



Geotechnical
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Phase I Environmental Site Assessment

East Urban Mixed Use Community
Mer Bleue Road
Ottawa, Ontario

Prepared For

Richcraft Group of Companies

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by the Richcraft Group of Companies to conduct a Phase I Environmental Site Assessment (ESA) of properties located along either side of Mer Bleue Road, between the intersections of Innes and Renaud Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site and adjacent properties were vacant or used for agricultural purposes with farmsteads along Mer Bleue Road at least as early as 1945. Some properties along Mer Bleue Road have been used for commercial purposes since the 1980's.

The majority of the subject site has never been developed with the exception of the properties located along Mer Bleue Road. The review of City directories identified two (2) businesses, an excavation contractor (2220 Mer Bleue Road) and a former welding shop (2284 Mer Bleue Road), which are considered to be potentially contaminating activities (PCAs) and therefore areas of potential environmental concern (APECs).

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is primarily vacant with residential and commercial properties along Mer Bleue Road. There are five (5) locations on the subject site with identified PCAs (areas of fill placement, a snow disposal area, a former welding shop and an excavation contractor) that are considered to be APECs.

Neighbouring properties were a combination of vacant, residential and commercial properties. There were seven (7) existing PCAs (retail fuel outlets, automotive garages, City of Ottawa snow disposal facility, electrical substation) and one (1) former PCA (storage of waste crankcase oils and lubricants) identified in the Phase I – ESA study area; none of which were considered to be APECs.

Recommendations

Any potable water wells encountered during redevelopment of the subject lands, that are no longer going to be used, should be abandoned in accordance with Ontario Regulation 903.

The results of the historical research, personal interviews, and the site inspection identified potential environmental concerns with respect to specific areas on the subject site. **In our opinion, a Phase II Environmental Site Assessment is required for these select portions of the subject property.**

1.0 INTRODUCTION

At the request of the Richcraft Group of Companies, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a large parcel of land located along Mer Bleue Road, between the intersections of Innes Road and Renaud Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Steve Grandmont, from Richcraft, whose office is located at 2280 St. Laurent Boulevard, Suite 200, Ottawa, Ontario. Mr. Grandmont can be reached by telephone at (613) 739-7111.

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

This Phase I-ESA report has been prepared in general accordance with Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	No specific address.
Legal Description:	Part of Concession 3, Lot 1 to 4 in the Township of Gloucester and part of Concession 11, Lot 1 and 2 in the Township of Cumberland, now City of Ottawa.
Location:	The subject site is located on either side of Mer Bleue Road, between the intersections of Innes and Renaud Road, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 26' 36" N, 75° 30' 22" W.
Site Description:	
Configuration:	Irregular, 230 hectares (approximate)
Zoning:	IL – Light Industrial Zone. IG – General Industrial Zone. DR – Development Reserve Zone.
Current Use:	Primarily vacant, with residential dwellings (2220 and 2226 Mer Bleue Road), commercial buildings (2220 and 2284 Mer Bleue Road), and a temporary stormwater management pond.
Services:	The subject site is located in a mixed municipally and privately serviced area; however, the future development is to be connected to City services.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

According to the aerial photographs and documents reviewed, the land has mostly been vacant or used for agricultural purposes with some farmsteads. The properties along Mer Bleue Road have been used for residential and commercial purposes since the late 1970's and have included a welding shop and excavation contractor.

For the purposes of this report, and based on the above information, the majority of the site is considered to have never been developed with the exception of the commercial properties located along Mer Bleue Road and residential dwellings, some of which were developed prior to 1945.

Fire Insurance Plans

Fire Insurance Plans (FIPs) are not available for the subject site or Phase I study area.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1961 to 2011 as part of the Phase I ESA. City directories do not cover the study area prior to 1981. Commercial properties on the subject property include Denis Ladouceur Excavation Limited (2220 Mer Bleue Road) listed in 2011 and Leblanc Roger Welding Limited (2284 Mer Bleue Road) listed in 1992 and 2005. These businesses are considered to be potentially contaminating activities (PCAs) and therefore are areas of potential environmental concern (APECs) on the property.

A retail fuel outlet (2001 and 2011), located at 4042 Innes Road approximately 145 m north of the subject site and an automotive service garage (2005), located at 2319 Mer Bleue Road approximately 77 m to the south, were identified in the review of the city directories. The uses of these properties are considered to be potentially contaminating activities (PCAs), however, based on the distances from the subject site and previous environmental assessments, the retail fuel outlet and automotive service garage are not considered to be Areas of Potential Environmental Concern (APECs) for the subject site.

Previous Engineering Reports

The following reports were reviewed as part of this assessment:

- “Phase I – Environmental Site Assessment, Proposed Residential Development, Page Road and Renaud Road, Ottawa, Ontario”, prepared by Paterson Group, dated June 12, 2007.

A Phase I – ESA was conducted by Paterson on the portion of the subject site that is south of the hydro easement. This area was vacant and covered with grass fields and mature trees. No significant environmental concerns were identified with the current or historical use of the land which has always been vacant or used for agricultural purposes.

- “Phase I – Environmental Site Assessment, 2226 Mer Bleue Road, Ottawa, Ontario”, prepared by Paterson Group, dated March 31, 2008.

A Phase I – ESA was conducted by Paterson on a residential dwelling and old farmstead located along Mer Bleue Road. Fill of unknown quality was identified on the subject site. The area with fill was understood to be used for the storage of equipment by the contractor located adjacent to the north (2220 Mer Bleue Road). No testing was conducted on the fill material to confirm its quality.

- “Phase I – Environmental Site Assessment, Vacant Land, Mer Bleue Road, Ottawa, Ontario”, prepared by Paterson Group, dated July 5, 2011.

A Phase I – ESA was conducted by Paterson on vacant land located on the west side of Mer Bleue Road, north of the hydro easement. This site has always been vacant or used for agricultural purposes. A snow disposal facility was built adjacent to the west in 2009. No environmental concerns were identified with the current or historical use of the land, as such, no further work was recommended.

- “Geotechnical – Existing Conditions Report, East Urban Community Mixed Use CDP, Mer Bleue Road, Ottawa, Ontario”, prepared by Paterson Group, dated August 25, 2014.

The geotechnical investigation of existing conditions conducted by Paterson included the placement of fifty-four (54) test holes (boreholes, test pits and hand auger holes) across the subject site in 2012. Results from geotechnical investigations completed by others were also included in the report. The subsurface profile encountered generally consisted of shallow bedrock in the northern portion of the site and a deep silty clay deposit in the southern portion. The groundwater is expected to be 1.5 to 2.5 meters below ground surface.

- “Existing Conditions Report: Hydrogeology, East Urban Community MUC CDP, Ottawa, Ontario”, prepared by Paterson Group, dated October 2, 2014.

The shallow bedrock and bedrock outcrops located across the northern portion of the property potentially divides the groundwater flow such that flow north of the divide is inferred to be in a northerly direction towards the Ottawa River or Bilberry Creek and the flow south of the divide is inferred to be southerly towards Mud Creek and Green’s Creek.

- “Geotechnical – Existing Conditions Report, East Urban Community Mixed Use CDP, Mer Bleue Road, Ottawa, Ontario”, prepared by Paterson Group, dated October 24, 2014.

Ten (10) additional boreholes were advanced on the subject site in September of 2014 and are shown on Drawing: PE3331-1 – Site Plan in the Figures section of this report, following the text. The subsurface profile encountered at the test locations consisted of topsoil underlain by silty clay and glacial till. Groundwater was encountered at a depth ranging from 3 to 4 meters below the ground surface.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on September 15, 2014. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

Ontario Ministry of Environment (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. No records were available for the area of the subject site.

MOE Coal Gasification Plant Inventory

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

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. An incident report was available regarding the expiry of the waste generator number for Builder's Warehouse located at 3636 Innes Road in March of 2013 (situated north of the northwest corner of the subject site). The company could not be contacted by the MOE.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. The property addressed 3636 Innes Road operated by The Builder's Warehouse Inc. was first registered as a waste generator in 1987. The waste classes include waste crankcase oils and lubricants (252), wastes from the use of paints, pigments and coatings (145) and heavy fuels (222). The waste class 252 was approved for on-site processing and storage.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOE. No records were available for the area of the subject site.

MOE Brownfields Environmental Site Registry

A search of the MOE Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property or the Phase I study area.

MOE Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No active or closed waste disposal sites or any of the other listed sites were identified in the vicinity of the subject site.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on September 15, 2014. The response from MNR indicated that there were no recorded natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on September 16, 2014 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that no records were found in the TSSA database for the subject site. The property 145 m to the north (4042 Innes Road) has a record of four (4) active underground storage tanks (USTs) and an active cylinder exchange facility. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No landfill sites were identified within the Phase I study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa on September 23, 2014 to request information from the City’s Historical Land Use Inventory (HLUI) database for the subject property. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1945 | The subject site and neighbouring properties appear to be vacant or used for agricultural purposes. Farmsteads and residential dwellings are present along Mer Bleue and Innes Road, located to the east and north, respectively. |
| 1952 | No significant changes have been made to the subject site or neighbouring properties. Renaud Road is visible further to the south. |
| 1967 | No significant changes have been made to the subject site or neighbouring properties. A water tower is visible to the north. |
| 1979 | Additional residential dwellings have been developed along the east side of Mer Bleu Road. No significant changes have been made to the neighbouring properties. |

- 1987 No significant changes have been made to the subject site. Residential subdivisions and commercial buildings have been built further to the north. A lumber yard is located adjacent to the northwest.
- 1994 No significant changes have been made to the subject site. Residential subdivisions have been built further to the west, opposite Pagé Road. No other significant changes were made to neighbouring properties.
- 2002 No significant changes have been made to the subject site with one exception. It appears that the building material supplies business exterior storage area has been extended southward onto the subject site. A retail fuel outlet is visible to the north, at the intersection of Innes and Mer Bleue Road. No other significant changes were made to the use of neighbouring properties.
- 2011 (City of Ottawa website) Soil disturbance is visible on the southeast portion of the subject site. A stormwater management pond is visible in the northwestern portion of the site. A City of Ottawa snow disposal facility is visible within the boundaries of the subject site but is not considered to be a part of the site. Commercial/retail properties have been developed adjacent to the north, along Innes Road. No other significant changes were made to the subject site or neighbouring properties.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site is generally flat, sloping down towards Mer Bleue Bog located further to the south. 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. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less 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 this information, bedrock in the area of the site consists of interbedded limestone and shale of the Lindsay Formation. Overburden soils are shown as marine deposits, clay and silt. Drift thickness is on the order of 0 to 25 meters.

Water Well Records

A search of the MOE’s online water well records database was completed on September 16, 2014, for all drilled wells within 250 m of the subject site. Well records matching the search criteria were retrieved from the database. The records consist of private water wells drilled along Mer Bleue Road for domestic and commercial use.

Water Bodies and Areas of Natural Significance

The Blue Sea Bog, located approximately 1.9 km south of the subject site, is the closest water body. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Steve Grandmont, representative of Richcraft Homes Limited, was interviewed as part of the assessment. Mr. Grandmont indicated that the raised fill identified on the southeast corner of the subject property was native material excavated during the construction (2010-2011) of the stormwater management ponds located to the west of the site. The native material is not considered to be impacted and, as such, is not considered to be an environmental concern for the subject property. Mr. Grandmont was not aware of any environmental concerns with respect to the subject site.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on October 20, 2014 between 1:00 PM and 3:00 PM. Xavier Redhead from the Environmental Department of Paterson Group conducted the site visit. Access was provided to the entire subject site with the exception of private residential and commercial buildings located along Mer Bleue Road. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are several residential and commercial buildings located along Mer Bleue, some of which are not considered to be part of the subject site. A temporary stormwater management pond and hydro transmission towers are located on the subject property. The remainder of the subject site is vacant and undeveloped.

Table 1 – Developed Properties – East Urban Community Mixed Use Centre		
Address	Land Use	Property Owner
Off-site Properties		
2035-2045 Mer Bleue Road	Toyota and Honda Dealerships (Under Construction)	McGiac Realty Corp.
2115, 2123, 2133, 2139, 2147, 2171, 2179, 2201, 2215 Mer Bleue Road	Residential Dwellings	Various Private Individuals
On-Site Properties		
2220 Mer Bleue Road	Residential/Commercial (Ladouceur Excavation Ltd.)	Private Individual
2226 Mer Bleue Road	Residential (Heritage Significance)	Richcraft
2284 Mer Bleue Road	Commercial (Former Welding Shop)	Richcraft

Storage Tanks

No above ground storage tanks (ASTs) or evidence of underground storage tanks (USTs), or evidence of other fuel or chemical storage was observed on the exterior of the subject site.

Water Source

Surrounding properties are serviced by the City while the properties along Mer Bleue Road are serviced by private water wells. It is our understanding that the proposed development for the subject site will be connected to the municipal water system.

Unidentified Substances

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

Sewage Works

The properties along Mer Bleue Road are serviced by private sewage systems. Surrounding properties are serviced by the municipal sewer system.

Waste Storage and Disposal

The domestic and recyclable wastes generated by the residential/commercial properties located along Mer Bleue Road are collected weekly by the municipality. No concerns regarding waste storage and disposal were noted at the time of the site assessment.

Railway Lines

There are no railway lines within the Phase I study area.

Ozone Depleting Substances (ODSs)

There were no potential sources of ODSs observed on site during the assessment.

Site Features

The subject site is flat, primarily vacant and covered with short brush and trees. The site is at grade with adjacent properties and slopes gently downwards to the south. Drainage consists primarily of infiltration.

Potentially Contaminating Activities (PCA)

The site visit identified areas of fill placement, an area used for snow disposal, a former welding shop and an excavation contractor which are considered to be potentially contaminating activities, some of which are outlined in Column A of Table 2 in Ontario Regulation 269/11.

Building Material Assessment

The interior of the buildings located along Mer Bleue Road on the subject property were not inspected during the site visit. Based on the age of the buildings, it is possible that asbestos containing materials and lead based paints are present.

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 site was as follows:

- North - Commercial properties, followed by Innes Road;
- South - Vacant land, followed by Renaud Road;
- East - Vacant land and a residential subdivision, followed by Tenth Line Road;
- West - Vacant land, followed by residential dwellings.

- Within Site Boundaries - In addition to the off-site properties listed in Table 1, the City of Ottawa owns a snow disposal facility addressed 2170 Mer Bleue Road which is located within the site boundaries but is not part of the subject site.

The current use of the immediately adjacent properties, including a snow disposal facility, existing retail fuel outlets, automobile garages and electrical substation, are not considered to pose an environmental concern to the subject site. The current land use in the Phase I Study area is illustrated on Drawing: PE3331-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site as well as any associated potentially contaminating activities dating back to the first developed use of the site (if present).

Table 2 - Land Use History – East Urban Community Mixed Use Centre			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
No civic address available			
1945 (earliest air photo reviewed)- Present	Vacant Agricultural/Farmsteads Residential	None	No
2220 Mer Blue Road			
1987-Present	Residential/Commercial (Ladouceur Excavation Ltd.)	Importation of Fill of Unknown Quality, Possible Maintenance and Fuel Storage for Heavy Equipment	Yes
2226 Mer Bleue Road			
1979-Present	Residential Dwellings (Heritage Significance)	Importation of Fill of Unknown Quality by Adjacent Contractor	Yes
2284 Mer Bleue Road			
1979-1987	Residential/Commercial	None	No
1992-2005	Leblanc Roger Welding Limited	Metal Fabrication and Importation of Fill of Unknown Quality	Yes
No civic address available			
Northwest corner of subject site	Vacant	Importation of Fill of Unknown Quality and Snow Disposal	Yes

Potentially Contaminating Activities (PCAs)

The following five (5) Potentially Contaminating Activities were identified on the subject site:

- Item 30, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Importation of Fill Material of Unknown Quality” - this PCA was identified based on the suspected placement of fill on the subject site.

The areas of suspected fill are located in the northwest corner of the subject property, adjacent to the building material supplies business exterior storage yard; along the northern property line, adjacent to a wooded area; at the rear of the properties addressed 2220 and 2226 Mer Bleue Road, originating from the activities of an excavation contractor; and at the rear of the former welding business, addressed 2284 Mer Bleue Road.

- Item 34, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Metal Fabrication” - this PCA was identified based on the former welding business located at 2284 Mer Bleue Road.

Leblanc Roger Welding Limited was listed in the City directories in 1992 and 2005. It has since moved location and the building is now vacant.

- Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and Associated Products Storage in Fixed Tanks” - this PCA was identified based on the excavation contractor located at 2220 Mer Bleue Road.

The area of fill observed at the rear of 2220 and 2226 Mer Bleue Road is used as a storage yard for the excavation contractor for vehicles, equipment and materials.

The area located at the rear of the property addressed 3676 Innes Road, adjacent to the temporary stormwater management pond, is used for snow disposal and is considered to be a PCA. The on-site PCAs mentioned above represent Areas of Potential Environmental Concern (APECs) on the subject site.

Seven (7) Potentially Contaminating Activities were identified within the Phase I study area, including an electrical substation (2132 Tenth Line Road), retail fuel outlets (4042 and 4270 Innes Road), automotive garages (2040 Lanthier Drive and 2319 Mer Bleue Road), a snow disposal facility (2170 Mer Bleue Road) and the former storage of waste crankcase oil and lubricants (3636 Innes Road). None of the off-site PCAs are considered to pose an Area of Potential Environmental Concern on the subject property.

Areas of Potential Environmental Concern (APECs)

The Areas of Potential Environmental Concern (APECs) identified in this Phase I ESA are summarized below in Table 3. Other Potentially Contaminating Activities within the Phase I study area are not considered to pose an environmental concern to the subject.

Table 3: Areas of Potential Environmental Concern					
Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potential Contaminating Activities (PCA)	Location of PCA (on-site / off-site)	Contaminants of Potential Concern (CPC)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1: Building Materials Supply Business Exterior Storage Area	Northwest corner of site	Importation of Fill of Unknown Quality	On-site	Metals, PHCs	Soil (fill)
APEC 2: Snow Disposal Area	Northwest portion of site	Snow Disposal	On-Site	Sodium, Chloride, Metals, Inorganics	Soil/Groundwater
APEC 3 Area of Suspected Fill	Northern property line (central)	Importation of Fill of Unknown Quality	On-site	Metals, PHCs	Soil (fill)
APEC 4: Excavation Contractor	2220 and 2226 Mer Bleue Road	Importation of Fill of Unknown Quality and Gasoline and Associated Products Storage	On-Site	PHCs, BTEX, Metals, PAHs	Soil/Groundwater
APEC 5: Former Welding Business	2284 Mer Bleue Road	Importation of Fill of Unknown Quality and Metal Fabrication	On-Site	PHCs, BTEX, Metals	Soil/Groundwater

Contaminants of Potential Concern

Contaminants of potential environmental concern include the following:

- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) – this suite of parameters includes gasoline and diesel related parameters associated with fuel distribution operations. BTEX may be present in the soil matrix as well as in the dissolved phase in the groundwater system.
- Petroleum Hydrocarbons (PHCs, F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on the presence of the excavation contractor and areas of fill of unknown quality. Gasoline and diesel are commonly used motor vehicle fuels, and heavy oils may be present in the form of lubricants. PHCs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system. PHCs are generally considered to be LNAPLs – light non-aqueous phase liquids, indicating that when present in sufficient concentrations above the solubility limit, they will partition into a separate phase above the water table, due to their lower density.
- Metals – this suite of parameters encompasses various metals for which MOECC standards exist. Metals may be present in the soil matrix. There is low potential for metals to have impacted site groundwater due to their non-leaching nature. Metals were selected as CPCs for the Phase I property based on the presence of suspect fill material identified during the Phase I ESA site visit.
- Polynuclear Aromatic Hydrocarbons – Polycyclic Aromatic Hydrocarbons (PAHs) – this suite of parameters encompasses various complex hydrocarbons, commonly associated with coal and/or combustion and heavier petroleum hydrocarbon products. PAHs were selected as a CPC for the site based on the excavation contractor business.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 0 to 25m. Overburden soils are shown to be marine deposits, clay and silt.

Contaminants of Potential Concern

As per section 7.1 of the report, the Contaminants of Potential Concern (CPCs) identified on the subject site include PHCs, BTEX, metals and PAHs.

Existing Buildings and Structures

On-site building and structures include residential and commercial buildings located along Mer Bleue Road, a temporary stormwater management pond and hydro transmission towers.

Water Bodies

Mer Bleue Bog, which is located approximately 1.9 km to the south of the subject site, is the closest water body.

Areas of Natural Significance

No areas of natural significance were identified on the site or in the Phase I study area.

Drinking Water Wells

The commercial and residential properties along Mer Bleue Road, within the Phase I study area, are serviced with private wells.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is vacant/agricultural, residential and commercial. There are two (2) retail fuel outlets, two (2) automotive garages, an electrical substation, a building material supplies business and a City of Ottawa snow disposal facility operating within the Phase I study area. These properties are not expected to have had the potential to impact the subject site. No concerns were identified with the current neighbouring land use.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, the Potentially Contaminating Activities, and as result, Areas of Potential Environmental Concern identified on the subject site were the placement of fill of unknown quality, former welding shop, snow disposal area and excavation contractor. These operations are believed to have had the potential to have introduced contamination to the soil and/or groundwater under the subject site. Additional Potential Contaminating Activities were identified within the Phase I study area but were not considered to represent Areas of Potential Environmental Concern.

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 Areas of Potential Environmental Concern on the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Conclusion

The results of the historical research, personal interviews, and the site inspection identified potential environmental concerns with respect to specific areas on the subject site. **In our opinion, a Phase II Environmental Site Assessment is required for these select portions of the subject property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

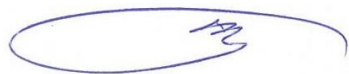
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of the Richcraft Group of Companies. Permission and notification from Richcraft and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Xavier Redhead, B.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Richcraft Group of Companies (6 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document titled “Waste Disposal Site Inventory in Ontario”.
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory.
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.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.
City of Ottawa Historical Land Use Inventory (HLUI) Database

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3331-1 – SITE PLAN

DRAWING PE3331-2 – SURROUNDING LAND USE PLAN



FIGURE 1
KEY PLAN

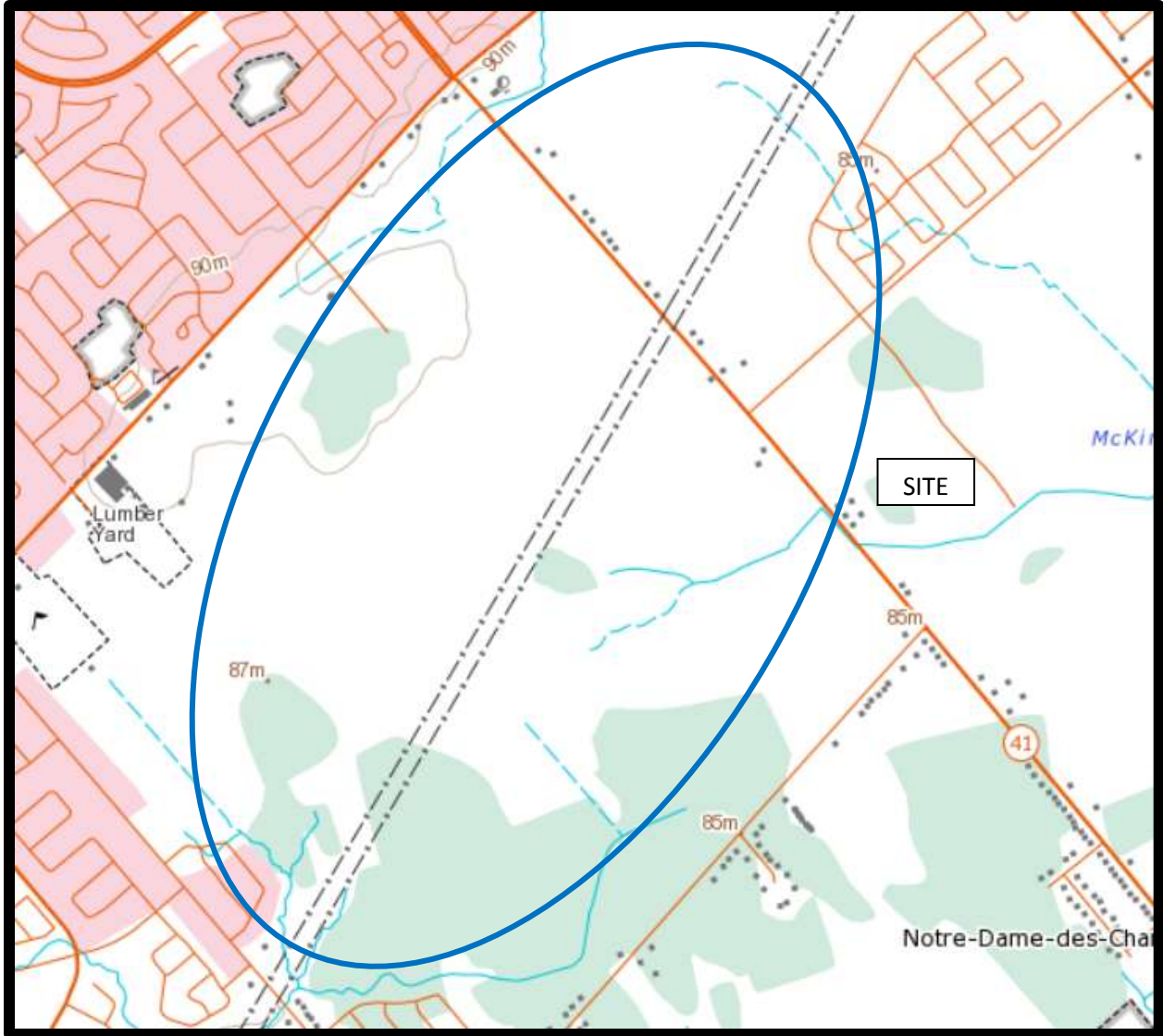
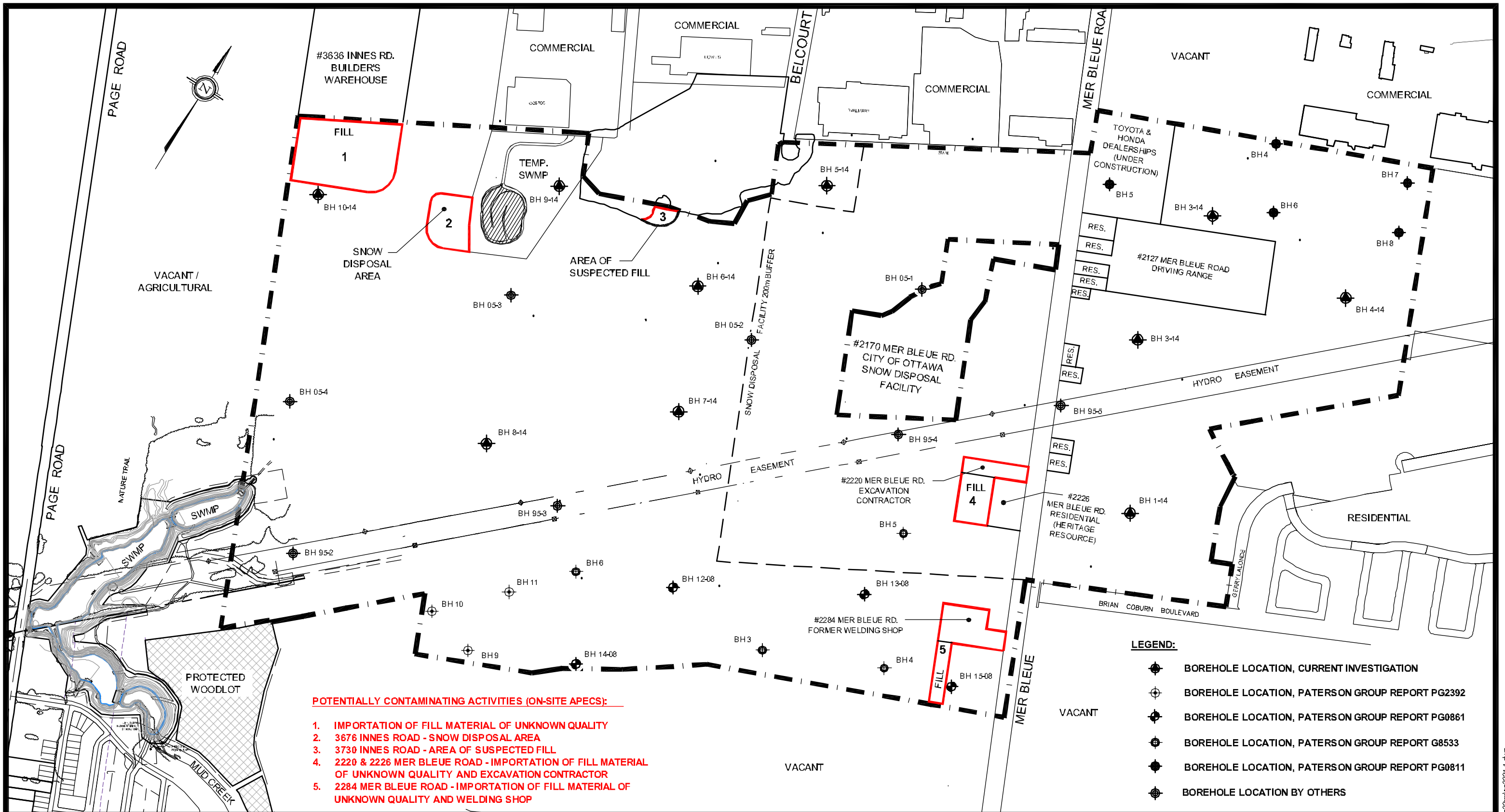


FIGURE 2
TOPOGRAPHIC MAP



POTENTIALLY CONTAMINATING ACTIVITIES (ON-SITE APECS):

1. IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
3676 INNES ROAD - SNOW DISPOSAL AREA
2. 3730 INNES ROAD - AREA OF SUSPECTED FILL
3. 2220 & 2226 MER BLEUE ROAD - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY AND EXCAVATION CONTRACTOR
4. 2284 MER BLEUE ROAD - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY AND WELDING SHOP

LEGEND:

- BOREHOLE LOCATION, CURRENT INVESTIGATION
- BOREHOLE LOCATION, PATERSON GROUP REPORT PG2392
- BOREHOLE LOCATION, PATERSON GROUP REPORT PG0861
- BOREHOLE LOCATION, PATERSON GROUP REPORT G8533
- BOREHOLE LOCATION, PATERSON GROUP REPORT PG0811
- BOREHOLE LOCATION BY OTHERS

paterson group
consulting engineers

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

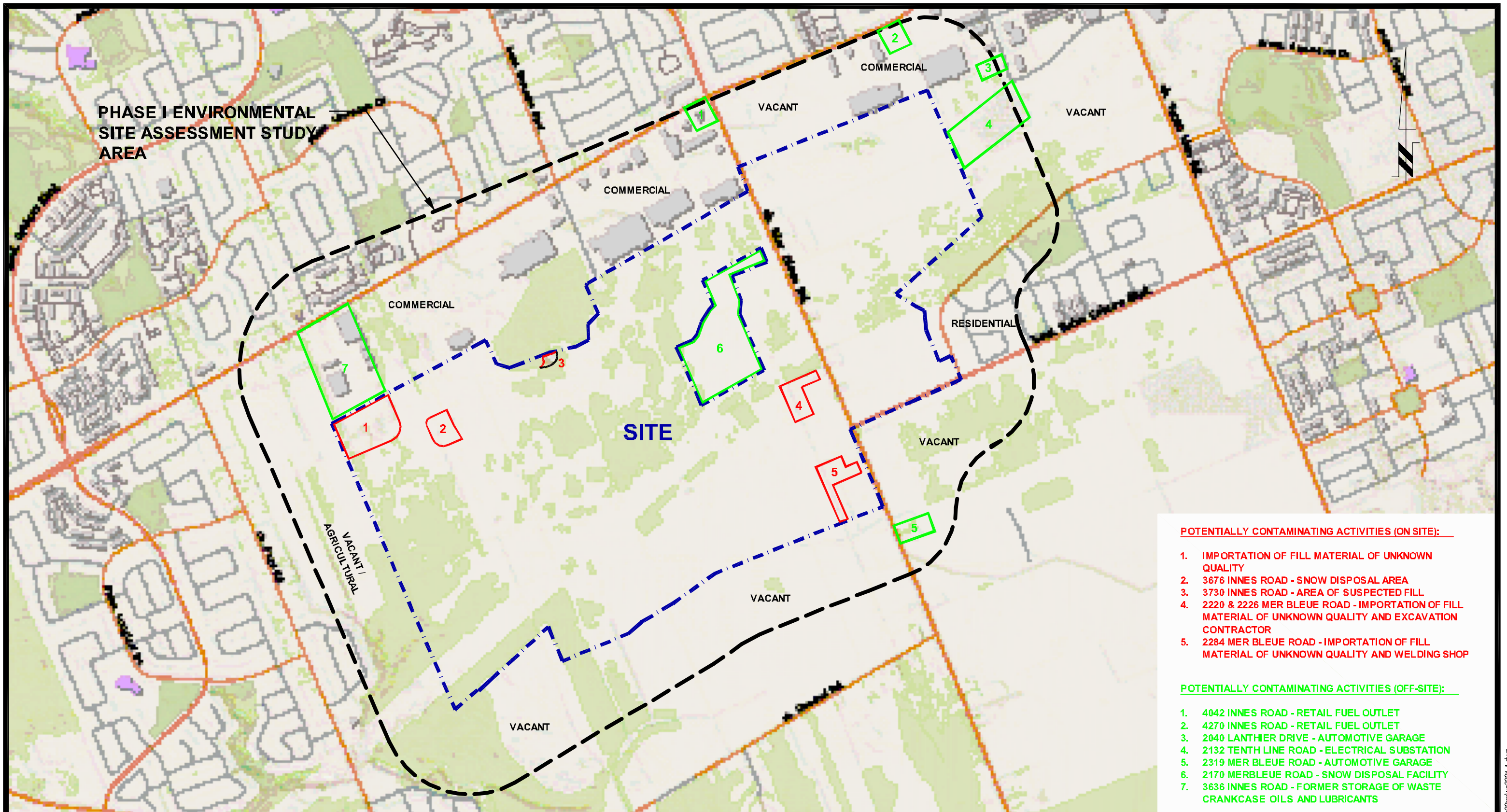
NO.	REVISIONS	DATE	INITIAL

RICHCRAFT GROUP OF COMPANIES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
EAST URBAN COMMUNITY MIXED-USE DEVELOPMENT

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:7500	Date:	11/2014
Drawn by:	MPG	Report No.:	PE3331-1
Checked by:	XR	Drawing No.:	PE3331-1
Approved by:	MSD		



POTENTIALLY CONTAMINATING ACTIVITIES (ON SITE):

- 1. IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
- 2. 3676 INNES ROAD - SNOW DISPOSAL AREA
- 3. 3730 INNES ROAD - AREA OF SUSPECTED FILL
- 4. 2220 & 2226 MER BLEUE ROAD - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY AND EXCAVATION CONTRACTOR
- 5. 2284 MER BLEUE ROAD - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY AND WELDING SHOP

POTENTIALLY CONTAMINATING ACTIVITIES (OFF-SITE):

- 1. 4042 INNES ROAD - RETAIL FUEL OUTLET
- 2. 4270 INNES ROAD - RETAIL FUEL OUTLET
- 3. 2040 LANTHIER DRIVE - AUTOMOTIVE GARAGE
- 4. 2132 TENTH LINE ROAD - ELECTRICAL SUBSTATION
- 5. 2319 MER BLEUE ROAD - AUTOMOTIVE GARAGE
- 6. 2170 MERBLEUE ROAD - SNOW DISPOSAL FACILITY
- 7. 3636 INNES ROAD - FORMER STORAGE OF WASTE CRANKCASE OILS AND LUBRICANTS

paterson group
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

RICHCRAFT GROUP OF COMPANIES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
EAST URBAN COMMUNITY MIXED-USE DEVELOPMENT

OTTAWA, ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:12500	Date:	11/2014
Checked by:	XR	Report No.:	PE3331-1
Approved by:	MSD	Drawing No.:	PE3331-2
Drawn by:	MPG		

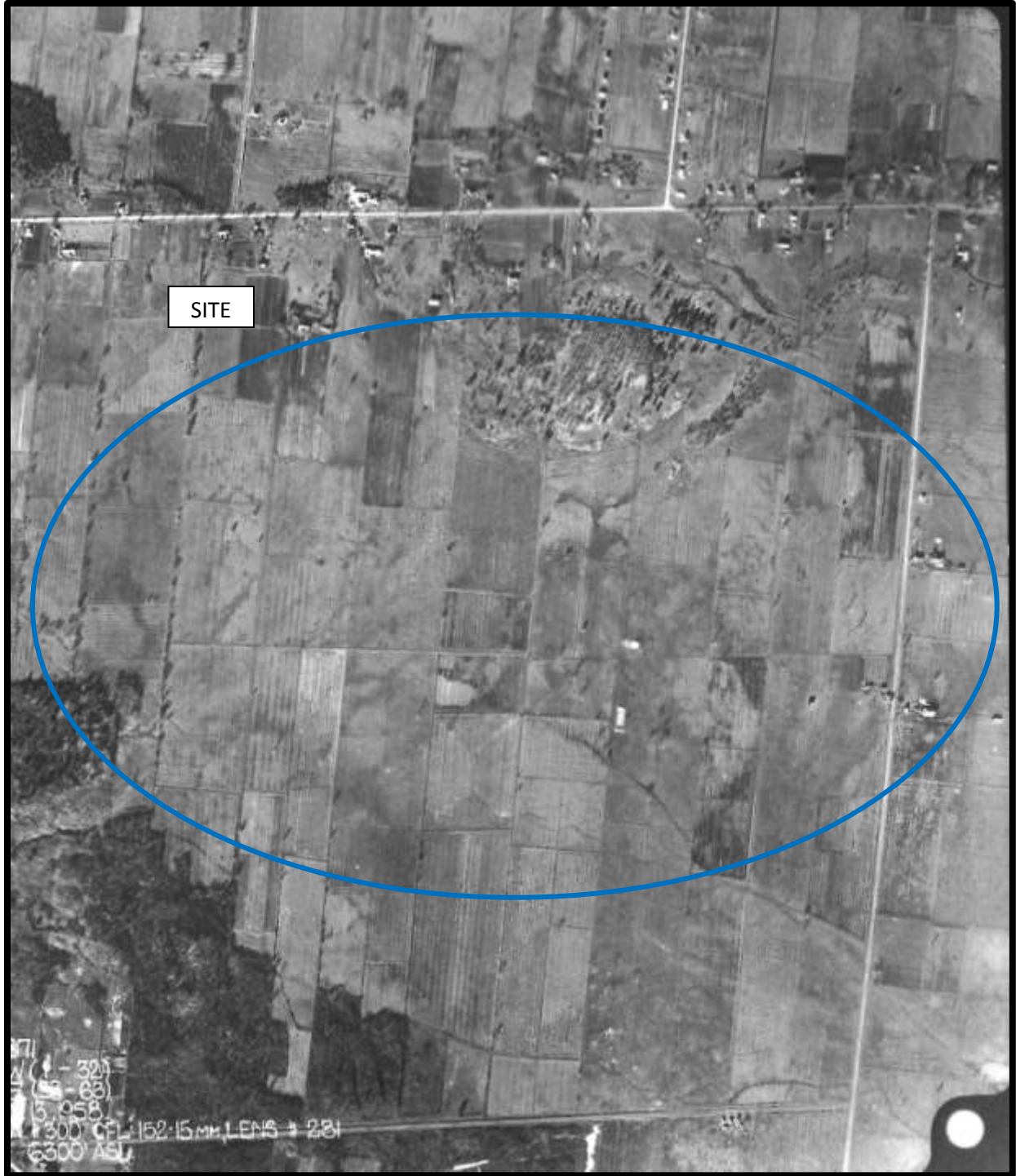
APPENDIX 1

AERIAL PHOTOGRAPHS

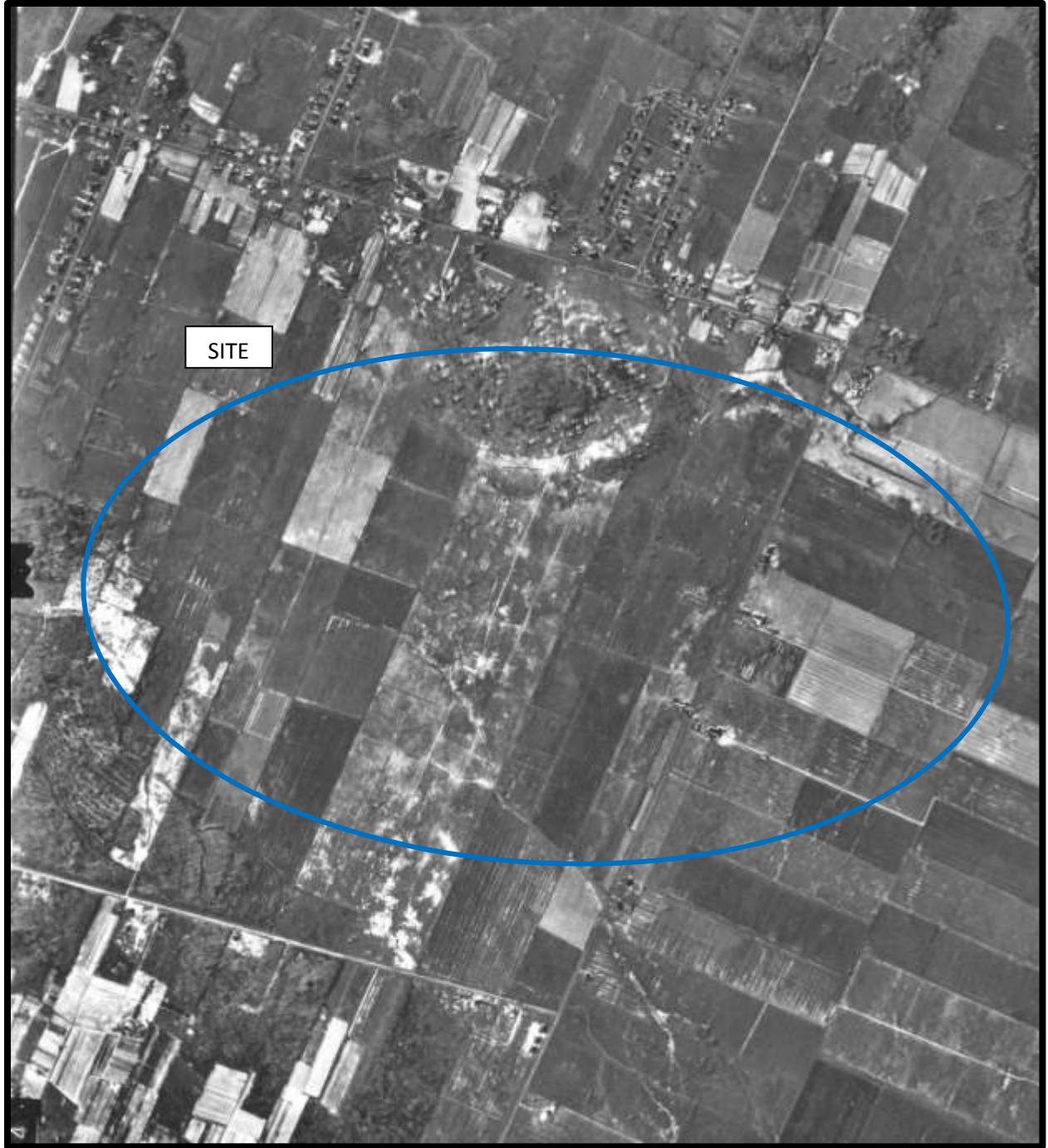
SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1952



AERIAL PHOTOGRAPH
1967



AERIAL PHOTOGRAPH
1979



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
1994



AERIAL PHOTOGRAPH
2002

Site Photographs

PE3331

East Urban Community CDP Study Area, Ottawa, Ontario

October 20, 2014



Photograph 1: View of the raised fill layer that encroaches on the subject property, facing north.



Photograph 2: View of the southeast corner of the property and adjacent communication tower, facing south.

Site Photographs

PE3331

East Urban Community CDP Study Area, Ottawa, Ontario

October 20, 2014



Photograph 3: View of the former welding shop, facing east.



Photograph 4: View of the hydro corridor that crosses the subject property, facing east.

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST RESPONSE

TSSA CORRESPONDENCE

MOE WELL RECORDS RESPONSE

CITY OF OTTAWA HLUI SEARCH REQUEST

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

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

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

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

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



October 7, 2014

Xavier Redhead
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Xavier Redhead:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2014-05563, Your Reference #: PE3331**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3636 and 3676 Innes Road, Ottawa.

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

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

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

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, **please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$60.00.** Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form-credit-card-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

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



If you have any questions regarding this matter, please contact Ayesha Kapadia at 416-212-8912.

Yours truly,


Heidi Ritscher
FOI Manager

Attachments

INCIDENT REPORT

Reference Number:	5306-95GQJB	File Storage Number:	SI OT GL IN 700
Module:	Incident Reporting	Module Type:	Legislation Non-Compliance
Cross Reference:	(doc link)	Task Link:	5476-95GQX7 
Originating Document:		Created by:	Emily Diamond
Incident Report Reference Number:		Created by:	5306-95GQJB 
Date Created:	2013/03/04	Date Completed:	
Bring Forward Date:		Bring Forward Reason:	
Status:	Recommended		
Program	Waste - Hazardous & Liquid industrial	Activity:	General (No related specific activity)

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes No To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:

First Name	Last Name
Emily	Diamond

Contact Mailing Address

Municipality:

Ottawa

Reported By:

MOE Information

Date & Time Reported to MOE: 2013/03/04 14:12

Office Receiving Incident Report: Eastern Region

Incident Info Received By: Emily Diamond

MOE Response: No Field Response

Site Region: Eastern

Date & Time of MOE Arrival at Scene:

Master Incident Report Number:

SAC Action Class:

Non-Standard Procedure: No

ERP Call-out Initiated:

Client(s)

Information

Show Map

Builders Warehouse <UNOFFICIAL>. Business/Facility Name:

Mailing Address: , , , Ontario, Canada

Physical Address: Lot: , Part: , , Ontario, Canada

Telephone: , FAX:

Client Type: , NAICS:

Site(s)

Information

Show Map

Builders Warehouse <UNOFFICIAL>

Address: Lot: , Part: , 3636 Innes Road, Ottawa, City,

District Office: Ottawa

GeoReference: Map Datum: , Accuracy Estimate: , UTM Easting: , UTM Location Description: ,

LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude:

Incident Information

Incident Summary: HWIN Expired Generator
cannot be longer than 60 characters

Incident Description: ON0832300 - Generator Number for Builders Warehouse.

March 26, 2013 - Email sent to company official, Robert Devereux, requesting site closure. Email bounced back.

Company could not be contacted.

File closed

Links & Comments:

Attachments Names:

Date & Time of Incident Incident Date Confirmation? Actual
2013/03/04

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category
Code:

Environmental Impact:

Nature of Impact:

Incident Event:

Incident Reason:

Damaged Party: No

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]
------------------	------	-----	-------	----------	---------	--------

Controller of Material:

Estimated Clean Up Cost:

% Clean Up: %

Owner of Material:

Who Cleaned Up:

MOE/Other Agencies
Involved:

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?

Yes

No

To be determined

Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated)

Date

AttainList

Offence(s)

Suspected Violation(s)/Offence(s):

Act - Regulation - Section,
Description
{General Offence}

Provincial Officer:

Name:

Emily Diamond

Badge No:

Work Unit:

District/Area Office:

Eastern Region

Date:

2014/01/02

Signature:

District/Area Supervisor:

Name:

Work Unit:

District/Area Office:

Date:

Signature:



hwin

Administration



Search

Go

Generator Details

Registration/Notification Number

ON0832300

Legal Company Name

Primary Name:	BUILDERS WAREHOUSE INC., THE	Division Name:	NA
---------------	---------------------------------	----------------	----

Company Operating Name

Primary Name:	Builders Warehouse	Division Name:	NA
---------------	--------------------	----------------	----

Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	3636 Innes Rd.	Address Line 2:	NA
Town/City:	Ottawa	Postal Code / Zip Code:	K1C 1T1
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building:	NA	Post Box Number:	NA
Address Line 1:	3636 INNES ROAD		
Address Line 2:	NA		
Town/City:	Ottawa	Postal Code / Zip Code:	K1C 1T1
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		



Search

Company Name: BUILDERS WAREHOUSE INC., THE
Company Number: ON0832300 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

Active On-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
252 - L	View Details	N/A					Liquid	Off-Site	Active



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Search

Generator Details

Registration/Notification Number

ON8280399

Legal Company Name

Primary Name: The Builder's Warehouse Division Name: NA

Company Operating Name

Primary Name: Builder's Warehouse Division Name: NA

Mailing Address

Division Building: NA Post Box Number: NA
 Address Line 1: 3636 Innes Rd Address Line 2: NA
 Town/City: Orleans Postal Code / Zip Code: K1C 1T1
 County: (if inside Ontario) OTTAWA CARLTON (RM) Province/State (if inside Canada/US) ONTARIO
 County: (if outside Ontario) NA Province / State (if outside Canada / US) NA
 Country: Canada

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA Post Box Number: NA
 Address Line 1: 3636 Innes Rd
 Address Line 2: NA
 Town/City: Orleans Postal Code / Zip Code: K1C 1T1
 County: (if inside Ontario) OTTAWA CARLTON (RM) Province / State (if inside Canada / US) ONTARIO
 County: (if outside Ontario) NA Province / State (if outside Canada / US) NA
 Country: Canada



Search [input] Go

Company Name: The Builder's Warehouse
Company Number: ON8280399 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

Active Off-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
145 - L	View details	N/A					Liquid	Off-Site	Active	<input type="checkbox"/>
252 - L	View Details	N/A					Liquid	Off-Site	Active	<input type="checkbox"/>

Unregister Selected Classes

[Back](#)



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Search

Generator Details

Registration/Notification Number

ON3164544

Legal Company Name

Primary Name: The Builder's Warehouse inc Division Name: NA

Company Operating Name

Primary Name: Builder's Warehouse Division Name: NA

Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	3636 Innes Rd.	Address Line 2:	NA
Town/City:	Orleans	Postal Code / Zip Code:	K1C-1T1
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building:	NA	Post Box Number:	NA
Address Line 1:	3636 Innes Rd.	Address Line 2:	NA
Town/City:	Orleans	Postal Code / Zip Code:	K1C-1T1
County: (if inside Ontario)	OTTAWA CARLTON (RM)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		



Search

Company Name: The Builder's Warehouse Inc
 Company Number: ON3164544 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive Waste Classes](#)

Active On-site Waste Classes

Waste Class	Physical State	On-Site	Status	View Details	UnRegister Waste Class
252 - L	Liquid	On-site Processing/Storage	Active	View Details	<input type="checkbox"/>

Active Off-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
145 - I	View details	D001	5, 13		Y	Y	Liquid	Off-Site	Active	<input type="checkbox"/>
222 - I	View Details	D001	5, 13		Y	Y	Liquid	Off-Site	Active	<input type="checkbox"/>
222 - L	View Details	N/A					Liquid	Off-Site	Active	<input type="checkbox"/>
252 - L	View Details	N/A					Liquid	Off-Site	Active	<input type="checkbox"/>



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Ministry
of the
Environment

Ministère
de
l'Environnement

135 St. Clair Avenue West
Suite 100
Toronto, Ontario
M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto (Ontario)
M4V 1P5

MAY 17 1991

The Builders Warehouse Inc.
3636 Innes Rd.
Orleans, Ontario
K1C 1T1

Attn: Mr. Ronald S. Ford
Controller

Dear Mr. Ford:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(4) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) dated March 9, 1987 and further correspondence as outlined in Schedule "B" for the following site:

3636 Innes Rd.
Orleans, Ontario

The Generator Registration Number assigned to your company at this site is:

ON0832300

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

This acknowledgement letter supersedes the previous acknowledgement letter dated July 17, 1987 for this site.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

000010

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

Under the Environmental Protection Act of Ontario, off-site and on-site disposal of subject wastes is only permissible if the property receiving the waste has been approved as a waste disposal site. The disposal of waste materials in an uncertified site is unlawful.

For off-site disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A" and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document.

For on-site disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any registerable solid wastes shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class(es) that has (have) been selected appear(s) to be correct. If, due to new information or re-assessment of information submitted, you feel your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class(es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be

contacting you for additional information or may be conducting site visits.

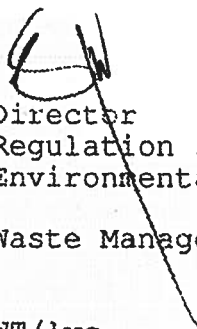
It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.
2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

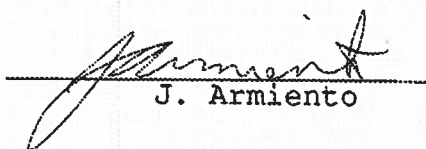
If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is not required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5056.

Yours truly,


Director
Regulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer:


J. Armiento

WT/lvc

Enclosure

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number ON0832300, dated at Toronto,

MAY 17 1991

Waste Stream	Waste Class
1. Waste crankcase oils and lubricants	252L

Waste Management Branch Reviewer:



J. Armiento

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

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

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

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

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



October 1, 2014

Xavier Redhead
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Xavier Redhead:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2014-05559, Your Reference PE3331

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 2220 and 2284 Mer Bleue Road, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

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

If you have any questions regarding this matter, please contact Ayesha Kapadia at 416-212-8912 or ayasha.kapadia@ontario.ca.

Yours truly,



Heidi Ritscher
FOI Manager

Xavier Redhead

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: September-22-14 11:05 AM
To: Xavier Redhead
Subject: Re: Mer Bleue Road, Ottawa

Hi Xavier,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

4042 Innes Rd, Orleans has record of 4 active underground tanks and an active cylinder exchange facility.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

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

Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: 1-877-682-8772

On Mon, Sep 22, 2014 at 10:59 AM, Xavier Redhead <XRedhead@patersongroup.ca> wrote:

Good morning,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following addresses for properties located in Ottawa, Ontario.

2170, 2220, 2284 and 2319 Mer Bleue Road

3490, 3604, 3636, 3676 and 4042 Innes Road

2040 Lanthier Drive

Thank you,

Xavier Redhead, B.Eng.

patersongroup

solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: [\(613\) 226-7381 Ext. 232](tel:(613)226-7381)

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

Email: xredhead@patersongroup.ca

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.



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

11

1533666

Municipality 150111 Con. CON

County or District: [REDACTED] Township/Borough/City/Town/Village: CUMBERLAND Cap block tract survey, etc.: 11 PT LOT 1 Lot: 1

Address of Well Location: 2139 MER BLUE Date completed: 15 11 03 (day month year)

21 Zone Easting Northing RC Elevation RC Basin Code ii iii iv

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
			THIS DOCUMENT IS TO INFORM THAT THE WELL CASING HAS BEEN EXTENDED ABOVE THE GROUND SURFACE. THIS IS AN ATTACHMENT TO THE ORIGINAL WELL RECORD WHICH MAY OR MAY NOT EXIST		

31 32

41 WATER RECORD

Water found at - feet	Kind of water
10-13	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 2 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
15-18	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 2 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
20-23	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 2 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
25-28	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 2 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
30-33	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 2 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6"	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		10-11	13-18
	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		17-18	20-23
	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		24-25	27-30

52 SIZES OF OPENING (Slot No.) Diameter inches Length feet

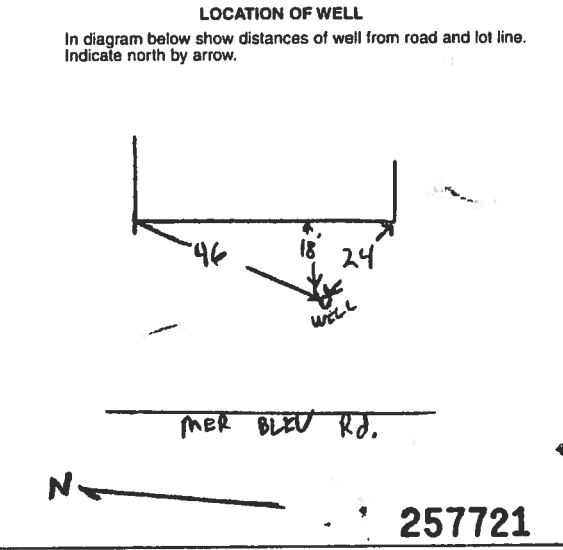
53 Material and type Depth at top of screen feet

61 PLUGGING & SEALING RECORD

Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
10-13	14-17	
18-21	22-25	
26-28	30-33	

71 PUMPING TEST

Pumping test method	Pumping rate	Duration of pumping
1 <input type="checkbox"/> Pump 2 <input type="checkbox"/> Bailor	GPM	Hours
Static level	Water level during	Recovery
10-21	15 minutes 25-28 30 minutes 29-31 45 minutes 32-34 60 minutes 35-37	
feet	feet	feet
If flowing give rate	Pump intake set at	Water at end of test
GPM	feet	<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy
Recommended pump type	Recommended pump setting	Recommended pump rate
<input type="checkbox"/> Shallow <input type="checkbox"/> Deep	feet	GPM



FINAL STATUS OF WELL

1 Water supply 2 Observation well 3 Test hole 4 Recharge well

5 Abandoned, insufficient supply 6 Abandoned, poor quality 7 Abandoned (Other) 8 Dewatering

9 Unfinished 10 Replacement well

WATER USE

1 Domestic 2 Stock 3 Irrigation 4 Industrial

5 Commercial 6 Municipal 7 Public supply 8 Cooling & air conditioning

9 Not use 10 Other

METHOD OF CONSTRUCTION

1 Cable tool 2 Rotary (conventional) 3 Rotary (reverser) 4 Rotary (air)

5 Air percussion 6 Boring 7 Diamond 8 Jetting

9 Driving 10 Digging 11 Other

CASING EXTENSION

Name of Well Contractor: AQUA PUMP SERVICE Well Contractor's Licence No.: 6907

Address: 5555 FERNBANK RD. STITTSVILLE

Name of Well Technician: Barry Ward Well Technician's Licence No.: T-2489

Signature of Technician/Contractor: [Signature] Submission date: 26 03 03 (day mo yr)

MINISTRY USE ONLY

Date source: 6907 Date received: APR 08 2003

Date of inspection: Inspector:

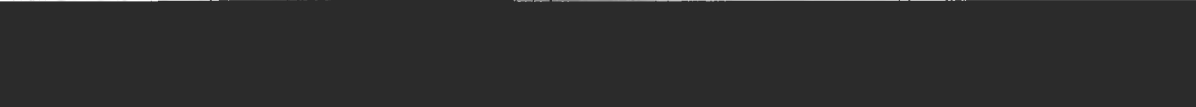
Remarks: CSS.ES3

Instructions for Completing Form

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

Ministry Use Only									
MUN								CON	LOT

Well Owner's Information and Location of Well Information



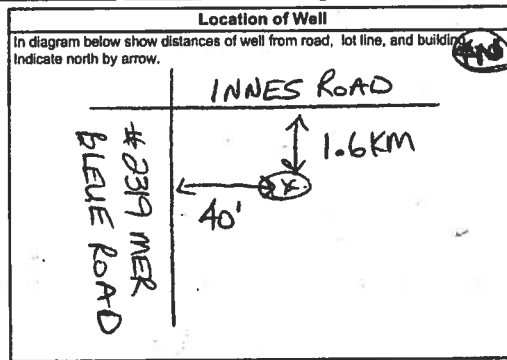
Ottawa Carleton
RR#/Street Number/Name: **#2319 Mer Bleue Road**
City/Town/Village: **Cumberland**
Site/Compartment/Block/Tract etc.: **24**
GPS Reading: NAD Zone Easting Northing: **813 18 461911 5032176**
Uniq. Make/Model: **Magellan**
Mode of Operation: Undifferentiated Averaged Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth Metres	
				From	To
	Sand, gravel			0	3.35
	Clay			3.35	23.77
	Grey limestone			23.77	103.63

Hole Diameter			Construction Record				Test of Well Yield					
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
0	0.363	15.23	15.88	Steel	.48	0	24.69	Sub Pump	1	1.25	56.38	56.38
Water Record			Screen				Pumping rate (litres/min)					
Water found at: 97.06 m			Outside diam				Duration of pumping 2 hrs + 0 min					
Kind of Water: Fresh, Sulphur, Salty, Minerals, Other: TESTED			Slot No.				Final water level end of pumping 56.38 metres					
After test of well yield, water was: Chlorinated, NOT TESTED			No Casing or Screen				Recommended pump type: Deep					
Chlorinated: Yes			Open hole				Recommended pump depth: 91.44 metres					
			24.08				Recommended pump rate: 22.71					
			103.63				If flowing give rate (litres/min): 20 26.65, 25 23.73, 30 26.72, 40 33.40, 50 42.70, 60 56.38					

Plugging and Sealing Record			Annular space	Abandonment
Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)	
24.08	21.03	Neat Cement Slurry	0.2724	
21.03	0	Bentonite Slurry	1.0	



Method of Construction

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

Water Use

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

Final Status of Well

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

Audit No. **z 39926** Date Well Completed **2006 05 05**

Was the well owner's information package delivered? Yes No Date Delivered **2006 05 03**

Well Contractor/Technician Information

Name of Well Contractor: **HIR ROCK DRILLING CO LTD** Well Contractor's Licence No. **1119**
 Business Address (street name, number, city etc.): **RR#1 RICHMOND ONTARIO K0A2Z0**
 Name of Well Technician (last name, first name): **DESARLNIERS KEN** Well Technician's Licence No. **14**
 Signature of Technician/Contractor: **[Signature]** Date Submitted **2006 06 02**

Ministry Use Only

Data Source: **1119** Contractor

Date Received: **JUN 16 2006** Date of Inspection: **2006 05 03**

Remarks: _____ Well Record Number: _____



Ministry
of the
Environment
Ontario

The Ontario Water Resources Act WATER WELL RECORD

1519786

MUNICIPALITY: 150021 CON LOT: 103

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

COUNTY OR DISTRICT: [REDACTED] TOWNSHIP-BOROUGH-CITY-TOWN-VILLAGE: [REDACTED] CON-BLOCK-TRACT-SURVEY-ETC: 5 LOT: 1

DATE COMPLETED: 40-53 DAY: 10 MO: 6 YR: 85

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)					
GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	CLAY			0	9
BLUE	CLAY			9	34
BLACK	SHALE			34	43

31 [] 32 []

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
	1 FRESH	2 SALTY	3 SULPHUR	4 MINERAL
10-13 42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13-16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20-23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23-26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30-33	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

51 CASING & OPEN HOLE RECORD

INSIDE DIA. INCHES	MATERIAL	WELL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/2	<input checked="" type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE	1.88	0	34
17-18	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE			20-23
24-25	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE			27-30

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER, ETC.
FROM	TO		
10-13	16-17		
18-21	23-25		
26-29	30-33		

71 PUMPING TEST

PUMPING TEST METHOD: PUMP BAILER

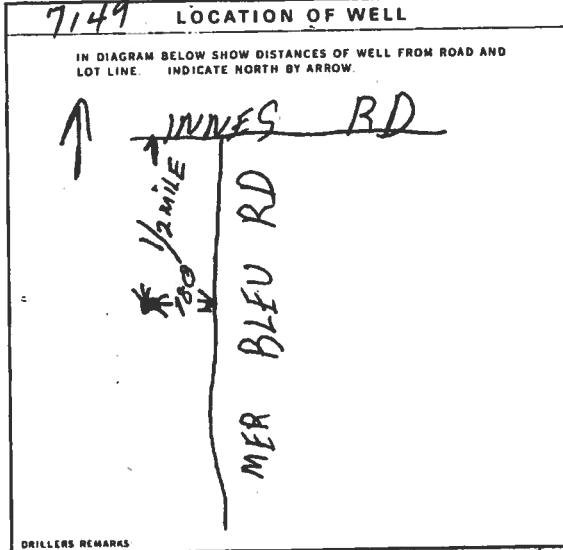
PUMPING RATE: 35 GPM DURATION OF PUMPING: 1 HOUR 10 MINS

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING				
		15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES	
4 FEET	28 FEET	34 FEET	34 FEET	34 FEET	34 FEET	

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: 40 FEET

RECOMMENDED PUMPING RATE: 15 GPM



85 FINAL STATUS OF WELL

WATER SUPPLY ABANDONED - INSUFFICIENT FLUID

OBSERVATION WELL ABANDONED - POOR QUALITY

TEST HOLE UNFINISHED

RECHARGE WELL

89-94 WATER USE

DOMESTIC COMMERCIAL

STOCK MUNICIPAL

IRRIGATION PUBLIC SUPPLY

INDUSTRIAL COOLING OR AIR CONDITIONING

OTHER NOT USED

97 METHOD OF DRILLING

CABLE TOOL BORING

ROTARY (CONVENTIONAL) DIAMOND

ROTARY (REVERSE) JETTING

ROTARY (AIR) DRIVING

AIR PERCUSSION

CONTRACTOR

NAME OF WELL CONTRACTOR: YVON GENIER WELL DRILLING LICENCE NUMBER: 2351

ADDRESS: BOX 160 CASSELMAN ONT POA-1M0

NAME OF DRILLER OR BORE: YVON GENIER LICENCE NUMBER: 2351

SIGNATURE OF CONTRACTOR: [Signature] SUBMISSION DATE: DAY 10 MO 6 YR 85

OFFICE USE ONLY

DATA SOURCE: 2351 CONTRACTOR: 2351 DATE RECEIVED: 30 07 85

DATE OF INSPECTION: [] INSPECTOR: []

REMARKS: []

WDE



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 Inc. ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. 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.
3. 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.
4. 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.
5. Copyright is reserved to the City.
6. 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.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. 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: Xavier Redhead

Dated: September 22, 2014

Per: Xavier Redhead, B.Eng.

(Please print name)

Title: Environmental Assessor

Company: Paterson Group Inc.



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3331

Request for Information
(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Xavier Redhead
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- 1 to 4 Concession: 3
Street: Mer Bleue Road City/Town: Ottawa (Gloucester)
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owners: Richcraft Group (and various others – see attached plan).
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: (x) vacant, (x) residential, (x) commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land use in the area of the site.

2. CONFIDENTIALITY

- a) Consent Required: (x) Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: (x) Owner () Tenant () Purchaser () Legal**

*Will not be processed as a request for information pursuant to MFIPPA.

** (Consent letters must contain the information required, give authorization to requestor, and be dated and signed)

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

September 22, 2014
File: PE3331-HLUI

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

**Subject: Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
East Urban Community Mixed Use CDP
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained by the property owner 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:

RICH CRAFT HOMES LTD.

Name of Representative

STEVE GRANDMONT.

Authorization of Representative



Date

SEPTEMBER 22, 2014.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

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
Consulting 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
Rideau Centre Expansion project - Ottawa
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Investigation and Remediation – Cotton Mill Redevelopment, Cornwall
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
Assessment and Remediation - North Bay Airport
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
PWGSC Building – 90 Elgin Street - Ottawa
Remediation Program - Ottawa Train Yards
MHLH Facility – CFB Petawawa
Ottawa Congress Centre
Lansdowne Park Redevelopment - Ottawa

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

**Archaeological
Services**