cluster Well Information for Cluster Well Construction

Regulation 903 Ontario Water Resources Act

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Cluster Well Information Address Virgit Location (Street Number/Name, RR) 25.5 ALCHAMONA ROLL 25.5 ALCHAMO	Property Owner's Information									C	J	
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Bruce Downing 21173 2008/10/29 Sema Some C 01995 Remarks	Name of Well Technician (First Name Last Name)	26469				plorn	of con	1		NOV 24 2000		d (yyyy/mm/dd)
4004 (44)0000)		Į.	2 1 7 3	2008/10/2	9.		~			AUGITNO	Pamarke	700

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FIG 2

C-1844 m02900 C01995

NOV 2 4 2008

Regulation 903 Ontario Water Resources Act Page

and/or Print Below) 085405 A085405 Measurements recorded in:

Metric Imperial

Address of	Well Location	on (Street Nur	mber/Name)	FRich	To	ownship	THE STATE OF THE S	Lot		Concession		
	strict/Municip		, 100	, letter		ity/Town/Village		7	Provin	Marie Control	Postal	Code
						Ottawa			Onta	ario		
UTM Coord	linates Zone	Easting	199 No	orthing 0269	₹7 M	lunicipal Plan and Subl	ot Number		Other			
			The state of the s			rd (see instructions on the	back of this form)					
General Co	CONTRACTOR OF THE PERSON		non Material			er Materials		General Description			Dep	th (<i>m/ft</i>)
		1 P Y										10
	4-1											
	G											
No.												
		2,0,000	Annular	Space				Results of We	II Viel	d Testing		
Depth Se	et at (m/ft)		Type of Sea			Volume Placed	After test of well y		-	aw Down	R	ecovery
From	To		(Material an			(m³/ft³)	Clear and sa		Time (min)	Water Level (m/ft)	Time (min)	Water Leve (m/ft)
0'	051	Cen	ent				Other, speci	ntinued, give reason:	Static	(mint)	(//////	(ITWIC)
251	121	Ben	cont	(e			in partipling discol	mindod, give reason.	Level			
121	23'	Sam	-					4 (40)	1		1	
1	00	20014	-				Pump intake set	at (<i>m/tt</i>)	2		2	
							Pumping rate (I/r	min / GPM)	3		3	
Meth	hod of Cor		Put		Well Us				4		4	
	Conventional)	☐ Diamond ☐ Jetting			Commer Municipa		Duration of pum					
Rotary (F		Driving			Test Hole		hrs +	min	5		5	
☐ Boring Air percu	ussion	Digging	☐ Irrig		Cooling	& Air Conditioning	Final water level 6	end of pumping (m/ft)	10		10	
Other, s				ner, specify			If flowing give rate	te (l/min / GPM)	15		15	
	Con	struction R	ecord - Cas			Status of Well			20		20	
Inside Diameter	(Galvanize	OR Material d, Fibreglass,	Wall Thickness	Depth (n		☐ Water Supply☐ Replacement Well	Recommended	pump depth (m/ft)	25		25	
(cm/in)		Plastic, Steel)	(cm/in)	From	То	Test Hole	Recommended	nump rate				
.25"	Pla	stic	0.75"	01 1	3'	Recharge Well Dewatering Well	(I/min / GPM)		30		30	
						Observation and/or	Well production	(l/min / GPM)	40		40	
						Monitoring Hole Alteration			50		50	
						(Construction)	Disinfected? Yes No		60		60	
						Abandoned, Insufficient Supply	Tes INC			-tion		
Outside		onstruction R	ecord - Scre	Depth (n	o/ft)	Abandoned, Poor Water Quality	Please provide a	Map of W map below following		The Market of the Control of the Con	ack.	-1
Diameter (cm/in)		aterial vanized, Steel)	Slot No.	From	То	Abandoned, other,				13		
1.5"	Plas	Lie	10	121	23'	specify				12		
	1100		10	13' 2	23	Other, specify				15,		
								1		180		
Matar four	ad at Danth	Water Det		Lintented		ole Diameter h (m/ft) Diameter	1 4	.1		000		
		Kind of Wate ☐ Other, spe		Untested	From	To (cm/in)	1 2			1,3	9	9
	the state of the s	Kind of Wate		Untested	7'	23 3.25	10				T	
(n	n/ft) Gas	Other, spe	ecify						1			
		Kind of Wate		Untested						15	m	
(n		Other, spe		Teelevisie	m.f.	i a m			J.		1	
Business N	ame of Well	Contractor		Technician I		lion Il Contractor's Licence No.		acted R	-1			
-1	a So		mpli	ng	7	241	tichn	TONGE IL	-4			
Business A	ddress (Stre	et Number/Na	ime)		CH5.25	nicipality	Comments:					
		the state of the s		Creek		ichmondh	14					
Province	Po	ostal Code	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	E-mail Addres		mlass-1	Well owner's D	ate Package Delivers	d]	Minist	ny He	Only
Bus. Telepho	one No. (inc. s			echnician (Las		edasoil.com	Information	ate Package Delivere		Audit No.	ry US	Only
905	7649	- 11	mair		Ke		package delivered	Y Y Y M M		Z 1	LU8	6621
Well Technic	cian's Licence			n and/or Contr	actor Date	e Submitted	Yes	ate Work Completed	20	DEC 2	1 9	009
3 4	149	5 M	W /	11	70	1004 MM 15	No 1/	004 11	10	Received L	16	003

Measurements recorded in: Metric Imperial

Well Tag No. (Place Sticker and/or Print Below)

Well Record

092322 A092322

Regulation 903 Optario Water Resources Act

Page

Address of Well Location (Street Number/Name)

Tweedsmult North of Richmond Roll

City/Town/Village Lot Concession Province Postal Code ottawa Ontario UTM Coordinates | Zone | Easting | Northing | NAD | 8 | 3 | 1 8 | 4 | 4 | 1 | 3 | 0 | 1 | 5 | 0 | 26 | 94 | 5 | Municipal Plan and Sublot Number Other Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form) Depth (m/ft) General Colour Most Common Material Other Materials General Description From Annular Space Results of Well Yield Testing Type of Sealant Used (Material and Type) Volume Placed (m³/ft³) After test of well yield, water was: Depth Set at (m/ft) Draw Down Recovery Time Water Level Time Water Level Clear and sand free 0,51 Other, specify (m/lt) (m/ft) (min) cement Static If pumping discontinued, give reason: Bentonite 1 Pump intake set at (m/ft) 2 2 3 3 Pumping rate (I/min / GPM) Well Use Method of Construction 4 4 ☐ Diamond Public
Domestic Commercial ☐ Not used Cable Tool Duration of pumping Jetting Municipal Rotary (Conventional) Dewatering 5 5 hrs + min Monitoring Rotary (Reverse) Driving Livestock Test Hole Final water level end of pumping (m/ft) Cooling & Air Conditioning Digging Irrigation 10 10 Air percussion Other, specify Industrial Other, specify 15 If flowing give rate (I/min / GPM) Construction Record - Casing Status of Well 20 20 Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) Depth (m/ft) Inside Wall ☐ Water Supply Recommended pump depth (m/ft) Thickness (cm/in) Diameter (cm/in) Replacement Well 25 25 From To Test Hole Recommended pump rate (Vmin / GPM) 1.75" 0.25" 30 30 01 10 Recharge Well Plastic Dewatering Well 40 40 Observation and/or Monitoring Hole Well production (Vmin / GPM) 50 ☐ Alteration Disinfected? (Construction) 60 60 Yes No Abandoned. Insufficient Supply Map of Well Location Construction Record - Screen Abandoned, Poor Water Quality Please provide a map below following instructions on the back Outside Depth (m/ft) Material (Plastic, Galvanized, Steel) Slot No. Diameter Abandoned, other, From (cm/in) specify Plastic 201 10' Other, specify Water Details Hole Diameter Diamete (cm/in) Water found at Depth Kind of Water: Fresh Untested From To (m/ft) Gas Other, specify 201 3.25 Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Well Contractor and Well Technician Information Richmond Business Name of Well Contractor Strata Sail Sampling
Business Address (Street Number/Name) Municipality 2-147 West Beaver-Creek Dr RichmondHi Business E-mail Addres LHBICK Wrecords@strocksil.com Well owner's Date Package Delivered Ministry Use Only information package delivered YYYY MIM DI z 106622 9057649304 Mult, Date Work Completed Yes DEC 2 1 2009 ☐ No @ Queen's Printer for Ontario, 2007

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Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

Measurements recorded in: Metric A 092413 A092413

Well Record

Regulation 903 Ontario Water Resources Act

		TRA	WOT THE	Picce		Rd OHa	VVQ	le :		Dest	Cod
County/Dist	trict/Municipa	lity /	sortho	7		ity/Town/Village		Ont	tario	Postal	Code
JTM Coordin	nates Zone			orthing	M	lunicipal Plan and Subl	ot Number	Other			
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	Town or the second			nment Sea		rd (see instructions on the er Materials		winting.	III III III	Dep	th (m/ft)
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			Annular	Space		AUGUSTA	Results	of Well Yie	ld Testing		
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		Com	-			(mm)	Other, specify	(min)		(min)	(m/ft)
~1	111	Park	ent				If pumping discontinued, give r	eason: Static		3	
5								1		1	
1	22'	Sanc	(Pump intake set at (m/ft)	2		2	
					0.351			3		3	
Meth	od of Cons	struction			Well Use	9	Pumping rate (Vmin / GPM)				
Cable To	ol Conventional)	☐ Diamon	A POST OF THE PARTY OF THE PART		Commer Municipa		Duration of pumping	4		4	
Rotary (R		Driving	Liv	estock	Test Hole	e Monitoring	hrs + min	5		5	
Boring Air percus	ssion	Digging	☐ Irrig		Cooling (& Air Conditioning	Final water level end of pumpir	10 (m/tt)		10	
Other, sp				ner, specify_			If flowing give rate (I/min / GPI	M) 15		15	
ALL AND A	The second secon	THE VINE STREET	ecord - Cas	The state of the s	(99)	Status of Well		20		20	
Inside Diameter	Open Hole ((Galvanized	Fibreglass,	Wall Thickness	Depth	To	 Water Supply Replacement Well 	Recommended pump depth	m/n) 25		25	
(cmvin)	Concrete, Pl		(cm/in)			Test Hole Recharge Well	Recommended pump rate	30		30	
.25"	Plasti	C	\$400.25	.0	712'	Dewatering Well	(Vmin / GPM)	40		40	
						Observation and/or Monitoring Hole	Well production (Vmin / GPM)				
						Alteration (Construction)	Disinfected?	50		50	
						Abandoned,	Yes No	60		60	
	Cor	struction F	ecord - Scre	en		Insufficient Supply Abandoned, Poor		of Well Lo			
Outside Diameter	Mate (Plastic, Galva		Slot No.	Depth		Water Quality Abandoned, other,	Please provide a map below for	0	tions on the b	ack.	
(cm/in)				From	To	specify		2			
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	1 -1 5 11 11	Water De				ole Diameter h (m/ft) Diameter	IN	13		7- 1	ac's 1k
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		o. Signature	o Technicis			909 1 1/1 /55	Yes 2009	1105	DEC .	1 4 9	000

Ontario is now in Step 2 of the **Roadmap to Reopen (/page/reopening-ontario)**. Follow the **restrictions and 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 <u>Open Data catalogue</u> (<u>https://data.ontario.ca/dataset/well-records)</u>.

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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Ministry of the Environment and Climate Change

Well Tag No. (Place Sticker and/or Print Below)

Well Record

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ation 903 Ontario Water Resources Act Tag#: A182637

Measurements re	corded in: 🛮 Me	etric 🗌 Impe	rial / / //	63/		20482 Pi	age	of
Well Owner's I								
First Name		st Name / Orga	nization	A Holdings	E-mail Address		_	Constructed all Owner
Mailing Address (S	treet Number/Nam	- 12 46 1	¦ Mι	unicipality	Province Postal Co	de Telepho	one No. (inc. i	
	16 honors	Koad	i //	Hunn	OW III			
Well Location						0		
Address of Well Lo	cation (Street Num	ber/Name)	То	wnship	Lot	Conce	SSION	
_^ > う ラープ(County/District/Mu	inicipality	<u> </u>	Cit	ty/Town/Village		Province	Postal	Code
County, District	orpanis		l .	Muna		Ontario		
UTM Coordinates	3 /3 / Turk	Northin		unicipal Plan and Sublo	ot Number	Other		
NAD 8 3			4 (1904) at 3	d (see instructions on the	hack of this form	ud Planenavieteiki		
General Colour	Most Commo			r Materials	General Descripti	on	Dept From	th (<i>m/ft</i>)
-				///////	10058		17)	(7)
13/2 N	top so	<u> </u>			so At			2.17
BRN 6124	1. 1		graves		/		7.17	-avere
2/67	Angs to se		SNALL		16yleed			1/0
		Annular Spa	ce		Results of	Well Yield Tes	ting	
Depth Set at (m/		Type of Sealant	Used	Volume Placed	After test of well yield, water was:	Draw Dov		ecovery Water Level
From To	}	(Material and Ty	pe)	(m³/ft³)	☐ Clear and sand free☐ Other, specify	11 1	Level Time	(m/ft)
0 3		· · · · · · · · ·			If pumping discontinued, give reason	Static Level		
3/7.0	(/					1	1	
9.24 7.0	6J				Pump intake set at (m/ft)	2	2	
*								
Method of	Construction	Marine de la company	Well Use		Pumping rate (Vmin / GPM)	3	3	
Cable Tool	☐ Diamond	Public	☐ Commerc	cial 🔲 Not used	Duration of pumping	4	4	
Rotary (Convent		Domesi			hrs + min	5	5	
Boring	Digging	Irrigatio		& Air Conditioning	Final water level end of pumping (m	<i>√ft)</i> 10	10	
Air percussion Other, specify		☐ Industri			(4)	15	15	
Government of the control of the con	Construction Re			Status of Well	If flowing give rate (I/min / GPM)			
Inside Oper	n Hole OR Material	Wall	Depth (m/ft)	☐ Water Supply	Recommended pump depth (m/ft	20	20	
	ranized, Fibreglass, crete, Plastic, Steel)	Thickness (cm/in)	From To	Replacement Well Test Hole		25	25	
4.03 P	'VC	.768	J \$.57	Recharge Well	Recommended pump rate (Wmin / GPM)	30	30	
		* / */ *		☐ Dewatering Well ☐ Observation and/or	W-II I // / 0010	40	40	
				Monitoring Hole	Well production (I/min / GPM)	50	50	
				☐ Alteration (Construction)	Disinfected?	60	60	
				Abandoned, Insufficient Supply	☐ Yes ☐ No			
Outside	Construction Re	cord - Screen	Donth (m/ft)	Abandoned, Poor Water Quality	Map of Please provide a map below follow	Well Location no instructions or		<u> </u>
Diameter -	Material c, Galvanized, Steel)	Slot No.	Depth (<i>m/ft)</i> From To	Abandoned, other,		J		
4,82 P	110	10 %	7777	specify				()
7.00	<u></u>	(0)/.	3/160	Other, specify	Commence and description of the second of th	,-miles Address of Assessed Branch Aspendicus 1950 (1962)	Same and the state of the state	1_m
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Business Address	(Street Number/Nar	mé) Caur		nicipality Aaakka	Comments:			
Province	Postal Code	Business E-r	·	a la la				
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Bus. Telephone No.			nician (Last Name, I		package Y Y Y M	VI D D 1999.	[№] Z 20	645/
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Measurements	recorde

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0506E (2014/11)

Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

Well	Record
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and Climate Change julation 903 Ontario Water Resources Act Tag#: A182638 07639 ed in: Well Owner's Information F-mail Address First Name Last Name / Organization by Well Owner (jad) CILMAN Telephone No. (inc. area code) Postal Code Municipality Province Mailing Address (Street Number/Name) ØŊ. 255 Well Location Concession Lot Township Address of Well Location (Street Number/Name) 12/1Word Koad Postal Code Province City/,Town/Village County/District/Municipality Ontario Other UTM Coordinates | Zone | Easting | NAD | 8 | 3 | | | | | | | | | Northing Municipal Plan and Sublot Number 10/2 Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form) Depth (m/ft) General Description Most Common Material Other Materials 3 752112 45014 11 3 Ngrave Results of Well Yield Testing Annular Space After test of well yield, water was: Draw Down Recovery Depth Set at (m/ft)
From To Volume Placed Type of Sealant Used laterial and Type) (m³/ft³) Clear and sand free Time Water Level Time Water Level (min) (m/ft) Other, specify (m/ft) (min) Static If pumping discontinued, give reason: Level 1 1 Pump intake set at (m/ft) 2 2 3 3 Pumping rate (I/min / GPM) Well Use Method of Construction 4 4 Diamond ☐ Public Commercial Not used Cable Tool Duration of pumping Domestic Rotary (Conventional) Jetting Municipal Dewatering 5 5 hrs ÷ min Rotary (Reverse) Livestock Monitoring Driving Test Hole Cooling & Air Conditioning Final water level end of pumping (m/ft) Boring Digging Irrigation 10 10 Air percussion Industrial Other, specify Other, specify 15 15 If flowing give rate (I/min / GPM) Construction Record - Casing Status of Well 20 20 Depth (m/ft) Inside Open Hole OR Material Wall Recommended pump depth (m/ft) Thickness (Galvanized, Fibreglass, Concrete, Plastic, Steel) Replacement Well 25 25 Та (cm/in) (cm/in) Test Hole Recommended pump rate (I/min / GPM) T 30 30 Recharge Well 360 Dewatering Well 40 40 Observation and/or Well production (I/min / GPM) Monitoring Hole 50 50 Alteration Disinfected? (Construction) 60 Yes □ No Abandoned, Insufficient Supply Map of Well Location Construction Record - Screen Abandoned, Poor Water Quality Please provide a map below following instructions on the back. Depth (m/ft) Outside Abandoned, other, Diameter Slot No. (Plastic, Galvanized, Steel) (cm/in) specify .62 10 10.06 Other, specify Water Details Hole Diameter Depth (m/ft) Diameter Water found at Depth Kind of Water: Fresh Untested From (m/ft) Gas Other, specify Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify 10-Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Well Contractor and Well Technician Information Business Name of Well Contractor Well Contractor's Licence, No. Dr. Hing Strata Business Address (Street Number/Name) Municipality Comments: 65 lds Von Province Postal Code Business E-mail Address 1 BREUR urscordestroles Ministry Use Only 1.60A Date Package Delivered M Well owner's Bus.Telephone No. (inc. area code) Name of Well Technician (Last Name, First Name) information Audit No. 2 206458 package delivered /[v|v|v|m|w] 905794079114445 JAMES
Well Technician's Licence No. Signature of Technician and/or Contractor Date Submitted Date Work Completed Yes DEC U 5 2017

30117102

☐ No

	Ontario
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0506E (2014/11)

Well Record

Ontario and Climate Change Measurements recorded in: Metric Imperial	1) 92639 Ta	- 11 - A 4 0 2 6 3 Q Ilation	n 903 Ontario V Pag	Vater Reso	ources Act
Well Owner's Information	<u> </u>	l \			
First Name Last Name / Organization		E-mail Address			onstructed
Mailing Address (Street Number/Name)	Municipality /	Province Postal Code	Telephon	e No. (inc. a	
255 Kichmond Road	Office	ON LLL			Visiones en avec a 1980.
Well Location Address of Weil Location (Street Number/Name)	Township	Lot	Concess	ion	
555 Richmond Road				Postal	Cada
County/District/Municipality	City/Town/Village		Province Ontario	Postal	Code
UTM Coordinates Zone Easting Northing	Municipal Plan and Sub	lot Number	Other	. L	
NAD 8 3 1 5 4 4 7 7 5 6 5 6 6 Overburden and Bedrock Materials/Abandonment Sea	11 " 1 / 1	ne back of this form)			727 EE (\$4.08)
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GRY limestone 51	1a2	1002000		2.13	///・>6
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			- H-V/Corr	202200000000000000000000000000000000000	\$5555555555555555555555555555555555555
Depth Set at (m/ft) Type of Sealant Used	Volume Placed	Results of W After test of well yield, water was:	ell Yield Testii Draw Dowr	n Re	ecovery
From To (Material and Type)	(m³/ft³)	☐ Clear and sand free☐ Other, <i>specify</i>	Time Water L (min) (m/ft)	1	Water Level (m/ft)
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7.01 10.36 fifter sund		Pump intake set at (m/ft)	2	2	
		Pumping rate (I/min / GPM)	3	3	
Method of Construction	Well Use ☐ Not used		4	4	
☐ Cable Tool ☐ Diamond ☐ Public ☐ Rotary (Conventional) ☐ Jetting ☐ Domestic	Municipal Dewatering	'll brc. ⊥ moin	5	5	
☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☐ Boring ☐ Digging ☐ Irrigation	☐ Test Hole ☐ Monitoring ☐ Cooling & Air Conditioning	Final water level end of pumping (m/fit		10	
☐ Air percussion ☐ Industrial ☐ Other, specify ☐ Other,	J J		15	15	
Construction Record - Casing	Status of Well	If flowing give rate (I/min / GPM)			
- Marian	h (m/ft)	Recommended pump depth (m/ft)	20	20	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
(cm/in) Concrete, Plastic, Steel) (cm/in) From	To Replacement Well	Recommended pump rate	25	25	
<u>4.03 PUC 1.368 0</u>	Recharge Well Dewatering Well	(t/min / GPM)	30	30	
	Observation and/or Monitoring Hole	Well production (I/min / GPM)	40	40	
	Alteration (Construction)	Disinfected?	50	50	
	Abandoned, Insufficient Supply	Yes No	60	60	
Construction Record - Screen Outside Depti	☐ Abandoned, Poor	Map of W	fell Location	ne hack	
Diameter (cm/in) (Plastic, Galvanized, Steel) Slot No. From	Abandoned, other,	Market and an analysis and an an analysis and	2000-2000-2000-200-201-20-20-20-20-20-20-20-20-20-20-20-20-20-	***************************************	
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Water Details	Hole Diameter		K 1 3	The second second	
Water found at Depth Kind of Water: Fresh Untested	<u> </u>	15 or however	وما المراسيس والم الا المستعدية الما المراسيس المراس المراسيس المراس	J	
(m/ft) ☐ Gas ☐ Other, specify Water found at Depth Kind of Water: ☐ Fresh ☐ Untested	3 3 11/19	No. Continue y a volume			
(m/ft) Gas Other, specify	3/1/23676	A CONTRACTOR OF THE PROPERTY O		s forta militare de la manda forta nos forms anticomente	The street of th
Water found at Depth Kind of Water: Fresh Untested	7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7	1 Richmond	Resc		
(m/ft) Gas Other, specify Well Contractor and Well Technicia	an Information		y ny menena Ka		
Business Name of Well Contractor	Well Contractor's Licence No				
Business Address (Street Number/Name)	Municipality	Comments:			
165 Sheles Count	Morbhan				
Province Postal Code Business E-mail Add	dress , OSTON GSON - COM		ed kasami	nistry Use	Only
Bus.Telephone No. (inc. area code) Name of Well Technician (package VIVIVIVIA		- desire	6459
90574049/5 /445ay Swell Technician's Ligence No. Signature of Technician and/or Co	Ontractor Data Submitted	delivered Date Work Completed	1 N. 3 %		
vveil rechnician's Licence No. Signature of Technician and/or C	341771030		6 Receive	C 0 5	ZU17

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Well Tag No. (Place Sticker and/or Print Below)

Well Record

and Climate Change Regulation 903 Ontario Water Resources Act Tag#: A182631 urements recorded in: 🔲 Metric 🔲 Imperial S-2008 Page Well Owner's Information F-mail Address Last Name / Organization First Name by Well Owner Hichmans Mailing Address (Street Number/Name) Postal Code Telephone No. (inc. area code) Municipality Province 255 () NMiller a Richmond Well Location Lot Concession Address of Well Location (Street Number/Name) Township 255 Richmand County/District/Municipality Postal Code Province City/Town/Village <u>の</u> Municipal Plan and Sublot Number Ontario VTM Coordinates | Zone | Easting | NAD | 8 | 3 | 1 | 5 | 4 | 4 | 7 | 2 | Northing 5192616 Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form) Depth (m/ft) Other Materials General Description Most Common Material BLK d-MSQ 45014 9 ANG rave Results of Well Yield Testing Annular Space After test of well yield, water was: Draw Down Recovery Depth Set at (m/ft) Type of Sealant Used Volume Placed (Material and Type) Clear and sand free (m³/ft³) Time Water Level Time Water Level (min) Other, specify (m/ft) (min) (m/ft) Mill moun Static If pumping discontinued, give reason: Level. 1 Pump intake set at (m/ft) 2 2 3 3 Pumping rate (I/min / GPM) Method of Construction Well Use 4 4 Public Cable Tool
Rotary (Conventional) Diamond ☐ Not used ☐ Commercial Duration of pumping Domestic ☐ Jetting ____Municipal Dewatering 5 5 hrs + min Driving Test Hole ☐ Monitoring Rotary (Reverse) ☐ Livestock Final water level end of pumping (m/ft) Boring ☐ Digging ☐ Irrigation Cooling & Air Conditioning 10 10 Air percussion ☐ Industrial Other, specify Other, specify 15 15 If flowing give rate (I/min / GPM) Construction Record - Casing Status of Well 20 20 Depth (m/ft) Open Hole OR Material ☐ Water Supply Inside Wall Recommended pump depth (m/ft) (Galvanized, Fibreglass, Concrete, Plastic, Steel) Diameter Replacement Well 25 25 (cm/in) From То Test Hole Recommended pump rate (I/min / GPM) 0 . 563 Recharge Well 30 Dewatering Well 40 40 Observation and/or Monitoring Hole Well production (I/min / GPM) 50 50 Alteration (Construction) Disinfected? Yes No Abandoned, Insufficient Supply Map of Well Location Construction Record - Screen Abandoned, Poor Outside Water Quality Please provide a map below following instructions on the back. Depth (m/ft) Material (Plastic, Galvanized, Steel) Abandoned, other, From Τo (cm/in) specify Other, specify Water Details Hole Diameter Water found at Depth Kind of Water: Fresh Depth (m/ft) Diameter From (m/ft) Gas Other, specify Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Well Contractor and Well Technician Information Well Contractor's Licence No. 5000 Dilling 6101 Business Address (Street Number/Name) Municipality Comments: 10 Co 1 165 Business E-mail Address -13/95/1/ WIR COCUSES/10 Marc. Ministry Use Only Date Package Delivered Well owner's Bus.Telephone No. (inc. area code) Name of Well Technician (Last Name, First Name) Audit No. 2 206460 package delivered / | Y | Y | Y | M | M | Date Work Completed Technician's Licence No. Signature of Technician and/or Contractor Date Submitted Yes Yes DEC 0 5 2017 616 7/6/6/6 >1612 901171020 ☐ No



Ministry of the Environment and Climate Change

Measurements recorded in:

Metric | Imperial

Well Tag#: A190996
A190996

Well	Record
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Regulation 903 Onta	ario Water	Resources	Ac
5-20092	Page	of	

Address of	Well Locati	on (Street Nur		_1 (_1		ownship	Lot	Conce	ession	
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Rotary (C	Conventional) Reverse)) ☐ Jetting ☐ Driving		mestic estock	☐ Municipa	<u> </u>	Duration of pumping hrs + min	5	5	
☐ Boring ☐ Air percu	,	Digging	, Ini	gation Justrial		& Air Conditioning	Final water level end of pumping (m	√ ^{ft)} 10	10	
Other, sp	pecify	reetps	Otl	her, <i>specify</i> _			If flowing give rate (I/min / GPM)	15	15	
Inside	Open Hole	struction Res	Wall	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	n (m/ft)	Status of Well Water Supply	Recommended pump depth (m/ft	20	20	
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1.38	13	VC		9	15	Recharge Well Dewatering Well	Recommended pump rate (I/min / GPM)	30	30	
						Observation and/or Monitoring Hole	Well production (I/min / GPM)	40	40	
						Alteration (Construction)	Disinfected?	50	50	
		nstruction Re				Abandoned, Insufficient Supply	Yes No	60 Well Location	60	
Outside Diameter	Ma	aterial	Slot No.	<u>T</u>	n (<i>m/fi</i>)	☐ Abandoned, Poor Water Quality	Please provide a map below followi	TURING 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		<u>areanaranananan</u>
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Measurements recorded in: Metric

Ministry of the Environment and Climate Change

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Well Tag No. (Place Sticker and/or Print Below)

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Regulation 903 Onta	rio Wate	er Resources Act
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Address of Well Location (Street Number/Name)	Township	Lot	Conces	ssion
ounty/District/Municipality	City/Town/Village	······································	Province	Postal Code
ITM Coordinates Zone , Easting , Northing	<u>Uttana</u>	Not Niversian	Ontario	
NAD 8 3 1 3 4 4 1 25 1 5 0 26	Municipal Plan and Sut	DIOL NUMBER	Other	
Overburden and Bedrock Materials/Abandonment General Colour Most Common Material	Sealing Record (see instructions on to Other Materials	he back of this form) General Description	n	Depth (<i>m/ft</i>)
o Ry Concrete		hard		From To
2RN) <:1+	Sand	Dense		3/27
Ely Cobble	Concrete	hard		2.0 4.5
SLY (included)		hard		4.5 7.9
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Annular Space Depth Set at (m/ft) Type of Sealant Use		Results of W After test of well yield, water was:	Draw Dow	
From To (Material and Type)	(m³/ft³)		Time Water (m/n) (m/n)	Level Time Water Level f) (min) (m/ft)
21 U UO OONTOON TOOM	nautt	If pumping discontinued, give reason:	J C4-6'-	
JIM OF BENONIE			1	1
1:44 7.4 Sand		Pump intake set at (m/ft)	2	2
		Pumping rate (I/min / GPM)	3	3
Method of Construction Cable Tool ☑ Diamond ☐ Public	Well Use ☐ Commercial ☐ Not used		4	4
Rotary (Conventional)	☐ Municipal ☐ Dewatering ☐ Test Hole ☐ Monitoring	· a h	5	5
Boring Digging Irrigation Air percussion Industrial	Cooling & Air Conditioning	Final water level end of pumping (m/ft)	10	10
Other, specify Other, specif	fy	If flowing give rate (Vmin / GPM)	15	15
Construction Record - Casing Inside Open Hole OR Material Wall De	Status of Well pth (m/ft)		20	20
Inside Open Hole OR Material Wall De Diameter (Galvanized, Fibreglass, Thickness (cm/in) From	To Replacement Well	Recommended pump depth (m/ft)	25	25
345 200 356 0	Test Hole Recharge Well	Recommended pump rate (I/min / GPM)	30	30
	☐ Dewatering Well ☐ Observation and/or	Well production (I/min / GPM)	40	40
	Monitoring Hole Alteration		50	50
	(Construction) Abandoned,	Disinfected? Disinfected? No	60	60
Construction Record - Screen	Insufficient Supply Abandoned, Poor	Map of W	ell Location	
Diameter (Blastic Columnized Stool) Slot No.	epth (m/ft) Water Quality	Please provide a map below following	instructions on t	he back /
	specify		-) ^
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Well Contractor and Well Technic		7) - 1	-1) l	
usiness Name of Well Contractor	Well Contractor's Licence No.	Richmond		
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Samuel Berube

From: Public Information Services <publicinformationservices@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 T	POSTAL CODE	STATUS	FACILITY ,
10164510	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	CUSTOMER SHUTDOWN	FS GASOL
11342096	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	EXPIRED	FS LIQUIE
11342118	236 RICHMOND F	RD	OTTAW	Α	ON	K1Z 6W6	EXPIRED	FS LIQUIE
11342137	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	EXPIRED	FS LIQUIE
11342159	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	EXPIRED	FS LIQUIE
11464549	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	ACTIVE	FS LIQUIE
11464568	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	ACTIVE	FS LIQUID
11464589	236 RICHMOND F	RD	OTTAW	Ά	ON	K1Z 6W6	ACTIVE	FS LIQUIE
9545808	236 RICHMOND F	RD	OTTAW	Α	ON	K1Z 6W6	EXPIRED	FS GASOL

INSTANCE NUMBER	ADDRESS	•	CITY _	PROVINCE T	POSTAL CODE	STATUS 🔽
10338480	256 RICHMOND RD AT TWEEDSMUIR AV	/E	OTTAWA	ON	K1Z 6W9	ACTIVE
11106144	256 RICHMOND RD AT TWEEDSMUIR AV	VΕ	OTTAWA	ON	K1Z 6W9	EXPIRED
11106161	256 RICHMOND RD AT TWEEDSMUIR AV	lΕ	OTTAWA	ON	K1Z 6W9	EXPIRED
11106181	256 RICHMOND RD AT TWEEDSMUIR AV	/E	OTTAWA	ON	K1Z 6W9	EXPIRED
11106196	256 RICHMOND RD AT TWEEDSMUIR AV	/E	OTTAWA	ON	K1Z 6W9	EXPIRED
11515358	256 RICHMOND RD AT TWEEDSMUIR AV	VΕ	OTTAWA	ON	K1Z 6W9	INACTIVE
11515366	256 RICHMOND RD AT TWEEDSMUIR AV	VΕ	OTTAWA	ON	K1Z 6W9	INACTIVE
64732585	256 RICHMOND RD AT TWEEDSMUIR AV	VΕ	OTTAWA	ON	K1Z 6W9	ACTIVE
64732587	256 RICHMOND RD AT TWEEDSMUIR AV	/E	OTTAWA	ON	K1Z 6W9	ACTIVE
9911539	256 RICHMOND RD AT TWEEDSMUIR AV	VΕ	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 publicinformationservices@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.

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: publicinformationservices@tssa.org

From: Samuel Berube

www.tssa.org



<SBerube@Patersongroup.ca>**Sent:** August 26, 2021 1:14 PM

To: Public Information Services <publicinformationservices@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: <u>(613) 226-7381</u> 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 O	Only	
Application Number:	Ward Number:	Application Received: (dd/mm/yyyy):	
Client Service Centre Staff:	_	Fee Received: \$	



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 I	nformation
*Site Address or Location:	368 Tweedsmuir Avenue		
	* Mandatory Field		·
Applicant/Agent	Information:		
Name:	Paterson Group		
Mailing Address:	154 Colonnade Road South, Ott	awa, ON, K2E 7J5	
Telephone:	613-226-7381	Email Address:	sberube@patersongroup.ca
Registered Prope	rty Owner Information:	Same as abo	ve
Name:	13098931 Canada Inc.		
Mailing Address:	368 Tweedsmuir Avenue, Ottaw	ra, Ontario, K1Z 5N4	
Telephone:		Email Address:	matt@honeyconstruction.ca

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) 500 m² Does the site have Full Municipal Services: • Yes				
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:	*

- 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	

patersongroup

Consulting Engineers

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

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

www.patersongroup.ca

August 25, 2021 File: PE5429-HLUI

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

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
Date	<u> </u>

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Samuel Berube, B. Eng.

patersongroup

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

Mark S. D'Arcy, P. Eng.



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