

**St. Lawrence Testing
& Inspection Co. Ltd.**
Report No. 25C272

**Appendix L
Site Reconnaissance Photographs**



Photo 1: View of the Site property and entrance facing east off Lancelot Drive.



Photo 2: View facing north of 2 surface water catch basins located at the entrance onto the Site property off Lancelot Drive.



Photo 3: View facing northeast of the Site property.



Photo 4: View facing southeast of the Site property.



Photo 5: View facing southwest of the Site property.



Photo 6: View of the south side of the Site property facing west.



Photo 7: View of a surface water catch basin located within the Site property.



Photo 8: Evidence of previous borehole drilling on the Site property.



Photo 9: View facing south of Lancelot Drive located along the west side of the Site property.



Photo 10: View facing east of the roadway located along the north side of the Site property. No access onto the Site can be made from this roadway.



Photo 11: View facing south of the roadway located along the east side of the Site property. There are 2 entrances onto the Site from this roadway.



Photo 12: View of an electrical transformer located on the neighbouring LCBO property to the east.



Photo 13: View facing northeast of the west side of the neighbouring LCBO property located to the east at 543 West Hunt Club Road.



Photo 14: View facing southeast of the northwest corner of the neighbouring LCBO property located to the east at 543 West Hunt Club Road.



Photo 15: View facing southeast of the northwest corner of the neighbouring vacant furniture building located to the southeast of the Site.



Photo 16: View facing southwest of the adjoining commercial building located to the south at 575 West Hunt Club Road.



Photo 17: View facing south of an electrical transformer adjoining the Site property and located at 575 West Hunt Club Road.



Photo 18: View facing northeast off Lancelot Drive of the adjoining commercial building located to the south at 575 West Hunt Club Road.



Photo 19: View facing southwest off Lancelot Drive of the neighbouring commercial building located to the southwest at 595 West Hunt Club Road.



Photo 20: View facing southwest of a neighbouring exterior storage of lumber located to the west of the Site property and across Lancelot Drive.



Photo 21: View facing north of the neighbouring commercial property (RONA) located to the north at 585 West Hunt Club Road and across the north roadway (in foreground).



Photo 22: View facing northwest of exterior storage of soil for retail purposes located at the southside of 585 West Hunt Club Road and across the north roadway.



Photo 23: View facing northeast of the neighbouring commercial properties located further to the northeast at 565 West Hunt Club Road.

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Appendix M
City of Ottawa response for Available Water and Sewer

Steve Rowland

From: DRENGWest / EPAINGOuest <DRENGWest/EPAINGOuest@ottawa.ca>
Sent: October 15, 2025 8:54 AM
To: 311@ottawa.ca; Steve Rowland; DRENGWest / EPAINGOuest; Dieme, Abi
Cc: Gib McIntee; Gib McIntee; Roy, Jean-Miguel
Subject: 585 West Hunt Club Road (City File#D07-12-25-0132)

Good morning Steve,

The site has direct access to private watermains, though the exact location should be confirmed through locates. LRL Engineering are preparing the Civil Design for the site, and should be able to coordinate with you on this matter.

Below is a snapshot from GeoOttawa where approximate location of existing services are shown. You may access this information by visiting

<https://maps.ottawa.ca/geoottawa/>



Let us know if you have any more questions.

Regards,

Oleksandr (Alex) Polyak, B.Eng., C.E.T., P.Eng.
Senior Engineer, Infrastructure Applications | Ingénieur Principal, Applications d'infrastructure

Development Review, West | Direction de l'examen des projets d'aménagement, Ouest.
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)

City of Ottawa | Ville d'Ottawa
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: 613-857-4380

----- Original Message -----

From: steve@stlawrencetesting.com;
Received: Fri Oct 03 2025 09:48:35 GMT-0400 (Eastern Daylight Time)
To: concerned resident <311@ottawa.ca>; 311@ottawa.ca <311@ottawa.ca>; # 311 <311@ottawa.ca>; 311@ottawa.ca <311@ottawa.ca>;
Cc: SCOTT HYDE <gib@stlawrencetesting.com>; DARIN BOUGIE <gib@stlawrencetesting.com>;
Subject: question re: Potable water availability

Good morning,

St. Lawrence Testing is preparing a Phase 1 ESA for a property located at PIN 04629-0906. This property is within the Nepean Crossroads Centre and is currently a parking lot. In preparing the ESA, I would like to know if this property is currently serviced or can be serviced with potable water from the City of Ottawa.

Best regards,

Steve Rowland
St. Lawrence Testing & Inspection Co. Ltd.
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Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne