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**Scoped Hydrogeological
Evaluation and Terrain Analysis
Playvalue Toys, 130 David
Manchester Road
Ottawa, Ontario**

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Submitted to:

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130 David Manchester Road
Ottawa, Ontario
K0A 1L0

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and Terrain Analysis
Playvalue Toys
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December 7, 2020 – Rev 1
Project: 61118.03

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1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Playvalue Toys to carry out a scoped hydrogeological evaluation, terrain analysis and provide a site-specific water balance in response to comments made by the City of Ottawa Hydrogeology group and the Mississippi Valley Conservation Authority (MVCA) during the pre-application consultation meeting for the proposed Playvalue Toys Phase 2 Expansion at 130 David Manchester Road, Ottawa held on June 16, 2020. The site location is provided on Figure 1, which is located following the text of this report.

Based on available information and items noted by the hydrogeology group and MVCA, the purpose of the Hydrogeological Investigation and Terrain Analysis is as follows:

- Confirm that the condition of the well is in accordance with the Ministry of Environment, Conservation and Parks (MECP) requirements;
- Confirm that the quality of the well water meets the Ontario Drinking Water Standards and maximum treatable limits prescribed in MECP Procedure D-5-5;
- Confirm that the quantity of water following the construction of the proposed addition will meet the MECP requirements;
- Confirm that the septic impact assessment meets the MECP requirements; and,
- Complete a groundwater water balance to confirm that the proposed addition will not adversely affect the moderate to high recharge area and that storm water management measures will be implemented in order to meet infiltration targets set in the Carp Subwatershed Study if required.

2.0 SITE BACKGROUND

2.1 Project Description

Based on the overview of the proposed Phase 2 expansion, the proposed addition consists of the construction of a 1-storey warehouse of approximately 1,782 m², which will slightly more than double the current building surface area. No staff changes are anticipated therefore no additional water or septic demand is anticipated. The existing water demand, well and septic system are therefore expected to remain unchanged.

The site is currently developed with the existing Playvalue Toys building (1,283 m²) and asphalt access road and parking lots around the building. The property also features an existing water supply well and septic system. The total site area is 16,470 m².

2.2 Site Geology

Surficial geology maps (Ontario Geological Survey, 2010) indicate that the site is underlain by coarse-textured glaciomarine deposits consisting of sand, gravel, minor silt and clay overlying

relatively shallow bedrock in the western portion of the site and Paleozoic bedrock outcrops in the eastern portion of the site. The Ontario Geological Survey map of the Paleozoic Geology of Southern Ontario (2007) indicates that bedrock consists of limestone of the Bobcaygeon formation at depths ranging from ground surface to less than 3 m below ground surface. Available karst mapping (Brunton and Dodge, 2008) indicates the presence of inferred or potential karstic features at the site and surrounding area.

2.3 Background Studies

A number of available background reports were reviewed as part of this investigation, including:

- “Hydrogeological Assessment Report, 130 David Manchester Road, Carp, Ontario” prepared by McIntosh Perry Consulting Engineers Ltd. and dated March 2011 (ref: CP-10-124). This report is referred to herein as the “Hydrogeological Assessment Report”.
- “Pre-Application Consultation Meeting Notes, Property Address: 130 David Manchester Road” dated Tuesday, June 16, 2020 (ref: PC2020-0133). This document will herein be referred to as the “Pre-Application Consultation Meeting Notes”.

Based on the background reports, the site is located within an area of moderate to high recharge that is considered hydrogeologically sensitive and falls within the Carp subwatershed. Given the significance of recharge in this area, infiltrations targets from the Carp Subwatershed Study must be met or a local scale water budget setting site-specific infiltration targets must be prepared.

2.4 Additional Study Completed by Houle Chevrier and GEMTEC

The studies completed by Houle Chevrier and GEMTEC for the subject site include:

- “Geotechnical Investigation, Proposed Commercial Building, 130 David Manchester Road, Ottawa, Ontario” prepared by Houle Chevrier Engineering Ltd. and dated April 18, 2012 (ref: 12-066). This report will herein be referred to as the “Geotechnical Investigation Report”
- “Addendum - Geotechnical Investigation, Proposed Commercial Building, 130 David Manchester Road, Ottawa, Ontario” prepared by Houle Chevrier Engineering Ltd. and dated September 12, 2012 (ref: 12-066). This report will herein be referred to as the “Addendum Report”
- “Geotechnical Comments, Proposed Addition, 130 David Manchester Road, Ottawa, Ontario” prepared by GEMTEC and dated September 4, 2020 (ref: 61118.03). This report will herein be referred to as the “Geotechnical Comments letter”.

The relevant subsurface information from the geotechnical investigation is discussed in the terrain analysis section below. The Geotechnical Comments letter confirmed that findings of the Geotechnical Investigation report and Addendum report are applicable to the proposed expansion

given that the future expansion was identified and covered in the scope of work at the time of the investigations in 2012.

3.0 TERRAIN ANALYSIS

3.1 Subsurface Conditions

The subsurface conditions at the subject site are described in the geotechnical investigations completed by Houle Chevrier. The field work for the geotechnical investigation was carried out on March 30, 2012 and August 30, 2012. Six test pits numbered 12-1 to 12-6 were advanced across the subject site in March and thirteen test pits numbered 12-1A to 12-13A were completed in August 2012. Practical test pit refusal was encountered at depths between about 0.2 and 1.8 metres below ground surface level. The results of the boreholes and test pits are provided on the Record of Borehole and Test Pit sheets in Appendix B. The test pit logs indicate the subsurface conditions at the specific test locations only. Boundaries between zones on the logs are often not distinct, but rather are transitional and have been interpreted. Subsurface conditions at other than the test pit locations may vary from the conditions encountered in the test pits. In addition to soil variability, fill of variable physical and chemical composition can be present over portions of the site.

The locations of the test holes are shown on the Site Plan, Figure 1. The overburden thickness map is shown on Figure 2. Areas where bedrock was encountered at or near surface are shown on Figure 3.

A summary of the soil conditions, based on the geotechnical investigation, are summarized below.

Topsoil

Topsoil was encountered from ground surface in all of the test pits. The topsoil has a thickness of ranging from approximately 10 to 36 centimetres. Topsoil was encountered at all test pit locations except test pit 12-10A where sand was present at surface.

Fine to Medium Sand/Silty Sand

A deposit of fine to medium grained sand with silt to silty sand was encountered below the topsoil in all test pits except 12-2, 12-4A, 12-5 and 12-6A where no sand was present and in 12-10A where fine to medium grained sand was observed at surface. The fine to medium grained sand with silt to silty sand is brown to dark brown in colour and contains some roots as well as trace gravel. The thickness of the fine to medium grained sand with silt to silty sand deposit is about 0.1 to 0.6 metres across the site.

Fine to Coarse Sand

A deposit of fine to coarse sand with gravel and cobbles was encountered in beneath the fine to medium grained sand with silt to silty sand unit, except in test pits 12-8A and 12-12A. The fine to

coarse sand deposit has a thickness ranging from approximately 0.2 and 1.1 metres and extends to the bedrock surface. The sand and gravel is brown in colour and contains some cobbles and trace silt.

Bedrock

Practical excavator refusal occurred in all of the test pits between 0.2 and 1.8 metres below ground surface (elevation 135.3 to 136.5 metres).

It should be noted that practical auger refusal can sometimes occur within cobbles and boulders and may not necessarily be representative of the upper surface of the bedrock.

3.2 Groundwater Levels

Based on subsurface conditions described in the Geotechnical Investigation report and Addendum report, all of the test pits were dry upon completion of excavating, with the exception of two test pits where groundwater was observed at a depth of approximately 1.0 m below ground surface on March 30, 2012, translating to groundwater elevations of 136.3 and 136.1 m.

4.0 GROUNDWATER SUPPLY ASSESSMENT REVIEW

4.1 Background Water Well Records

As part of McIntosh Perry's hydrogeological assessment for the construction of the existing on-site water supply well, a search of the Ministry of Environment, Conservation and Parks (MECP) water well records (<https://www.ontario.ca/environment-and-energy/map-well-records>) was conducted and returned 4 water well records within 500 metres of the subject site. Details pertaining to these records are provided in MacIntosh Perry's Hydrogeological Assessment Report. The well depths range from 36.6 to 44.2 metres below ground surface, with an average well depth of 40.2 metres. The recommended pumping rates provided by the well drillers ranged from 22.7 to 66.6 litres per minute, with an average of 48.4 litres per minute.

Of the 41 well records located within 500 metres of the site, 13 are located in the adjacent West Lake Estates residential subdivision. A review of the well construction details indicates that the majority of wells within the subdivision are completed in the limestone bedrock.

4.2 On-Site Test Well Construction

A water supply well (Well Tag No. A099470) was constructed at 130 David Manchester Road on January 28, 2011, by a licensed MECP well contractor (Wilf Hall and Sons Water Well Drilling; Licence No. 2558). The approximate location of the water well is provided on the Site Plan, Figure 1. A copy of the MECP Water Well Record is provided in Appendix C.

The construction details from the MECP Water Well Record are summarized in Table 1:

Table 1: On-Site Water Well Construction Details

Well Construction Details – Well ID A099470	
Depth to Bedrock	1.5 metres
Length of Well Casing	NA ⁽¹⁾
Length of Well Casing Above Ground Surface	NA ⁽¹⁾
Length of Well Casing Below Ground Surface	13.4 metres
Length of Well Casing Set Into Bedrock	11.9 metres
Depth Water Found	NA ⁽¹⁾
Total Well Depth	91.4 metres
Overburden Description	Sand/gravel
Bedrock Description	Black/grey limestone

Note: 1. Measurement not provided on the Water Well Record

Probably due to the shallow bedrock conditions encountered on-site, ranging from surface to 1.8 metres below ground surface, the well casing was extended from the minimum MECP requirements of 6 metres to 13.4 metres below ground surface. The extended well casing recommendation is typically provided to reduce potential impacts from surface. From a well construction point of view, the construction of the existing water supply well appears suitable for the hydrogeological setting at the site.

4.3 Groundwater Quantity

A pumping test was carried out on the water well by McIntosh Perry on February 3, 2011. The well was pumped at a rate of 14 to 18.5 litres per minute (average of 15 litres per minute) for a period of seven hours. The water discharge was directed away from the pumping well and was allowed to flow overland across the subject property. At the time of the pumping test, the ground was snow covered and the weather was cold (-20°C to -6°C).

Water level and flow rate measurements were taken at regular intervals throughout the pumping test. Water levels were also taken during the recovery phase of the pumping test (after the pump was turned off). The pumping test drawdown and recovery graph from the Hydrogeological Assessment report are provided in Appendix D.

During the pumping test the water level decreased approximately 18.1 metres from a static water level of 2.40 metres below ground surface and stabilized, following approximately 180 minutes of pumping. During the completion of the test, approximately 6,000 litres of water were pumped from the well. Greater than 95% recovery in water level was achieved in approximately 513 minutes following stoppage of the pump. Full recovery was achieved in approximately 1300 minutes.

The transmissivity of the water supply aquifer was estimated by McIntosh Perry from the pumping test drawdown data using Aquifer WIN32 software. The pumping test data was analyzed using the Theis (1935) solution (confined aquifer) and Hantush (1964) solution (leaky aquifer in confined conditions). The results of the Aquifer WIN32 analyses carried by McIntosh Perry are provided in Appendix D.

The Theis and Hantush analyses indicate that the transmissivity of the water supply aquifer is calculated to be $6.0 \times 10^{-6} \text{ m}^2/\text{s}$ and $4.0 \times 10^{-6} \text{ m}^2/\text{s}$, respectively. The maximum drawdown in the water level of the well was approximately 18.1 metres following 7 hours of pumping at an average flow rate of 15 litres per minute. Based on a static water level of 2.4 metres below ground surface, the total well depth of 91.4 metres, a recommended pump depth of 61 metres and the water level after 7 hours of pumping, the remaining available drawdown in the well is approximately 42.9 metres.

As mentioned in the Pre-Application Consultation Meeting Notes, no changes in water demand are anticipated as a result of the proposed development. It is therefore anticipated that the maximum water demand will not exceed 4,000 litres per day. As indicated above, approximately 6,000 litres of water were pumped during the pumping test, which significantly exceeds the maximum daily demand of 4,000 litres while maintaining approximately 43 metres of available drawdown and fully recovering in less than 24 hours. It is therefore GEMTEC's opinion that the current water supply well is adequate to meet the water demand, even after the construction of the proposed expansion.

4.4 Groundwater Quality

Due to the configuration of the water system at the site including the water supply well and a large cistern initially filled with City water, the collection of a raw groundwater sample at this time was not practical. The assessment of groundwater quality was therefore performed using water quality data obtained by McIntosh Perry during the completion of their pumping test.

Water samples were collected by McIntosh Perry in the middle and at the end of the seven hours of pumping and were submitted for analysis of parameters listed in a subdivision package. The results of the laboratory analysis on the water samples are presented in detail in the Hydrogeological Assessment Report. The following comments are provided regarding the drinking water quality and exceedances of the Ontario Drinking Water Quality Standards (ODWQS):

Bacteriological Results

Total chlorine measurements at the time of bacteriological sampling confirmed that total chlorine concentrations in the groundwater were non-detectable.

The results of the bacteriological analysis of the February 3rd, 2011 water samples indicate that the water samples met all the standards of the ODWQS for bacteriological parameters. In addition, the concentration of other bacteria indicator species such as fecal coliform, were determined to be non-detectable in all of the water samples.

Based on the bacteriological testing, the water is suitable for consumption.

Maximum Acceptable Concentrations Exceedances

The results of the chemical testing on the water samples indicate that Maximum Acceptable Concentrations (MAC) were exceeded for fluoride (TW1-1) and turbidity (TW1-1 and TW1-2) and the sodium (TW1-1) concentrations exceeded the ODWQS warning level of 20 mg/L for persons on sodium restricted diets but were below the MAC of 200 mg/L.

The fluoride exceedance was marginal at 1.89 mg/L over its MAC of 1.5 mg/L and fluoride was interpreted to be of natural origin and may have been the result of elevated total suspended solids in the initial sample as the fluoride concentration decreased below the MAC to 0.91 mg/L in the 7-hour sample.

Turbidity was initially found in exceedance of the MAC of 1.0 NTU at 75.2 NTU (TW1-1), and reduced to 2.4 NTU in the 7-hour sample, which exceeds the MAC but is within treatability limits. It was noted that the well was tested shortly after construction and that turbidity would decrease with long term use and it should not be a problem for water treatment, should it be needed. Turbidity is therefore not considered a problem for the development.

The sodium concentration in TW1-1 initially exceeded the warning level of 20 mg/L for persons with sodium-restricted diets at 127 mg/L, but it remained below the MAC of 200 mg/L. Sodium concentrations decreased to 17 mg/L as the pumping test progressed and it was therefore not considered a problem for the water supply.

Operational Guidelines and Aesthetic Objectives Exceedances

Groundwater sampling completed as part of the pumping test indicated exceedances of operational guidelines (OG) and aesthetic objectives (AO) for multiple parameters including colour (AO), hydrogen sulphide (AO), total dissolved solids (AO), hardness (OG) and iron (AO). Although these parameters exceed their respective AO or OG, they were found at treatable concentrations. Detailed results for those parameters are available in the Hydrogeological Assessment report.

Water Treatment

Based on analytical results obtained during the pumping test conducted by McIntosh Perry, GEMTEC concurs with McIntosh Perry's recommendation for disinfection and aesthetic water softening treatment. Given the high hardness and current sodium concentrations, GEMTEC also recommends the use of potassium salt in order to prevent generating excessive sodium concentrations in drinking water.

5.0 IMPACT ASSESSMENT

The impact on groundwater and surface water resources due to wastewater treatment and disposal by the onsite sewage disposal system on the subject site was assessed in the Hydrogeological Assessment Report. The water demand and septic flows are not expected to change with the addition of the new building given that no significant staffing changes are expected. Based on the surface area of the property exceeding 1.6 hectare, the lot size was deemed sufficient to accommodate the original development septic system without adversely impact the aquifer groundwater quality with nitrate outside of the property limits.

5.1 Groundwater Impacts

The original development comprised the construction of impervious structures and surfaces such as the existing building, parking lots and loading bays, which resulted in the addition of an impervious surface over a total surface area of 4,793 m². The proposed development including the addition of the warehouse and the extension of the loading area and widening of the site entrance will result in an increase of the impervious surface area by 1,958 m² for a total of 6,741 m². Given that the surface area of the entire property is 16,470 m², the remaining total surface area available for infiltration after the completion of the additional development will be 9,719 m², which is almost 1 hectare and above 0.8 hectare. Given that the water demand and septic flows at the property are not expected to change, this area should still be sufficient to attenuate nitrate concentrations resulting from the presence of the septic system. Furthermore, as discussed in section 5.2 below, the site falls within a moderate to high recharge area and measures are taken to manage storm water and promote infiltration in order to maintain the water balance at the site. These measures will increase the effective area for infiltration and, as a result, will increase infiltration volumes and promote dilution of nitrates on the property, increasing the conservativeness of the septic impacts assessment above.

5.2 Hydrogeological Sensitivity

Areas of thin soils cover, fractured bedrock exposed at ground surface and karst environments contribute to hydrogeological sensitivity of the site, which may not allow for sufficient attenuative processes for on-site septic systems and negatively impact the receiving aquifer. Areas of thin soil cover, generally taken to be less than two metres, were encountered at the subject site and the overburden thickness is expected to range from 0 to 1.8 metres across the site (Figure 2). Karst mapping (Brunton and Dodge, 2008) indicates the presence of inferred or potential karstic

features, however no karstic features were observed on-site on limited bedrock exposures during the geotechnical investigation. As highlighted by the Mississippi Valley Conservation Authority and documented in the Pre-Application Consultation Meeting Notes provided in Appendix F, the site falls within a moderate to high infiltration area identified as part of the Carp River Watershed Study. Based on the thin drift thickness, the potential presence of karstic features and the site location within a moderate to high recharge area, the site is considered hydrogeologically sensitive.

Based on the MECP water well records in the vicinity of the subject site and the overburden thickness observed during the geotechnical investigations, the receiving aquifer for the septic effluent is the limestone bedrock aquifer. The groundwater samples TW1-1 and TW1-2 reported low background nitrate concentrations of <0.1 mg/L. Protective measures such as a clay liner beneath the septic system, increased well casing and increased separation distance between well and septic were recommended in the Hydrogeological Assessment Report to reduce potential impacts from septic effluent. Those recommendations appear to have been implemented based on the well construction featuring an extended well casing to a depth in excess of 13 metres below ground surface and the location of the septic system far on the southeastern portion of the property.

6.0 WATER BALANCE

The subject site is located within an area of moderate to high groundwater recharge area based on available Carp River Watershed Study. Pre, current and future development water budgets were calculated for the subject site in order to assess the additional groundwater impact of the proposed warehouse development.

6.1 Water Balance Method

The water balance of the site was assessed, based on the following equation:

$$\text{Mean Annual Precipitation} - \text{Change in Groundwater Storage} - \text{Evapotranspiration} = \text{Runoff} + \text{Infiltration}$$

where:

- Mean annual precipitation is based on data provided by Environment Canada, from the Ottawa Int A weather station for the period of 1939-2013 and Carleton Place – Appleton weather stations for the period of 1984-2006. The Ottawa Intl A and Carleton-Place – Appleton weather station are located approximately 25 and 14 kilometres from the subject site, respectively.
- Long term changes to groundwater storage are assumed to be negligible. Short term or seasonal changes are anticipated to balance out (e.g. increased groundwater recharge following spring freshet, followed by dry conditions in the summer months).

- Evapotranspiration is calculated based on the Thornthwaite and Mather (1955) model, run by Environment Canada. The technical documentation provided by Environment Canada is titled “Water Balance Tabulations for Canadian Climate Stations”, written by K. Johnstone and P.Y.T. Louie, Hydrometeorology Division, Canadian Climate Centre, Atmospheric Environmental Services (undated).

The hydrologic factors used to estimate infiltration, such as topography, soil, cover and water holding capacities are based on the Ministry of Environment (MOE) Stormwater Management Planning and Design Manual Section 3.0 (MOE, 2003) and the Ministry of the Environment and Energy (MOEE) Hydrogeological Technical Information Requirements for Land Development Applications (MOEE, 1995).

6.2 Pre-Development

The subject site covers an area of 16,392 m² and is currently developed, featuring the Playvalue Toys building and associated paved parking lot and loading areas. However, in order to quantify impacts to groundwater of the existing and future development, infiltration during pre-development conditions was also estimated. For the pre-development scenario, soil conditions consist of fine to coarse sand / silty sand to sand and gravel. The site is vegetated with grasses and shrubs, along with trees lining the northern and southern portion of the site. The subject site is generally flat, with a gentle slope to the south. Based on the site characteristics, the infiltration factor is estimated to be 0.70, based on the following:

- Topography factor of 0.2 – rolling land with an average slope between 2.8 m to 3.8m /km;
 - The site is generally flat, with steep gentle slope to the south.
- Soil factor of 0.4 – open sandy loam; and,
 - On-site soils characterized as fine to medium sand / silty sand to sand and gravel (high permeability).
- Cover factor of 0.1 – Cultivated land.
 - The site surface consists of topsoil, bedrock and short grasses.

An estimated water holding capacity of 100 mm was selected from Table 3.1 of the MOE Stormwater Management Planning and Design Manual (MOE, 2003). The site vegetation is classified as pasture and shrubs underlain by fine sandy loam. For areas where bedrock was at surface or covered with less than 0.3 m of topsoil or sand, the water holding capacity of bedrock was estimated at 50 mm.

6.3 Current Development

The subject site currently occupied by the main Playvalue Toys building and associated paved parking lot and loading areas. The building and paved areas constitute impervious surfaces preventing infiltration over surface areas of 1,283 m² and 3,310m² respectively, for a total of 4,793 m² (Figure 1). Based on the current site development site characteristics, there are no changes to the estimated infiltration factor for vegetated areas, which remains to be 0.70. The proposed building and paved parking and loading areas (29% coverage) are considered to be impervious and the infiltration factor for those surfaces is 0. Based on the landscaping of the existing soils and presence of sand cover and bedrock at/near surface (Figure 3), a weight averaged water holding capacity was estimated at 96 mm for the site (based on 15,231 m² of sandy soils and 1,239 m² of bedrock at/near surface). The post-development site vegetation is classified as urban lawn underlain by fine sand.

6.4 Future Development

The post-development conditions at the subject site will consist of 3,064 m² of buildings including the existing building and the proposed warehouse, and an extended parking area of 3,686 m². The remaining vegetated areas are anticipated to be landscaped similarly to current development conditions (Figure 1). Based on the anticipated post-development site characteristics, there are no changes to the estimated infiltration factor for vegetated areas, which remains to be 0.70. The proposed expanded building and paved parking and loading areas (41% coverage) are considered to be impervious and the infiltration factor for those surfaces is 0. Based on the landscaping of the existing soils and presence of sand cover and bedrock at/near surface (Figure 3), a weight averaged water holding capacity was estimated at 96 mm for the site (based on 15,231 m² of sandy soils and 1,239 m² of bedrock at/near surface). The post-development site vegetation is classified as urban lawn underlain by fine sand.

6.5 Water Balance Summary

Based on the water balance calculations and not considering stormwater management measures enhancing infiltration, the annual infiltration volumes would decrease from 4,219 m³ to 2,991 m³ to 2,490 m³ following the two stages of development. As a result, runoff would increase from 1,808 m³ to 4,775 m³ to 5,988 m³ post-development. The hydrologic factors and the water balance calculations are provided in Appendix G. The pre, current and post-development infiltration and runoff factors are summarized in Table 2.

According to the Carp River Watershed Study, infiltration targets of 262 mm/year and 104 mm/year must be maintained for sand and gravel and for Paleozoic bedrock, respectively. The water budget for the pre-development conditions indicates infiltration of 254 mm/year for fine to coarse-grained sand and up to 281 mm/year for the Paleozoic bedrock. A weighted average infiltration target of 256 mm was calculated for the site where the sand deposits cover

approximately 92% of the surface area of property and limestone/thin soils over limestone covers the remaining 8%.

Table 2: Water Balance Summary

Summary	Infiltration (mm/year)	Runoff (mm/year)	Infiltration (m ³ /year)	Runoff (m ³ /year)
Pre-Development	256	110	4219	1808
Current Development	182	290	2991	4775
Future Development	151	364	2490	5988
Change Current Development ¹	-75	180	-1227	2967
Change Future Development ¹	-105	254	-1729	4180

Notes: 1. Weighted averages based on area (refer to Appendix F).

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

Based on the results of this investigation, the following conclusions are provided:

- The surficial soils encountered at the subject site consist of fine to medium grained sand / silty sand and sand and gravel material, ranging in thickness from 0.2 to 1.8 metres below ground surface. The site is considered to be hydrogeologically sensitive and protective measures are recommended to minimize potential impacts to the water supply aquifer.
- The existing water supply well is capable of providing at least 6,000 litres per day, which is greater than the anticipated maximum water demand of 4,000 litres per day as per the Hydrogeological Assessment Report. The maximum drawdown in the water level of the well was approximately 18.1 metres following 7 hours of pumping at an average flow rate of 15 litres per minute. the total well depth of 91.4 metres, a recommended pump depth of 61 metres and the water level after 7 hours of pumping, the remaining available drawdown in the well is approximately 42.9 metres. The water demand will not be affected by the proposed expansion therefore the findings of the Hydrogeological Assessment Report pertaining to water supply remain applicable.
- The groundwater quality exceeds the ODWQS for the maximum acceptable concentrations for turbidity and fluoride (first sample only), the operational guideline for hardness, the aesthetic objectives for total dissolved solids, colour, hydrogen sulphide and

iron, and the warning levels for sodium. However, all concentrations are within treatable limits.

- The subject site is considered to be hydrogeologically sensitive due to thin soils encountered on-site. The on-site water supply well casing extends to a total depth of 13.4 metres below ground surface, of which 11.9 metres are installed into bedrock as a protective measure. Background nitrates in the water supply aquifer was measured to be less than 0.1 mg/L.
- The impact on groundwater and surface water resources due to wastewater treatment and disposal by the onsite sewage disposal system on the subject site was assessed in the Hydrogeological Assessment Report. The water demand and septic flows are not expected to change with the addition of the new building. The main changes to groundwater impacts would be related to a decrease of infiltration due to the addition of impervious surfaces. However, the surface area available for infiltration in the post-development setting remains above one hectare, which should be sufficient to prevent unacceptable nitrate impacts to the aquifer. Furthermore, measures taken to manage storm water and promote infiltration in order to maintain the water balance at the site will also contribute to the attenuation of nitrates.
- Based on the water balance calculations and not considering stormwater management measures enhancing infiltration, the annual infiltration volumes would decrease from 4,219 m³ to 2,991 m³ to 2,490 m³ following the two stages of development. As a result, runoff would increase from 1,808 m³ to 4,775 m³ to 5,988 m³ post-development. The subject site is located within an area of low to moderate groundwater recharge area based on available Carp River Watershed Study and pre-development infiltration should be maintained in order to maintain recharge to the bedrock aquifer.
 - Low impact development (LID) and stormwater management measures are present at the site in order to maintain pre-development infiltration rates. GEMTEC reviewed the Servicing and Stormwater Management Report written by Capital Engineering Group Ltd. (November 30, 2020) and their Erosion & Sediment Control Plan G2 and it is GEMTEC's opinion that the existing retention areas and grass swales are adequate to maintain infiltration and meet infiltration targets at the site.

7.2 Recommendations

Based on the results of this investigation, the following water supply, septic system and groundwater impact mitigation measures recommendations are provided:

Water Supply Recommendations

- Given that the water demand is not anticipated to change and that it was not practical to conduct additional raw groundwater sampling at the site due to the configuration of the water distribution system at the site, GEMTEC recommends following water treatment recommendations presented in McIntosh Perry's Hydrogeological Assessment Report.
- If the water demand will be increased above current water takings in the future, a new hydrogeological assessment must be conducted to reassess the capacity of the well to meet the increased demand and the water quality at higher pumping rates.

Septic System Recommendations

- Given that the water demand and septic flows are not anticipated to change and that the surface area available for infiltration in the post-development setting remains above one hectare, no actions pertaining to the septic system are required at this time.
- If the water demand and septic flows are increased in the future, a new hydrogeological assessment must be conducted to reassess the impacts of the septic system to the aquifer and the potential need for a new septic system.

Groundwater Impact Mitigation Recommendations

- Low Impact Development (LID) and stormwater management measures present at the site to maintain pre-development infiltration rates of 256 mm/year. The post-development infiltration rates without those measures are calculated to be 157 mm/year, therefore the existing retention areas and grass swales should be maintained.
- The post-development water balance indicates significant increase in runoff, which is diverted to grass swales and stormwater retention areas. The stormwater grass swales and retention areas should remove 80% TSS. Based on their Servicing and Stormwater Management Report and Erosion & Sediment Control Plan G2, Capital Engineering Group Ltd. proposes adding check dams as per OPSD 219.211 in the grass swales, which should improve TSS removal to 80%. Potential impacts from contaminant sources include winter maintenance (road salting) and fuel spills from the repair shop. It is recommended that BMP for road salting and fuel storage/spills be followed.
 - It is recommended that the best management practices for the application of road salts should follow the City of Ottawa's "Material Application Policy, Revision 3.2, October 31, 2011" Salt Management Plan.
 - It is recommended that the best management practices for fuel storage follow the Liquid Fuels Handling Code and the Ontario Water Resources Act.
 - It is recommended that best management practices be implemented for waste treatment.

- It is recommended that a spills prevention and management plan be prepared to protect the vulnerable aquifer which is used as a drinking water source for adjacent developments.

8.0 LIMITATIONS OF REPORT

This report was prepared for Playvalue Toys and is intended for the exclusive use of Playvalue Toys. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC and Playvalue Toys. Nothing in this report is intended to provide a legal opinion.

The investigation undertaken by GEMTEC with respect to this report and any conclusions or recommendations made in this report reflect the best judgments of GEMTEC based on the site conditions observed during the investigations undertaken at the date(s) identified in the report and on the information available at the time the report was prepared. This report has been prepared for the application noted and it is based, in part, on visual observations made at the site, subsurface investigations at discrete locations and depths and laboratory analyses of specific chemical parameters and material during a specific time interval, all as described in the report. Unless otherwise stated, the findings contained in this report cannot be extrapolated or extended to previous or future site conditions, portions of the site that were unavailable for direct investigation, subsurface locations on the site that were not investigated directly, or chemical parameters, materials or analysis which were not addressed.

Should new information become available during future work, including excavations, borings or other studies, GEMTEC should be requested to review the information and, if necessary, reassess the conclusions presented herein.

We trust that this report is sufficient for your purposes. If you have any questions or require additional information, please contact the undersigned.



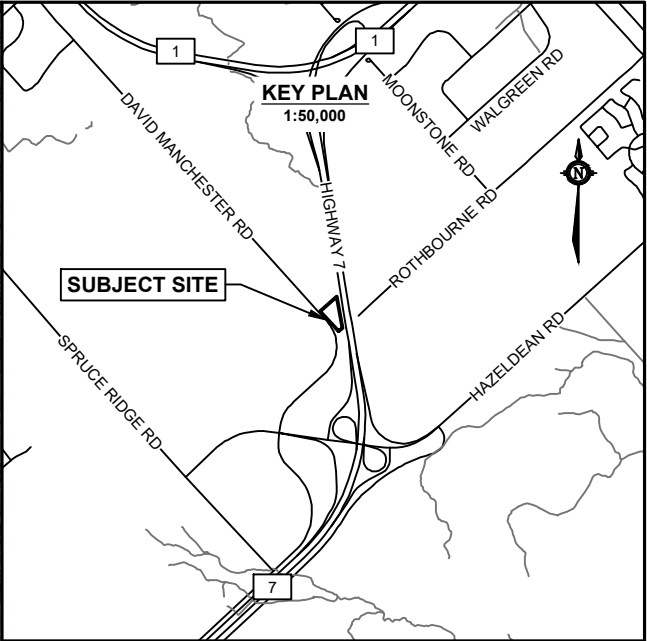
Jean-Philippe Gobeil, M.Sc., P.Geo.
Senior Hydrogeologist




Shaun Pelkey, M.Sc.E., P.Eng.
Principal, Environmental Engineer

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LEGEND

TEST PIT LOCATION IN PLAN
(current investigation by GEMTEC)

BH/TP # — BH/TP ID
XX.XX — GROUND SURFACE ELEVATION, IN METRES
GEODETIC DATUM

--- PROPERTY LINE

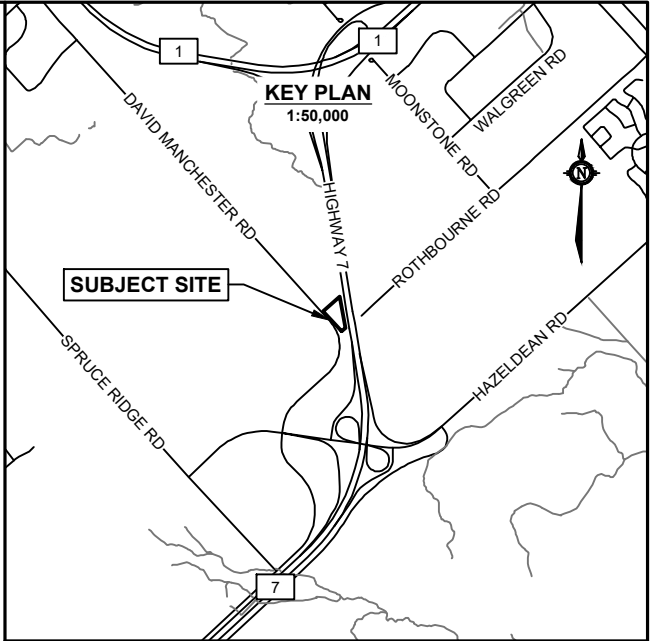
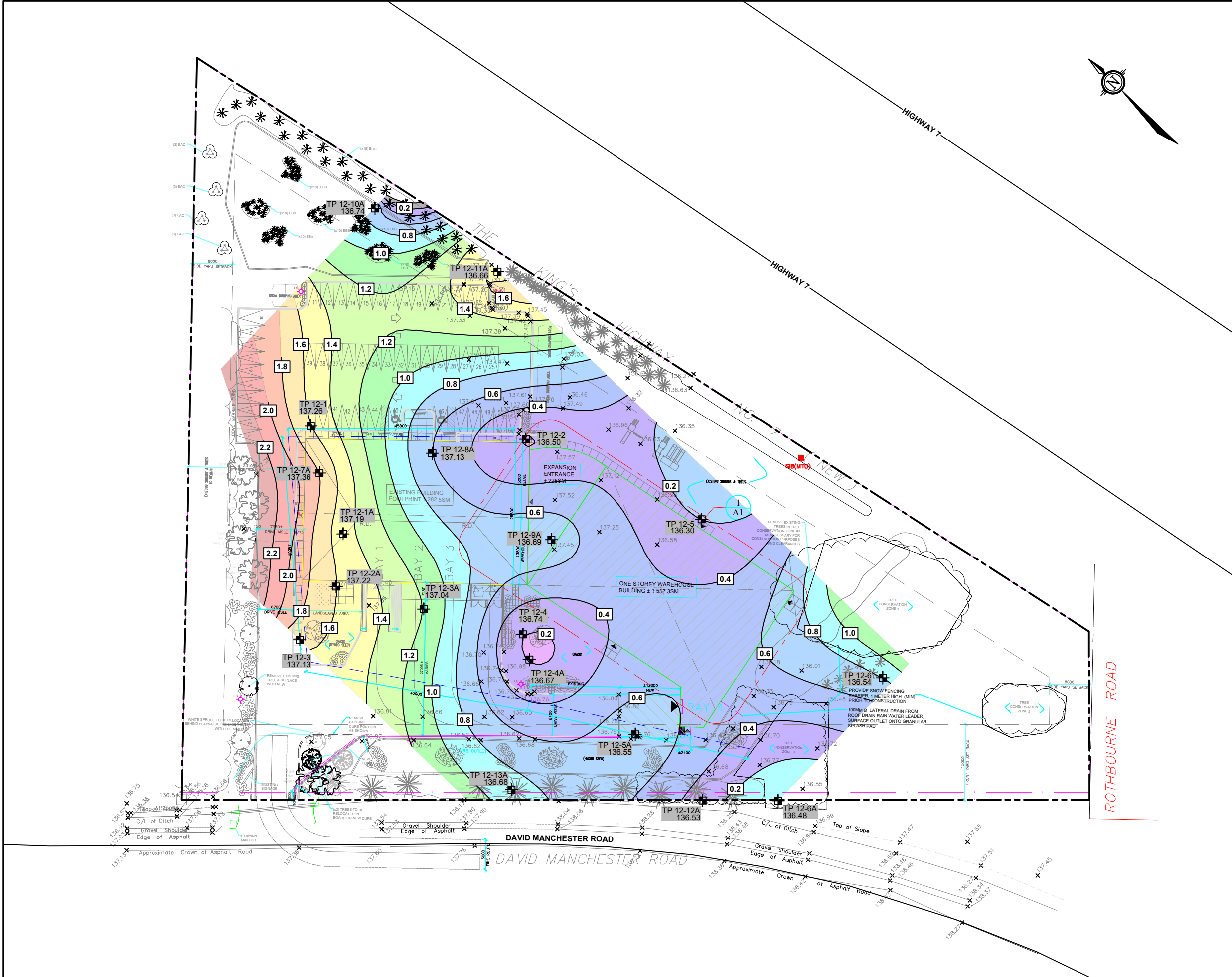




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ottawa@gemtec.ca

Drawing			SITE PLAN		
Client			PLAYVALUE TOYS		
Project		61118.03	HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS PHASE 2 EXPANSION 130 DAVID MANCHESTER DRIVE OTTAWA, ONTARIO		
Drwn by	Chkd by				
S.L.	J.P.				
Date		NOVEMBER, 2020	Rev.	0	FIGURE 1



- LEGEND**
- TEST PIT LOCATION IN PLAN**
(current investigation by GEMTEC)
 - BH/TP #** BH/TP ID
 - XX.XX** GROUND SURFACE ELEVATION, IN METRES
GEODETIC DATUM
 - PROPERTY LINE
 - DRIFT THICKNESS CONTOUR, IN METRES

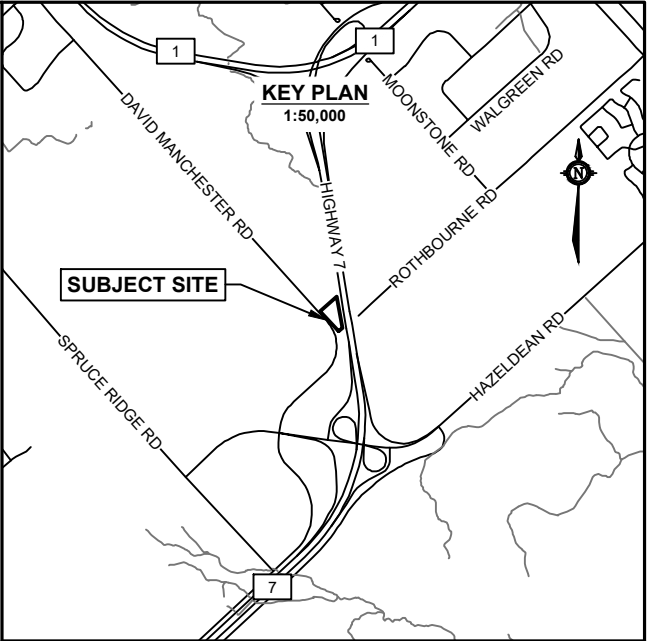
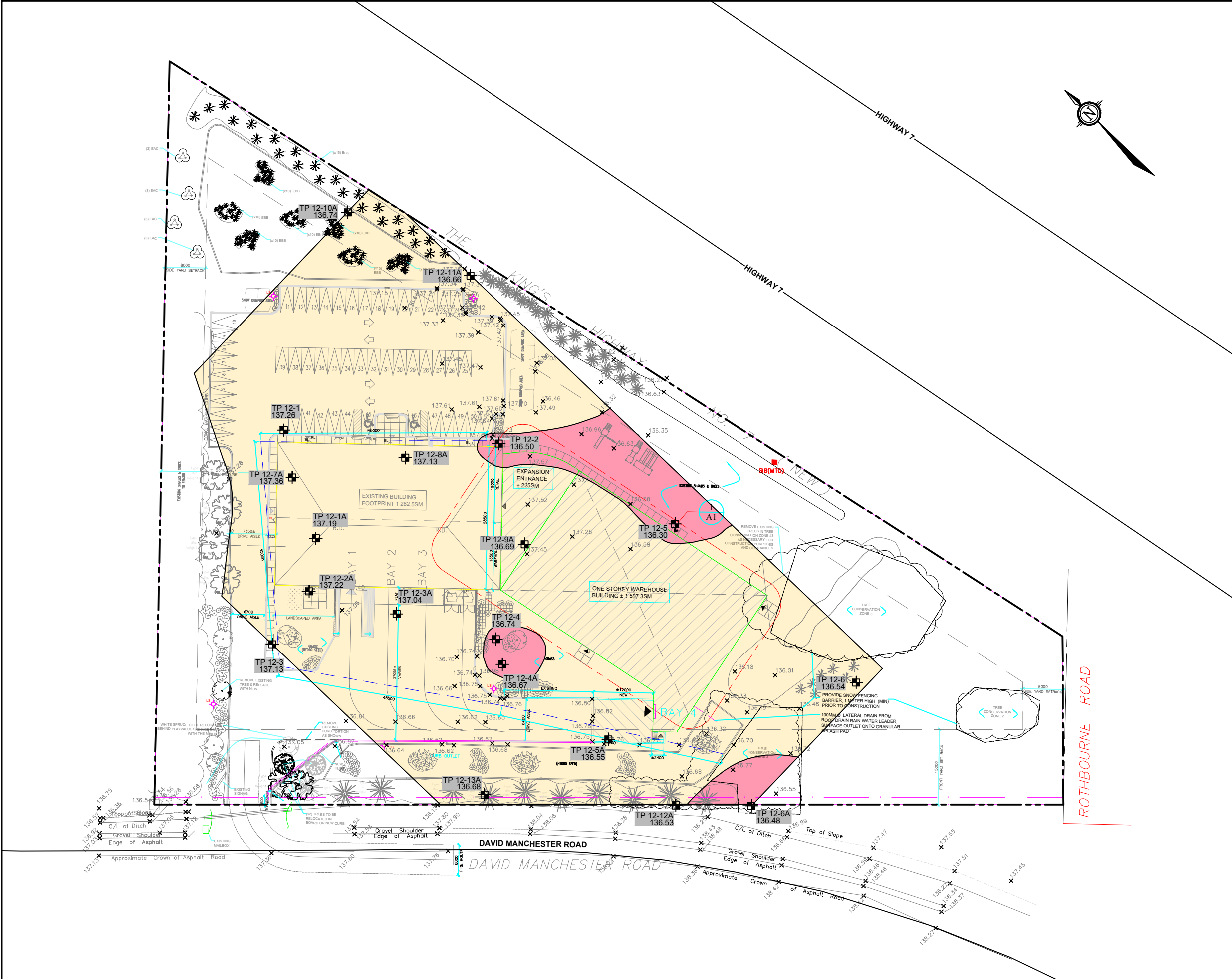




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Drawing		DRIFT THICKNESS	
Client		PLAYVALUE TOYS	
Project	61118.03	HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS PHASE 2 EXPANSION 130 DAVID MANCHESTER DRIVE OTTAWA, ONTARIO	
Drwn by	S.L.	Chkd by	J.P.
Date	NOVEMBER, 2020	Rev.	0
		FIGURE 2	



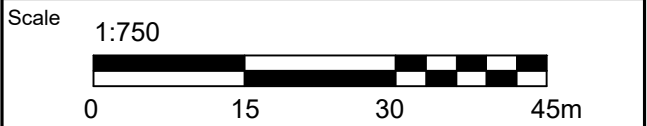
LEGEND

TEST PIT LOCATION IN PLAN
(current investigation by GEMTEC)

BH/TP # — BH/TP ID
XX.XX — GROUND SURFACE ELEVATION, IN METRES
GEODETIC DATUM

--- PROPERTY LINE

BEDROCK
 SAND





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Drawing

SURFICIAL GEOLOGY

Client

PLAYVALUE TOYS

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Drwn by	S.L.	
Chkd by	J.P.	

Date	NOVEMBER, 2020	Rev.	0	FIGURE 3
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APPENDIX A

Development Plan



APPENDIX B

Records of Test Pits

LIST OF ABBREVIATIONS AND TERMINOLOGY

SAMPLE TYPES

AS	auger sample
CS	chunk sample
DO	drive open
MS	manual sample
RC	rock core
ST	slotted tube
TO	thin-walled open Shelby tube
TP	thin-walled piston Shelby tube
WS	wash sample

SOIL DESCRIPTIONS

<u>Relative Density</u>	<u>'N' Value</u>
Very Loose	0 to 4
Loose	4 to 10
Compact	10 to 30
Dense	30 to 50
Very Dense	over 50

PENETRATION RESISTANCE

Standard Penetration Resistance, N

The number of blows by a 63.5 kg hammer dropped 760 millimetres required to drive a 50 mm drive open sampler for a distance of 300 mm. For split spoon samples where less than 300 mm of penetration was achieved, the number of blows is reported over the sampler penetration in mm.

Consistency Undrained Shear Strength (kPa)

Very soft	0 to 12
Soft	12 to 25
Firm	25 to 50
Stiff	50 to 100
Very Stiff	over 100

Dynamic Penetration Resistance

The number of blows by a 63.5 kg hammer dropped 760 mm to drive a 50 mm diameter, 60° cone attached to 'A' size drill rods for a distance of 300 mm.

WH

Sampler advanced by static weight of hammer and drill rods.

WR

Sampler advanced by static weight of drill rods.

PH

Sampler advanced by hydraulic pressure from drill rig.

PM

Sampler advanced by manual pressure.

LIST OF COMMON SYMBOLS

c_u	undrained shear strength
e	void ratio
C_c	compression index
c_v	coefficient of consolidation
k	coefficient of permeability
I_p	plasticity index
n	porosity
u	pore pressure
w	moisture content
w_L	liquid limit
w_P	plastic limit
ϕ^1	effective angle of friction
γ	unit weight of soil
γ^1	unit weight of submerged soil
σ	normal stress

SOIL TESTS

C	consolidation test
H	hydrometer analysis
M	sieve analysis
MH	sieve and hydrometer analysis
U	unconfined compression test
Q	undrained triaxial test
V	field vane, undisturbed and remoulded shear strength
AL	Atterberg limits test

PROJECT: 12-066

LOCATION: See Test Pit Location Plan, Figure 2

DATE OF EXCAVATION: March 30, 2012

RECORD OF TEST PIT 12-1

SHEET 1 OF 1

DATUM: Geodetic

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	⊕		Wp	W	Wi			
0	Ground Surface		137.26											
	Dark brown sandy silt, some organic material (TOPSOIL)		137.08 0.18											Native Backfill
	Brown SAND, some silt		136.62 0.64											
	Brown SAND AND GRAVEL, some cobbles, trace silt		135.74 1.52											
1														
	Shovel refusal on probable bedrock End of test pit													Ground water inflow observed at about 1.0 metre below ground surface (elevation 136.3 metres geodetic datum) on March 30, 2012.
2														

DEPTH SCALE

1 to 10

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

TESTPIT RECORD 2012 WITH LAB WC. TP LOGS.GPJ 4/18/12

PROJECT: 12-066

RECORD OF TEST PIT 12-2

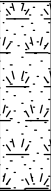

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 2

DATUM: Geodetic

DATE OF EXCAVATION: March 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	⊕	Wp	W	Wi				
0	Ground Surface		136.50											
	Dark brown sandy silt, some organic material (TOPSOIL)													Native Backfill 
	Shovel refusal on probable bedrock End of test pit		136.25 0.25											No groundwater inflow observed on completion of excavating.
1														
2														

DEPTH SCALE

1 to 10

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

TESTPIT RECORD 2012 WITH LAB.WC. TP LOGS.GPJ 4/18/12

DATE OF EXCAVATION: March 30, 2012

TYPE OF EXCAVATOR:

1 to 10

CHECKED:

TESTPIT RECORD 2012 WITH LAB WC TP LOGS.GPJ 4/18/12

DATE OF EXCAVATION: March 30, 2012

TYPE OF EXCAVATOR:

WATER LEVEL IN
OPEN TEST PIT
OR
STANDPIPE
INSTALLATION

No groundwater inflow observed on completion of excavating.

1 to 10

Houle Chevrier Engineering Ltd.

CHECKED:

TESTPIT RECORD 2012 WITH LAB WC TP LOGS.GPJ 4/18/12

DATE OF EXCAVATION: March 30, 2012

RECORD OF TEST PIT 12-6

SHEET 1 OF 1

DATUM: Geodetic

TYPE OF EXCAVATOR:

[illegible]

DEPTH SCALE

1 to 10

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

TESTPIT RECORD 2012 WITH LAB WC TP LOGS.GPJ 4/18/12

PROJECT: 12-066

LOCATION: See Test Pit Location Plan, Figure 1

DATE OF EXCAVATION: August 30, 2012

RECORD OF TEST PIT 12-1A

SHEET 1 OF 1

DATUM: Geodetic

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)											
0	Ground Surface		137.19											Native Backfill
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		137.04											
	Brown, fine grained SAND, trace silt, trace gravel		0.15											
	Grey brown, fine to coarse grained SAND, trace silt, some gravel, cobbles		136.55											
			0.64											
1														
	End of Test Pit Shovel refusal on inferred bedrock		135.74											
	Notes: - No groundwater observed upon completion of test pit		1.45											
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-2A

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa) Natural. V - + Remoulded. V - ⊕				WATER CONTENT (PERCENT) Wp — W — Wi				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)											
0	Ground Surface		137.22											
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		137.02 0.20	1										Native Backfill
	Brown, fine grained SAND, trace silt, trace gravel		136.71 0.51	2										
	Grey brown, fine to coarse grained SAND, trace silt, some gravel, cobbles		135.67 1.55	3										
1														
2	End of Test Pit Shovel refusal on inferred bedrock Notes: - No groundwater observed upon completion of test pit.													
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-3A

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa) Natural. V - + Remoulded. V - ⊕ 20 40 60 80					WATER CONTENT (PERCENT) Wp ———— W ———— WI 20 40 60 80					ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)													
0	Ground Surface		137.04													
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		136.84 0.20	1												Native Backfill
	Brown, fine to medium grained SAND, trace silt, trace roots		136.63 0.41	2												
	Grey brown, fine to coarse grained SAND, trace silt, some gravel, cobbles		135.85 1.19	3												
1	End of Test Pit Shovel refusal on inferred bedrock															
	Notes: - No groundwater observed upon completion of test pit.															
2																
3																
4																

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-4A



SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	⊕	Wp	W	Wi				
0	Ground Surface		136.67											
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		136.52											Native Backfill 
	End of Test Pit Shovel refusal on inferred bedrock		0.15											
	Notes: - No groundwater observed upon completion of test pit.													
1														
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-5A

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa) Natural. V - + Remoulded. V - ⊕				WATER CONTENT (PERCENT) Wp ——— W ——— Wi 20 40 60 80				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)											
0	Ground Surface		136.55											
	Dark brown, fine grained sand, trace silt, some organic material (TOPSOIL)		136.42 0.13	1										Native Backfill
	Brown, fine grained SAND, trace silt, trace gravel		136.12 0.43	2										
	Grey brown, fine to medium grained SAND, trace silt, some gravel, cobbles		135.81 0.74	3										
	End of Test Pit Shovel refusal on inferred bedrock													
1	Notes: - No groundwater observed upon completion of test pit.													
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-6A



SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	⊕	Wp	W	Wi				
0	Ground Surface		136.48											
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		136.38 0.10											Native Backfill 
	End of Test Pit Shovel refusal on inferred bedrock													
	Notes: - No groundwater observed upon completion of test pit.													
1														
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

LOCATION: See Test Pit Location Plan, Figure 1

DATE OF EXCAVATION: August 30, 2012

RECORD OF TEST PIT 12-7A

SHEET 1 OF 1

DATUM: Geodetic

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa) Natural. V - + Remoulded. V - ⊕ 20 40 60 80				WATER CONTENT (PERCENT) Wp — W — Wi 20 40 60 80				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)											
0	Ground Surface		137.36											Native Backfill
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		137.08 0.28	1										
	Brown, fine to medium grained SAND, trace silt, trace roots		136.57 0.79	2										
1	Grey brown, fine to coarse grained SAND, trace silt, some gravel, cobbles		135.61 1.75	3										
2	End of Test Pit Shovel refusal on inferred bedrock Notes: - No groundwater observed upon completion of test pit.													
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-8A

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	⊕	Wp	W	Wi				
0	Ground Surface		137.13											
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		136.98 0.15											Native Backfill
	Brown, fine to medium grained SAND, trace silt, trace roots													
	End of Test Pit Shovel refusal on inferred bedrock		136.52 0.61											
1	Notes: - No groundwater observed upon completion of test pit.													
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-9A

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V -	Remoulded. V -	+	⊕	Wp	W	Wi			
0	Ground Surface		136.69											
	Dark brown, fine to medium grained sand, trace silt, some organic material (TOPSOIL)		136.51 0.18											Native Backfill
	Brown, fine to medium grained SAND, trace silt, trace gravel		136.28 0.41											
	Grey brown, fine to coarse grained SAND, trace silt, some gravel, cobbles		136.03 0.66											
	End of Test Pit Shovel refusal on inferred bedrock													
1	Notes: - No groundwater observed upon completion of test pit.													
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-10A




SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	+	Wp	W	Wi				
0	Ground Surface		136.74											
	Brown, fine to medium grained SAND, trace silt, some gravel, cobbles		136.36 0.38											Native Backfill 
	Grey brown, fine to coarse grained SAND, trace silt, some gravel, cobbles		136.03 0.71											
1	End of Test Pit Shovel refusal on inferred bedrock													
	Notes: - No groundwater observed upon completion of test pit.													
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-11A

SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)											
0	Ground Surface		136.66											
	Dark brown, fine grained sand, trace silt, some gravel, some organic material (TOPSOIL)			1										Native Backfill
			136.30 0.36	2										
	Brown, fine to medium grained SAND, trace to some silt, some gravel													
			136.00 0.66	3										
1	Grey brown, medium to coarse grained SAND, trace silt, some gravel, cobbles													
			135.29 1.37											
	End of Test Pit Shovel refusal on inferred bedrock													
	Notes: - No groundwater observed upon completion of test pit.													
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-12A




SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)		Natural. V - Remoulded. V -	+	⊕	Wp	W	Wi				
0	Ground Surface		136.53											
	Dark brown silty sand, some organic material (TOPSOIL)		136.33											Native Backfill 
	Brown, fine grained SAND, trace to some silt, some gravel		0.20 136.25 0.28											
	End of Test Pit Shovel refusal on inferred bedrock													
	Notes: - No groundwater observed upon completion of test pit.													
1														
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:

PROJECT: 12-066

RECORD OF TEST PIT 12-13A

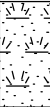
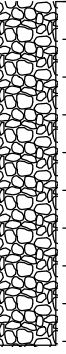



SHEET 1 OF 1

LOCATION: See Test Pit Location Plan, Figure 1

DATUM: Geodetic

DATE OF EXCAVATION: August 30, 2012

TYPE OF EXCAVATOR:

DEPTH SCALE METRES	SOIL PROFILE			SAMPLE NUMBER	SHEAR STRENGTH, Cu (kPa)				WATER CONTENT (PERCENT)				ADDITIONAL LAB. TESTING	WATER LEVEL IN OPEN TEST PIT OR STANDPIPE INSTALLATION
	DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)											
0	Ground Surface		136.68											
	Dark brown, fine grained sand, some silt, some organic material (TOPSOIL)			1										Native Backfill 
	Brown, fine to medium grained sand, trace silt (POSSIBLE FILL)		136.40 0.28	2										
	Dark brown silty sand (POSSIBLE FORMER TOPSOIL)		136.25 0.43	3										
	Grey brown, fine to coarse grained SAND, some gravel, cobbles		136.12 0.56	4										
1	End of Test Pit Shovel refusal on inferred bedrock		135.77 0.91											
	Notes: - No groundwater observed upon completion of test pit.													
2														
3														
4														

DEPTH SCALE

1 to 20

Houle Chevrier Engineering Ltd.

LOGGED: A.N.

CHECKED:



APPENDIX C

Water Well Record - Well ID A099470

Address of Well Location (Street Number/Name)		Township		Lot	Concession
130 David Manchester Rd.		Huntley		1	4
County/District/Municipality		City/Town/Village		Province	Postal Code
Ottawa		Carp		Ontario	K0A1K0
UTM Coordinates		Municipal Plan and Sublot Number		Other	
Zone Easting Northing					
NAD 83 18 423652 5012001					

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
	Sand/gravel			From To
	black/grey limestone			0 5'
				5' 300'

Annular Space			
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	
From To			
0 44'	2 Bags cement	0.044	
	4 Bags quick grout	0.088	
	1/2 Bag 3/4" Hole Plug	0.022	

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

Construction Record - Casing				Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From To	
6"	Steel	48cm	0' 44'	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify

Construction Record - Screen				Status of Well
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From To	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
?	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	From To	
		0' 44'	25.4cm

Business Name of Well Contractor		Well Contractor's Licence No.	
WILF HALL + SONS WELL DRILLING		215158	
Business Address (Street Number/Name)		Municipality	
RR1 256 Hall Shore Rd. McDonald's Corners			
Province	Postal Code	Business E-mail Address	
Ont	K0G1M0	wilfhalltd@bellnet.ca	
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
6132782933		Hall Mark	
Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted	
12228	Mark Hall	2011/01/27	

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
<input type="checkbox"/> Clear and sand free		Time (min)	Water Level (m/ft)
<input checked="" type="checkbox"/> Other, specify Cloudy			
If pumping discontinued, give reason:		Static Level	
Pump intake set at (m/ft)		1 17.75'	1 86.4'
200'		2 18.0'	2 83.5'
Pumping rate (l/min / GPM)		3 20.7'	3 80.7'
49gpm		4 23.2'	4 78.1'
Duration of pumping		5 25.5'	5 75.4'
1 hrs + min		10 35.2'	10 63.1'
Final water level end of pumping (m/ft)		15 43.4'	15 52.4'
17.5'		20 51.3'	20 43.6'
If flowing give rate (l/min / GPM)		25 57.6'	25 37.2'
250'		30 62.9'	30 32.2'
Recommended pump depth (m/ft)		40 72.3'	40 25.5'
250'		50 80.7'	50 21.8'
Recommended pump rate (l/min / GPM)		60 88.9'	60 19.8'
38gpm			
Well production (l/min / GPM)			
2 1/2 gpm			
Disinfected?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

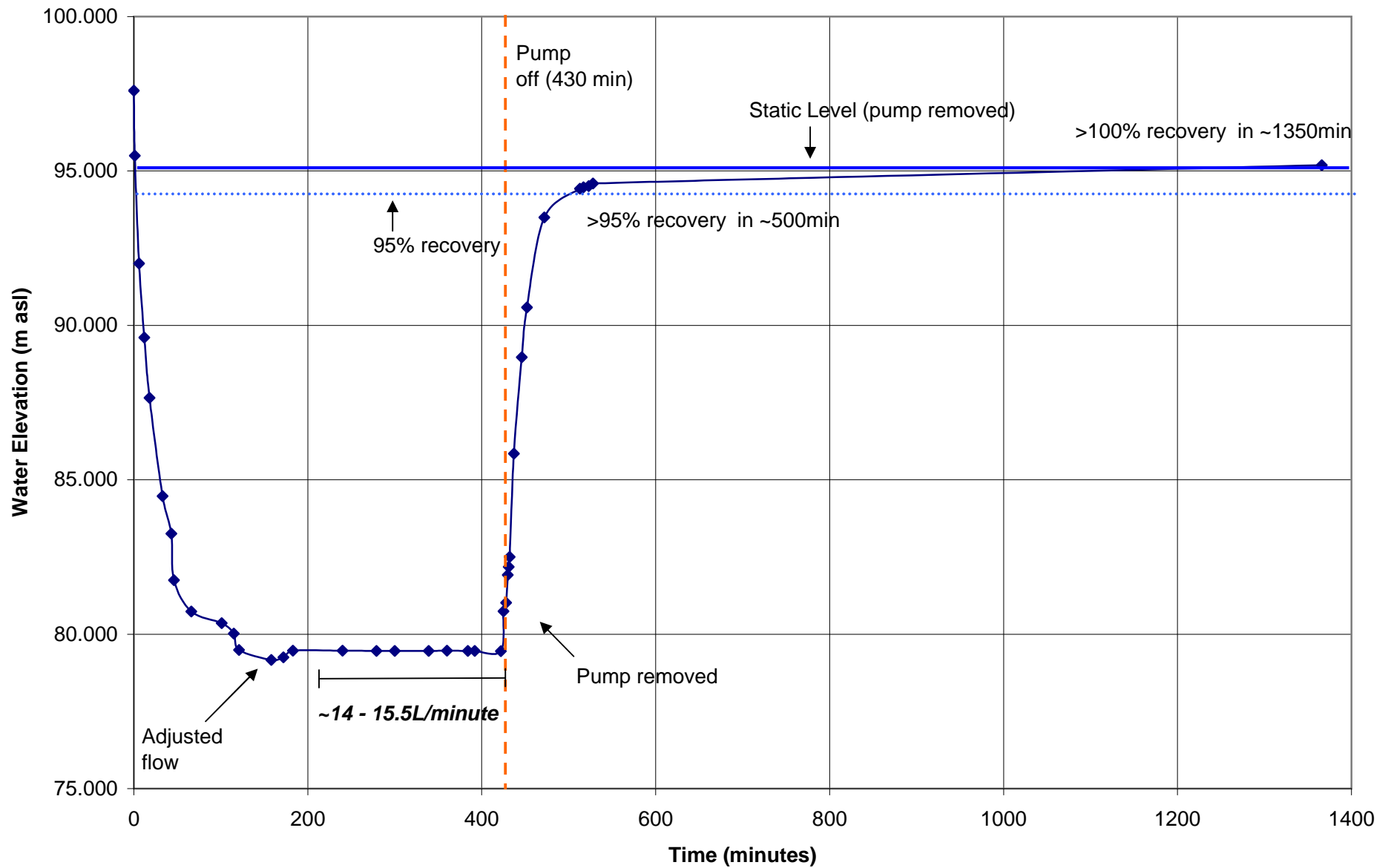
Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	
Well owner's information package delivered	Date Package Delivered
<input checked="" type="checkbox"/> Yes	2011/01/28
<input type="checkbox"/> No	
Date Work Completed	
2011/01/28	
Ministry Use Only	
Audit No. 123710	
MAR 09 2011	



APPENDIX D

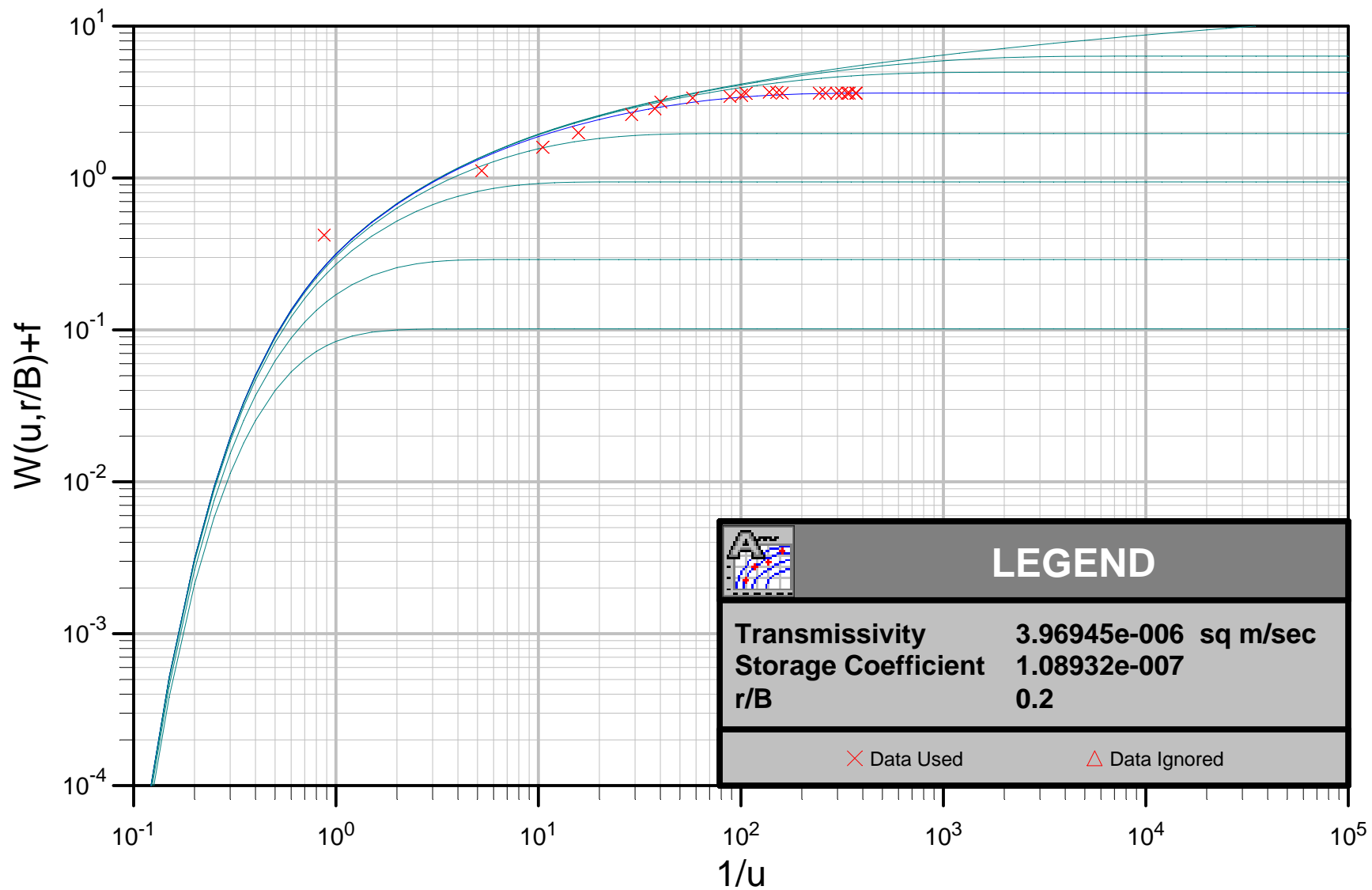
Pumping Test Data (Mcintosh Perry)

Water Level - Test Well TW1
Proposed Lockwood Subdivision - Glen Tay, ON



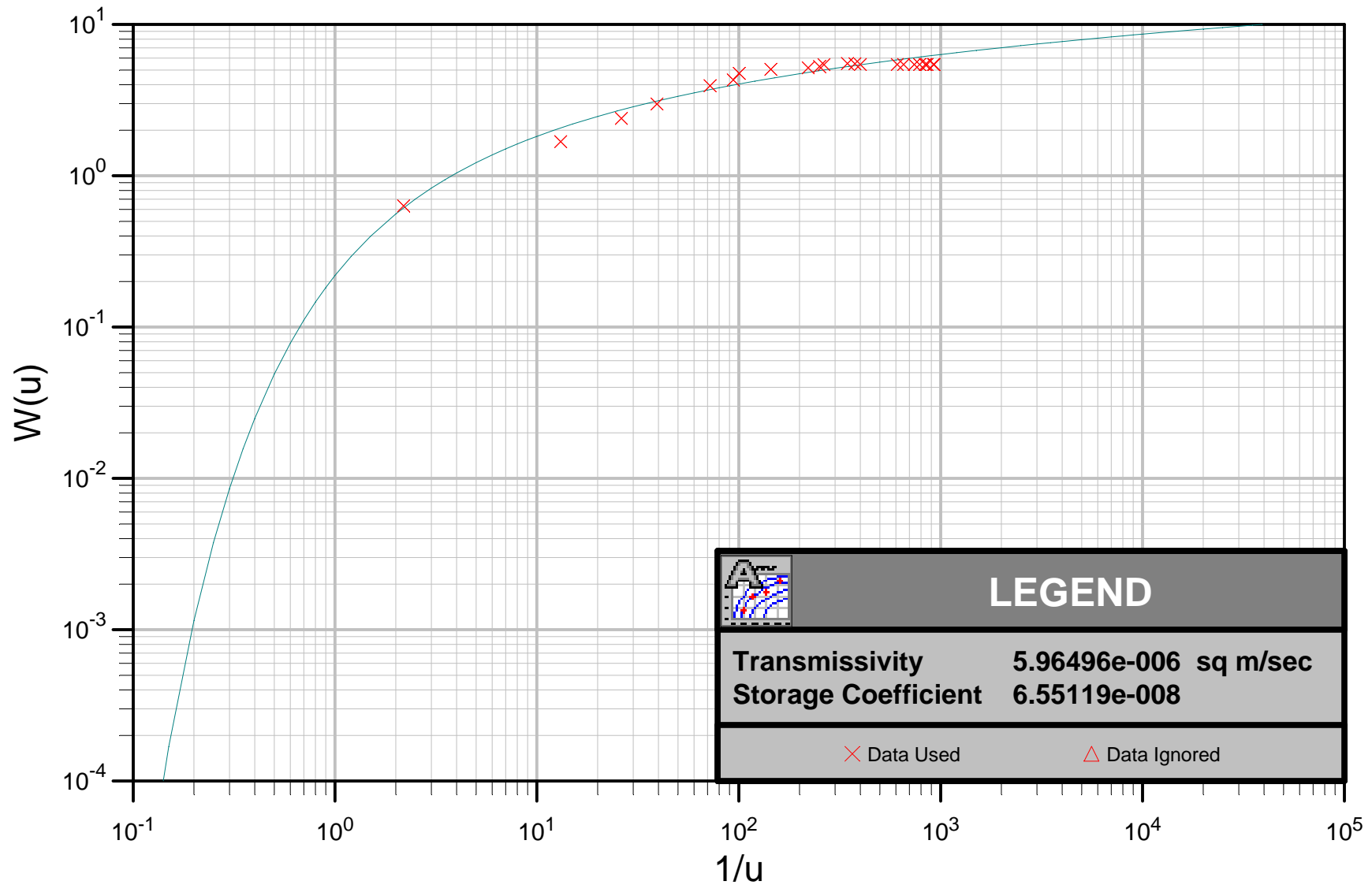
TW-1 (0CP-10124)

Hantush



TW-1 (0CP-10124)

Theis





APPENDIX E

Laboratory Certificates of Analysis & Summary Tables (Mcintosh Perry)

Table 3-5
Summary of Water Quality Results (Lab Data)

130 David Manchester Rd. Carp, ON

Project: CP-10-124

Matrix: water

Sample Date: Sample ID:			2011-02-03	2011-02-03	GUIDELINE		
			TW1-1	TW1-2	ODWSOG		
PARAMETER	UNITS	MRL	Test Well TW1		TYPE	LIMIT	UNITS
Alkalinity as CaCO ₃	mg/L	5	259	261	OG	500	mg/L
Chloride	mg/L	1	17	4	AO	250	mg/L
Colour	TCU	2	3	7	AO	5	TCU
Conductivity	uS/cm	5	965	520			
Dissolved Organic Carbon	mg/L	0.5	1.8	3.0	AO	5	mg/L
Fluoride	mg/L	0.10	1.89	0.91	MAC	1.5	mg/L
Hydrogen Sulphide	mg/L	0.01	<1.0*	0.38	AO	0.05	mg/L
N-NH ₃ (Ammonia)	mg/L	0.02	0.13	0.16			
N-NO ₂ (Nitrite)	mg/L	0.10	<0.10	<0.10	MAC	1.0	mg/L
N-NO ₃ (Nitrate)	mg/L	0.10	<0.10	<0.10	MAC	10.0	mg/L
pH			8.05	7.91		6.5-8.5	
Phenols	mg/L	0.001	<0.001	<0.001			
Sulphate	mg/L	1	212	22	AO	500	mg/L
Tannin & Lignin	mg/L	0.1	<0.1	<0.1			
TDS (COND - CALC)	mg/L	5	627	338	AO	500	mg/L
Total Kjeldahl Nitrogen	mg/L	0.10	0.16	0.17			
Turbidity	NTU	0.1	75.2	2.4	MAC	1.0	NTU
Hardness as CaCO ₃	mg/L	1	210	226	OG	100	mg/L
Ion Balance		0.01	0.98	0.93			
Calcium	mg/L	1	48	56			
Magnesium	mg/L	1	22	21			
Potassium	mg/L	1	7	6			
Sodium	mg/L	2	127	17	MAC	20	mg/L
Iron	mg/L	0.03	4.26	0.06	AO	0.3	mg/L
Manganese	mg/L	0.01	0.04	0.01	AO	0.05	mg/L
UV Transmittance @ 254 nm	%	0.1		88.5			
Total Coliforms	ct/100mL		0	0	MAC	0	ct/100mL
Escherichia Coli	ct/100mL		0	0	MAC	0	ct/100mL
Heterotrophic Plate Count	ct/1mL		189	81			
Faecal Coliforms	ct/100mL		0	0			
Faecal Streptococcus	ct/100mL		0	0			

MRL = Method Reporting Limit INC = Incomplete AO = Aesthetic Objective OG = Operational Guideline

MAC = Maximum Allowable Concentration IMAC = Interim Maximum Allowable Concentration

* - H₂S MRL raised due to sample turbidity

Comment:

Concentration exceeds AO or OG

232

Concentration exceeds MAC

5.3

H₂S MRL raised due to sample turbidity

Client: McIntosh Perry Consulting Engineers Ltd.

115 Walgreen Rd., R.R. #3

Carp, ON

K0A 1L0

Attention: Ms. Meghan Cameron

Report Number: 1102291

Date: 2011-02-11

Date Submitted: 2011-02-04

Project: OCP-10124

P.O. Number:

Matrix: Water

Chain of Custody Number: 108641

			LAB ID:	861015	861016				GUIDELINE		
			Sample Date:	2011-02-03	2011-02-03						
			Sample ID:	TW1-1	TW1-2				ODWSOG		
PARAMETER	UNITS	MRL							TYPE	LIMIT	UNITS
Alkalinity as CaCO ₃	mg/L	5	259	261					OG	500	mg/L
Chloride	mg/L	1	17	4					AO	250	mg/L
Colour	TCU	2	3	7					AO	5	TCU
Conductivity	uS/cm	5	965	520							
Dissolved Organic Carbon	mg/L	0.5	1.8	3.0					AO	5	mg/L
Fluoride	mg/L	0.1	1.89	0.91					MAC	1.5	mg/L
Hydrogen Sulphide	mg/L	0.01	<1.0	0.38					AO	0.05	mg/L
N-NH ₃ (Ammonia)	mg/L	0.02	0.13	0.16							
N-NO ₂ (Nitrite)	mg/L	0.1	<0.10	<0.10					MAC	1.0	mg/L
N-NO ₃ (Nitrate)	mg/L	0.1	<0.10	<0.10					MAC	10.0	mg/L
pH			8.05	7.91						6.5-8.5	
Phenols	mg/L	0.001	<0.001	<0.001							
Sulphate	mg/L	1	212	22					AO	500	mg/L
Tannin & Lignin	mg/L	0.1	<0.1	<0.1							
Total Dissolved Solids (COND - CALC)	mg/L	5	627	338					AO	500	mg/L
Total Kjeldahl Nitrogen	mg/L	0.1	0.16	0.17							
Turbidity	NTU	0.1	75.2	2.4					MAC	1.0	NTU
Hardness as CaCO ₃	mg/L	1	210	226					OG	100	mg/L
Ion Balance		0.01	0.98	0.93							
Calcium	mg/L	1	48	56							
Magnesium	mg/L	1	22	21							
Potassium	mg/L	1	7	6							
Sodium	mg/L	2	127	17					AO	200	mg/L
Iron	mg/L	0.03	4.26	0.06					AO	0.3	mg/L
Manganese	mg/L	0.01	0.04	0.01					AO	0.05	mg/L
UV Transmittance @ 254 nm	%	0.1		88.5							

MRL = Method Reporting Limit INC = Incomplete AO = Aesthetic Objective OG = Operational Guideline MAC = Maximum Allowable Concentration IMAC = Interim Maximum Allowable Concentration

Comment:

861015: H₂S MRL raised due to sample turbidity

APPROVAL:

Ewan McRobbie

Inorganic Lab Supervisor

Methods references and/or additional QA/QC information available on request.



APPENDIX F

Pre-Application Consultation Meeting Notes

Pre-Application Consultation Meeting Notes

Property Address: 130 David Manchester Road
PC2020-0133

Tuesday, June 16, 2020; Online Zoom meeting

Attendees:

Sarah McCormick, City of Ottawa, Planner II

Sarah.McCormick@ottawa.ca

Kevin Hall, City of Ottawa, Senior Project Manager

Kevin.Hall@ottawa.ca

Sami Rehman, City of Ottawa, Environmental Planner II

Sami.Rehman@ottawa.ca

Erica Ogden, Mississippi Valley Conservation Authority, Environmental Planner

eogden@mvc.on.ca

Stephen Kapusta, MTO

stephen.kapusta@ontario.ca

Rickson Outhet, Rickson Outhet Architect, applicant

roarch@rogers.com

Josiane, Rickson Outhet Architect, applicant

Doug Jones, Playvalue Toys Inc., owner

doug@playvaluetoy.com

Andy Naoum, CEG, civil engineer

cegl@rogers.com

Regrets:

Mike Giampa, City of Ottawa, Transportation Engineer

Mike.Giampa@ottawa.ca

Subject: 130 David Manchester Road

Meeting notes:

Overview of Proposal

- Original build was mixed use; retail (45%) and warehouse (50%); approximately 1,280m².
- Worked with MTO for signage
- Existing building is a cross laminated timber; proposed additional will be of the same material.
- The proposal is for a 1-storey warehouse addition of approximately 1,280m² to the existing Playvalue building. This will double the footprint of the existing building, with all warehouse, in order to accommodate more demand in online sales.
- One additional loading bay will form part of the proposed addition.
- No anticipated staffing changes; perhaps a couple of extra staff, but don't anticipate additional demand for water or septic.
- The original civic drawings did account for a future phase, including the vehicular entrance.
- Requested slightly larger entrance width to accommodate the turning radius.

Preliminary comments and questions from staff and agencies, including follow-up actions:

- Planning
 - Official Plan: Rural Natural Features (policies of the General Rural Area also apply)
 - The property is designated Rural Natural Features in Schedule A of the Official Plan.
 - As per policy 3.2.4(7); development and site alteration will not be permitted for development in or within 120 metres of the boundary of a natural heritage feature, unless an Environmental Impact Statement demonstrates that there will be no negative impacts on the natural features within the area.
 - Policies of the General Rural Area designation also apply to properties designated Rural Natural Features
 - Current Zoning: Rural General Industrial Zone (RG)
 - Warehouse is a permitted use within the RG zone.
 - Please ensure the minimum parking and loading requirements of the Zoning By-law are met.
 - Discussion
 - The application will need to demonstrate there is sufficient parking provided for both the existing and the proposed uses. From the details provided on the concept plan, based on a total building area of 2,795 sq metres, and a 55%/45% split between warehouse and retail space, a minimum of 55 parking spaces are required. Only 51 spaces are shown on the site plan.
 - The Site Plan will require a full zoning table illustrating how the proposal meets the zoning provisions of the RG zone.
 - Given Highway 416 is identified as a Scenic Entry Route in Schedule I of the Official Plan, staff will be paying particular attention to the design of the building.
 - The façade of the building which faces the Highway should have more architectural detail, particularly of a rural nature. A mix of materials, including brick, finishes and colours are encouraged to break up the white massing of the building.
 - The MTO will be circulated on the application. Approval from the MTO is required in relation to various reports/plans (please see below).
 - Additional landscaping will be required.
 - The landscape plan will need to identify the existing landscaping as well as the proposed. Please ensure the existing versus new landscaping can be differentiated from each other.
 - The landscape plan will need to demonstrate that all landscaping from the previously approved site plan application has been introduced on the property. Where that landscaping has not been introduced, those plantings will need to be implemented through this development. Missing landscaping should be identified on the plan as new.
 - The proposed development will trigger a Standard Rural Site Plan.
- Engineering
 - Staff confirm that the Subject Property is not located within the Feedmill Creek Study area, therefore the restrictive stormwater requirements are not application for the site.

- The requirements of the Carp River Subwatershed Study will be required.
 - A Hydrogeological Report update will be required. Staff can also consider an engineering memo to confirm the well can service the addition.
 - Similarly, staff will also required confirmation from an engineer that the septic system has sufficient capacity for the proposed development.
 - Site lighting control (full cut-off) is required.
 - A Geotech Report will be required.
 - An ECA application from the MECP will be required.
- Hydrogeology
 - The Subject Property is identified as thin soils and potential/inferred karst.
 - The supporting documents will need to confirm the soil thickness and soil type onsite to determine if the area is hydrogeologically sensitive.
 - A servicing report that identifies the water and septic demand compared to the existing demand and existing capacity. The suitability of well water quantity and quality is also required and can be a scoped analysis if demand is not changing.
 - If an increase in demand or a change to the well or septic system (i.e. if a new well or septic system is installed) is required, then a complete hydrogeological report and terrain analysis will be required.
 - It should be noted that the area is identified as thin soils and potential karst, so if there are any changes to the well or septic, then hydrogeological sensitivity will need to be confirmed onsite and additional mitigative measures will be required if the site (i.e. extended well casing, increased separation distance between well and septic, siting well and septic based on overburden thickness distribution and groundwater flow direction, etc.).
 - The fact that the area is in a moderate to high recharge area is directly related to it being hydrogeologically sensitive.
 - To account for the high recharge area, within the hydrogeological report (or stormwater management report), measures must be identified to ensure clean infiltration onsite.
 - Infiltration targets from the Carp Subwatershed Study must be met. As per the Subwatershed Study, the applicant can alternatively prepare a local-scale water budget to determine site-specific infiltration targets.
 - Transportation
 - A Transportation Impact Assessment will not be required for the proposed addition.
 - A Noise Study will not be required.
 - While the access is existing, there is a vertical curve on David Manchester Road approximately 130 metres to the south. The applicant must demonstrate adequate southerly sightlines on David Manchester to accommodate additional WB-20 truck traffic. Vehicles travelling northbound around the curve must be able to see an entering/existing WB-20 and be able to come to a stop, if necessary. If this can't be achieved, mitigation is required (flashing beacon, signage, tree branch removal, etc.).
 - Environmental
 - The property is located within the Rural Natural Feature designation and is adjacent to significant woodlands.
 - There is also potential for habitat for Species at Risk.

- It appears there are trees over 10cm in diameter, therefore a Tree Conservation Report will be required.
 - There are no watercourses present on or near the site.
 - An Environmental Impact Statement will be required. The EIS will need to address potential species at risk. The season for this study is right now.
 - There is identified habitat for species at risk further down avid Manchester Road; the EIS will need to consider any potential impacts the proposed addition will have on that habitat.
 - The additional projects into the existing trees; the applicant is encouraged to preserve as much of the existing vegetation as possible. Staff will be looking for enhancements where possible, including trees, shrubs and perennials.
 - Staff acknowledge that there was a report prepared for the Site Plan associated with the existing building. Policies and regulations have changed since the preparation and approval of that report with the field work being conducted approximately 10 years ago. The previous report can be used in part, however a new site visit(s) will be required and the report will need to be updated and brought to standards.
- Mississippi Valley Conservation Authority
 - MVCA staff have confirm that this property does not fall within the area that requires compensation related to Poole Creek.
 - MVCA's information sources do not identify any potential hazard features within the scope of their review as being associated with the subject lands.
 - The subject property is not regulated under Ontario Regulation 153/06.
 - With regards to stomwater management:
 - The subject property is located within the Carp River Watershed Study, and has been identified as a mix of:
 - Sand and gravel which has High Recharge and an infiltration target of 262 mm/yr;
 - Paleozoic Bedrock which has a Moderate Recharge and an infiltration target of 104mm/yr;
 - For sites located with a mix of soils types a weighted average based on site conditions should be applied.
 - An enhanced level of protection, 80% TSS removal, is required.
 - The initial stormwater management design for the site completed in 2012 included only normal levels of protection with 70% TSS removal and did not include specific information regarding achieving infiltration targets.
- MTO
 - An updated photometric plan must be completed demonstrating there is no light spillover onto the highway right-of-way.
 - The MTO standards for stormwater management has not changed. New reports will need to meet these standards.
 - A building and land use permit will be required from the MTO.
 - Any additional signs will require a permit from the MTO (on top of any permit or permission required from the City).

Submission requirements and fees

- The proposal triggers a Rural Standard Site Plan application. The application form with associated fees can be found [here](#).
- Additional information regarding fees related to planning applications can be found [here](#).
- Please refer to the accompanying required plans and studies list for all documents required to form a complete Site Plan application.
- Please refer to the Guide(s) to Preparing Plans and Studies, found [here](#).

Next steps

- The applicant is encouraged to discuss the proposal with Councillor, community groups and neighbours.



APPENDIX G

Water Balance Calculations

Water Budget - Playvalue Toys

Pre-Development Conditions													
Geology	Land Use ¹	Water Holding Capacity (mm) ¹	Area (m2)	Surplus ² (mm/yr)	Topography Factor	Soil Factor	Vegetation Factor	Infiltration Coefficient	Runoff Coefficient	Infiltration (mm/yr)	Runoff (mm/yr)	Infiltration Volume (m3/yr)	Runoff Volume (m3/yr)
Fine to coarse-grained sand	Urban Lawns	100	15231	363	0.2	0.4	0.1	0.7	0.3	254	109	3870	1659
Limestone	Urban Lawns	50	1239	402	0.2	0.4	0.1	0.7	0.3	281	121	349	149
Total Site Area		96	16470	366	0.2	0.4	0.1	0.7	0.3	256	110	4219	1808

1. Table 3.1 MOE SWMP Planning and Design Manual (2003)
2. Surplus data taken to be average of Environment Canada Water Budget Means for Ottawa Intl A 1939-2013 and Carleton-Appleton 1984-2006.

Current Development Conditions													
Geology	Land Use ¹	Water Holding Capacity (mm) ¹	Area (m2)	Surplus ² (mm/yr)	Topography Factor	Soil Factor	Vegetation Factor	Infiltration Coefficient	Runoff Coefficient	Infiltration (mm/yr)	Runoff (mm/yr)	Infiltration Volume (m3/yr)	Runoff Volume (m3/yr)
Fine to coarse-grained sand and limestone	Urban Lawn	96	11678	366	0.2	0.4	0.1	0.7	0.3	256	110	2991	1282
Hard Surface (building and parking)	Impermeable ³	0	4792	729	-	-	-	0	1	0	729	0	3493
Total			16470									2991	4775
Weighted Average ⁴										182	290		

1. Table 3.1 MOE SWMP Planning and Design Manual (2003)
2. Surplus data taken to be average of Environment Canada Water Budget Means for Ottawa Intl A 1939-2013 and Carleton-Appleton 1984-2006.
3. Hard Surface surplus calculated to be average precipitation - 20% evaporation (conservative estimate as per Cuddy et al., 2013)
4. Weight average

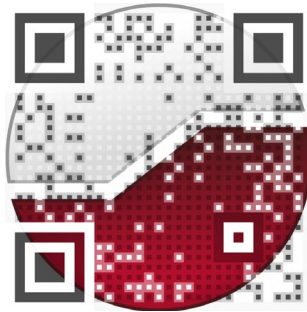
Future Development Conditions													
Geology	Land Use ¹	Water Holding Capacity (mm) ¹	Area (m2)	Surplus ² (mm/yr)	Topography Factor	Soil Factor	Vegetation Factor	Infiltration Coefficient	Runoff Coefficient	Infiltration (mm/yr)	Runoff (mm/yr)	Infiltration Volume (m3/yr)	Runoff Volume (m3/yr)
Fine to coarse-grained sand and limestone	Urban Lawn	96	9719	366	0.2	0.4	0.1	0.7	0.3	256	110	2490	1067
Hard Surface (building and parking)	Impermeable ³	0	6751	729	-	-	-	0	1	0	729	0	4921
Total			16470									2490	5988
Weighted Average ⁴										151	364		

1. Table 3.1 MOE SWMP Planning and Design Manual (2003)
2. Surplus data taken to be average of Environment Canada Water Budget Means for Ottawa Intl A 1939-2013 and Carleton-Appleton 1984-2006.
3. Hard Surface surplus calculated to be average precipitation - 20% evaporation (conservative estimate as per Cuddy et al., 2013)
4. Weight average

Water Budget Summary

Summary	Infil mm/yr	Runoff mm/yr	Infiltratio n m ³ /yr	Runoff m ³ /yr
Pre-Development	256	110	4219	1808
Current Development	182	290	2991	4775
Future Development	151	364	2490	5988
Change Current Development	-75	180	-1227	2967
% Change Current Development			-29	164
Change Future Development	-105	254	-1729	4180
% Change Future Development			-41	231

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