



Geotechnical
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Hydrogeology

Geological
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Materials Testing

Building Science

Archaeological
Studies

Phase I Environmental Site Assessment

Proposed Warehouse Development
3020 Hawthorne Road
(Vacant Land)
Ottawa, Ontario

Prepared For

Controlex Corporation

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Report: PE3271-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Controlex Corporation to conduct a Phase I Environmental Site Assessment (ESA) of a vacant portion of the property located at 3020 Hawthorne Road, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (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 has never been formerly developed. The surrounding land has mainly been vacant or used for agricultural purposes until the start of commercial and light industrial development in the 1970's. The construction of the adjacent commercial warehouse buildings started recently, circa 2007.

Historical research indicates that properties to the north, across the railway tracks have formerly operated a self-serve private fuel outlet and underground storage tanks in addition to several existing automotive garages. The environmental concerns from previous assessments, regarding the fill and materials placed on site, have been addressed by analytical testing and remediation activities. None of the potentially contaminating activities (PCAs) identified in this assessment are considered to be areas of potential environmental concern (APEC) for the subject site.

Following the historical research, a site inspection was conducted at the subject property and Phase I ESA study area. The subject site is currently vacant and no ASTs or evidence of USTs, fuel or chemical storage was observed. A raised layer of fill material was observed on the subject site at the time of the visit. The fill material originated from Lansdowne Park and was tested by the City of Ottawa's consultant for the redevelopment project. The placement and compaction of this fill was inspected by Paterson in 2012 and 2013. Based on numerous previous subsurface investigations and site inspections carried out by our firm, the fill is not considered to be a PCA. No PCAs were identified on the subject site.

Recommendations

Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is not required for the property.**

1.0 INTRODUCTION

At the request of Controlex Corporation, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a vacant portion of the property located at 3020 Hawthorne 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. Marty Koshman of Controlex Corporation, whose offices are located at Suite 100, 223 Colonnade Road South, Ottawa, Ontario. Mr. Koshman can be reached by telephone at (613) 723-7490.

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: 3020 Hawthorne Road, Ottawa, Ontario.

Legal Description: Parts 14 and 15 of Registered Plan 4R-20791, City of Ottawa, Ontario.

Property Identification Numbers: 04165-1006 and 04165-1030.

Location: The subject site consists of vacant land located in the southwest corner of the property addressed 3020 Hawthorne Road. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 23' 17" N, 75° 36' 31" W.

Site Description:

Configuration: Irregular.

Zoning: IL – Light Industrial Zone

Current Use: Vacant

Services: The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

- Determine the historical activities on the 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 never been developed. From a 1976 aerial photograph, it appears that the western portion of the subject site was once used as a storage yard and previous assessments did identify fill piles and materials dumped on site. The environmental concerns identified by previous investigations have been addressed.

For the purposes of this report, the subject site is determined to have never been developed.

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 five-year intervals from 1976 to 2010 as part of the Phase I ESA.

The closest municipal addresses on Hawthorne Road, 3050 and 3101 Hawthorne Road were listed as a chip wagon and plywood distribution centre, respectively. Properties along Walkley Road were listed as commercial warehouses. Further to the west, properties along St. Laurent Boulevard were listed as multi-unit commercial or light industrial. Listings at 2285 St. Laurent Boulevard included several print shops and automotive garages. However, based on the relatively recent construction date of 2285 St. Laurent and the separation distance from the subject site, these properties are not considered to have had the potential to have impacted the subject property.

Off-site potentially contaminating land uses identified by the city directories research are either located a significant distance from the subject site or are located downgradient or cross-gradient, and are not considered to have impacted the subject site.

Chain of Title

Paterson verified the current land title for the subject property with Read Abstracts Limited of Ottawa, Ontario. The title search goes back as early as 1832. According to the chain of title dated April 24, 2014, the current owner of the subject site is 1172321 Ontario Inc. They have owned the property since August 20, 2004.

The property was owned by estates and private individuals between 1832 and 1952. In 1952 the ownership changed to the Crown followed by the National Capital Commission in 1954. The City of Ottawa purchased the land in 1991 prior to selling the land to the current owner.

Previous Engineering Reports

The following reports were reviewed as part of this assessment:

- “Phase I-II Environmental Site Assessment, Vacant Land, 3020 Hawthorne Road, Ottawa, Ontario”, prepared by Paterson Group, dated June 2004.
- “Phase I – Environmental Site Assessment Update, 3020 Hawthorne Road, Ottawa, Ontario”, prepared by Paterson Group, dated February 2006.

The Phase I-II ESA was recommended to address the suspected on site placement of fill material and potential impact from waste material and two (2) cut open tanks that were observed during the site visit. Based on the results of the assessment, the tanks were believed to once contain engine oil and that a very limited quantity of contaminated soil (less than a cubic meter) was present immediately beneath the tanks. The contaminated soil was found to contain TPH (gas/diesel and heavy oil) concentrations in excess of the selected MOE Table B commercial criteria, applicable at that time.

The waste materials and contaminated soil identified on the subject site were recommended to be removed and disposed of appropriately during the future development of the site. No further environmental work was recommended.

- “Proposed Snow Disposal Facility Assessment, 3020 Hawthorne Road, Ottawa, Ontario”, prepared by Paterson Group, dated December 2009.

A total of four (4) boreholes with monitoring wells were advanced in the western portion of the site to depths of 3.6 to 7.0m below existing grade. Groundwater was encountered at a depth of 3.0 to 5.5m below existing grade.

The soil samples submitted for analysis were in compliance with the selected MOE Table 3 fine grained soil standards for metals, PHCs, electrical conductivity and sodium absorption ratio. The groundwater samples submitted for analysis were in compliance with the MOE Table 3 standards for metals, pH and chloride.

As a result of the assessment, the property was deemed suitable for the proposed snow disposal facility.

- “Environmental Remediation Program, 3020 Hawthorne Road, Ottawa, Ontario”, prepared by Paterson Group, dated May 2011.

The contaminated soil beneath two (2) cut open tanks indentified during a previous assessment was excavated and removed. Soil samples analysed confirm that BTEX and PHC (F1 to F4) are below the detection limits and are in compliance with the current MOE Table 3 commercial standards for the subject site. No further work was recommended.

- “Geotechnical Investigation, Proposed Commercial Building, 3020 Hawthorne Road, Ottawa, Ontario”, prepared by Paterson Group, dated February 2012.

A total of thirty-seven (37) boreholes were advanced on the subject site to a maximum depth of 5.5m below existing grade. The soil profile consisted of topsoil and intermittent silty sand overlying silty clay. No unusual visual or olfactory observations were made regarding the soil or groundwater encountered during the geotechnical investigation and no deleterious fill material was observed.

- “Phase I – Environmental Site Assessment Update, 3020 Hawthorne Road, Building 200 and Vacant Land, Ottawa, Ontario”, prepared by Paterson Group, dated March 2012.

No environmental concerns were identified with respect to the subject site or surrounding properties. Petroleum hydrocarbon impacted soil encountered during the construction of building 200 was remediated under the supervision of Paterson personnel and poses no concern to the subject site.

Current Plan of Survey

A sketch plan showing the footprint of the proposed buildings, dated May 2014, prepared by Annis, O'Sullivan, Vollebakk Limited, was reviewed as part of this assessment. The survey plan shows the subject site in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on April 10, 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. One (1) record for a conveyance swale was issued in 2013 for the subject property. The swale was constructed along the northern property boundary.

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. There are two (2) incident reports concerning the property addressed 3020 Hawthorne Road. During the construction of one of the commercial warehouses in 2006, damage to a natural gas line caused a fire. No further action was recorded. In 2011, soil impacted with diesel fuel from a property located at 631 Industrial Avenue was to be transferred to 3020 Hawthorne Road. The soil was not transferred to the subject site.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. Traction Ottawa, located adjacent to the east in building 200, has a registered waste generator number for aliphatic solvents and residues. The liquid waste is disposed of off-site and includes dimethyl-benzene. Building 200 is located 185m away and is not considered a concern to the subject site.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOE. No submissions were available for 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. A Record of Site Condition (RSC) was filed for the subject property. According to the registry, approximately 280 m³ of contaminated soil was removed from the subject site.

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. Based on the available information, no waste disposal sites were present within the Phase I study area.

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 April 10, 2014. The search did not reveal any areas of natural significance within the Phase I study area. According to the date from the MNR, the only natural feature within the Phase I study area is an unevaluated wetland located adjacent to the south in the hydro corridor.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April 10, 2014 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site. 2480 and 2370 Walkley Road, located to the north across the railway tracks, are recorded as having an expired self-serve private fuel outlet and expired underground storage tanks, respectively. These properties are not considered to pose a concern to the subject site. 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 former landfill sites were identified within the Phase I study area.

City of Ottawa Historical Land Use Inventory

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. At the time of the 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.

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. The subject site and properties within the Phase I study area were not listed in the database of former industrial sites.

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:

- | | |
|------|---|
| 1960 | The subject site and adjacent properties appear vacant or used for agricultural purposes. Railway tracks border the property to the north while Hawthorne Road is visible to the east. A drainage ditch crosses the western portion of the subject site. |
| 1968 | The subject site and adjacent properties remain vacant or used for agricultural purposes. Residential development is visible further to the north, opposite Walkley Road. Soil disturbance is visible on a property to the south of the site. |
| 1976 | (City of Ottawa Website) The western portion of the site, adjacent to the drainage ditch, appears to be used for the storage of materials and vehicles. Similar activities are visible to the east of the site, along Hawthorne Road. This activity is suspected to be related to the installation of the sewer and/or natural gas station located in the northeast corner of 3020 Hawthorne Road. Two (2) large commercial warehouse buildings are present to the north, across the railway tracks. The industrial park along Stevenage Drive is visible further to the south. |
| 1978 | The areas used for storage of vehicles and materials appear vacant at this time. No other significant changes have been made to the subject site or neighbouring properties. |
| 1989 | No significant changes have been made to the subject site. Commercial and light industrial properties have been developed to the west of the site, across the railway tracks and along St. Laurent Boulevard. No other significant changes have been made to surrounding properties. |

- 1999 A gravel roadway, servicing the hydro towers, is visible on the subject site along with standing water in a low lying area. Commercial and light industrial development has continued to the south, and is visible along Ages Drive. The hydro tower corridor adjacent to the south of the subject site is visible at this time.
- 2007 No significant changes have been made to the subject site. A commercial building has been built adjacent to the southeast (Building 800). Additions have been added to the commercial warehouses located to the north.
- 2011 (City of Ottawa Website) Soil disturbance and standing water is visible on the subject site at this time. A commercial building has been built adjacent to the northeast (Building 200). Commercial and industrial buildings have been built along Ages Drive, opposite the hydro tower corridor.

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 slopes gradually downward to the east. According to the maps, the nearest water body a drainage ditch, which crosses the southwest corner of the subject site. McEwan Creek is located approximately 1 km 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 Paleozoic shale of the Carlsbad Formation. Overburden soils are shown as erosional terraces, with a drift thickness on the order of 5-10 m.

Water Well Records

A requisition was made to the MOE to provide water well records for all drilled wells within 250 m of the subject site. The MOE response included five (5) water well records, of which three (3) were private water wells. Due to the availability of City water in the Phase I study area, it is our opinion that there are no drinking water wells remaining within the Phase I study area. A copy of the MOE response is provided in the Appendix 2.

Water Bodies and Areas of Natural Significance

The drainage ditch, which crosses the subject site, was the only identified water body in the Phase I study area. The majority of the study area consists of commercial and light industrial properties. Past known land use in the study area is vacant and/or agricultural. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Marty Koshman, Vice-President of Controlex Corporation, was interviewed as part of this assessment. Mr. Koshman was not aware of any environmental concerns with respect to the subject site. The raised fill in the footprint of the proposed buildings originated from the Lansdowne Park Redevelopment Project. The material transferred to the subject site was tested to ensure compliance to the applicable standards by the City of Ottawa's consultant for the Lansdowne project. The information obtained in the interview with Mr. Koshman is consistent with site information obtained from other sources and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on April 24, 2014. Weather conditions were partly cloudy with a temperature of approximately 5°C. Xavier Redhead from the Environmental Department of Paterson Group conducted the site assessment. 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 visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are currently no buildings or structures on the subject property.

Underground Utilities

Underground service locates were completed for the subject site in 2014. Storm and sanitary sewer lines are present on the subject site. Approximate locations of underground utilities are shown on Drawing PE3271-1 – Site Plan.

Site Features

The subject site is vacant and covered with sand and gravel fill. Standing water was observed in the centre of the property in a low-lying area. Two (2) small piles of concrete and asphalt debris, likely originating from construction of the adjacent buildings and roadways to the east (building 200, 400 and 800) were observed on site. These small piles are not considered to represent a PCA. Site drainage consists primarily of infiltration and surface runoff to a ditch along the railway embankment to the north and to a ditch that crosses the western portion of the site. The fill that covers the subject site is at a significantly higher elevation than the natural grade which slopes down towards the west. Several man holes were observed on the subject site and are associated with the existing storm and sanitary sewer lines.

Storage Tanks

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

Unidentified Substances

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

Water Source

Surrounding properties are currently serviced by the City of Ottawa water system.

Sewage Works

Existing sanitary sewer lines are present along the north and south property lines. Surrounding properties are currently serviced by the City of Ottawa sewer system. Given the urban setting, no private sewage systems are suspected to exist on the subject site or in the Phase I study area.

Groundwater Monitoring Wells

A total of four (4) monitoring wells were observed on the subject site during the site visit. These monitoring wells are believed to have been installed during a previous investigation (2009) for a proposed snow disposal facility. The locations of the monitoring wells are shown on Drawing PE3271-1 Site Plan.

Waste Storage and Disposal

The site does not currently generate any waste.

Railway Lines

A railway line borders the northern property line. The railway is on an embankment that is at a higher elevation than the subject property. There are no fueling or loading areas and as such, the railway line is not considered to pose a concern to the site.

Ozone Depleting Substances (ODSs)

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

Potentially Contaminating Activities (PCA)

There were no PCAs identified on the subject site during the site visit.

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 - Railway Tracks followed by large warehouse outlets;
- South - Undeveloped land (Hydro Corridor), followed by commercial/light Industrial park;
- East - Commercial warehouses followed by Hawthorne Road;
- West - Railway Tracks followed by commercial warehouses.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I study area is illustrated on Drawing PE3271-2 – 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 associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 - Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
3020 Hawthorne Road			
1960-Present	Vacant/Undeveloped	None	None

Potentially Contaminating Activities

The following Potentially Contaminating Activity was identified within the Phase I study area:

- Item 46, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Rail Yards, Tracks and Spurs” - this PCA was identified based on the existing railway tracks adjacent to the northern property line.

The railway line is considered to be a PCA, however, given it is a section of main line and there have never been any other railway related activities (loading/unloading of goods, storage and repair of equipment, etc.) carried out on this adjacent land, it is not considered to be an area of potential environmental concern (APEC) to the subject land.

- 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 automobile garages present within the Phase I study area, along with expired underground storage tanks and expired private fuel outlet.

The above mentioned PCAs are not considered to be areas of potential environmental concern (APECs) for the subject land because of the railway embankment, ditch and separation distances between the properties.

Areas of Potential Environmental Concern

As discussed above, the identified PCAs are not considered to be areas of potential environmental concern for the subject site.

Contaminants of Potential Concern

No Contaminants of Potential Environmental Concern (CPCs) were identified, since no APEC's were identified in the Phase I study area.

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 5 to 10m. Overburden soils are shown as erosional terraces overlaying shale bedrock of the Carlsbad Formation.

The geotechnical investigation from 2012, advanced boreholes to depths of 2.1 to 5.5m below ground level and encountered the water table at depths ranging from 3 to 5m.

Contaminants of Potential Concern

As per section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Existing Buildings and Structures

There are currently no buildings or structures on the subject property.

Water Bodies

A drainage ditch crosses the western portion of the subject site. At the time of the site visit, standing water was present in a low-lying area located in the centre of the property. No other water body was identified within the Phase I study area.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are located at the subject site or within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is primarily commercial and light industrial; railway tracks are located adjacent to the north. Based on the separation distance, these properties are not considered to have the potential to have impacted the subject site.

Areas of Potential Contaminating Activities and Potential Environmental Concerns

As per Section 7.1 of this report, there were no Areas of Potential Environmental Concern identified at the subject site. Potential Contaminating Activities, identified within the Phase I ESA study are not considered to pose an 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 no 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

Assessment and Recommendations

The results of the historical research, personal interviews, and site inspection indicated the presence of historical potentially-contaminating activities which are not considered to have had the potential to negatively impact the subject site. Based on the results of this Phase I ESA, **in our opinion, a Phase II Environmental Site Assessment is not required for the 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 Controlex Corporation. Permission and notification from Controlex 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:

- Controlex Corporation (4 copies and 1 PDF copy)
- 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.
The City of Ottawa Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, January 2014.
Current Plan of Survey, prepared by Annis, O’Sullivan and Vollebekk Limited.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3271-1 – SITE PLAN

DRAWING PE3271-2 – SURROUNDING LAND USE PLAN

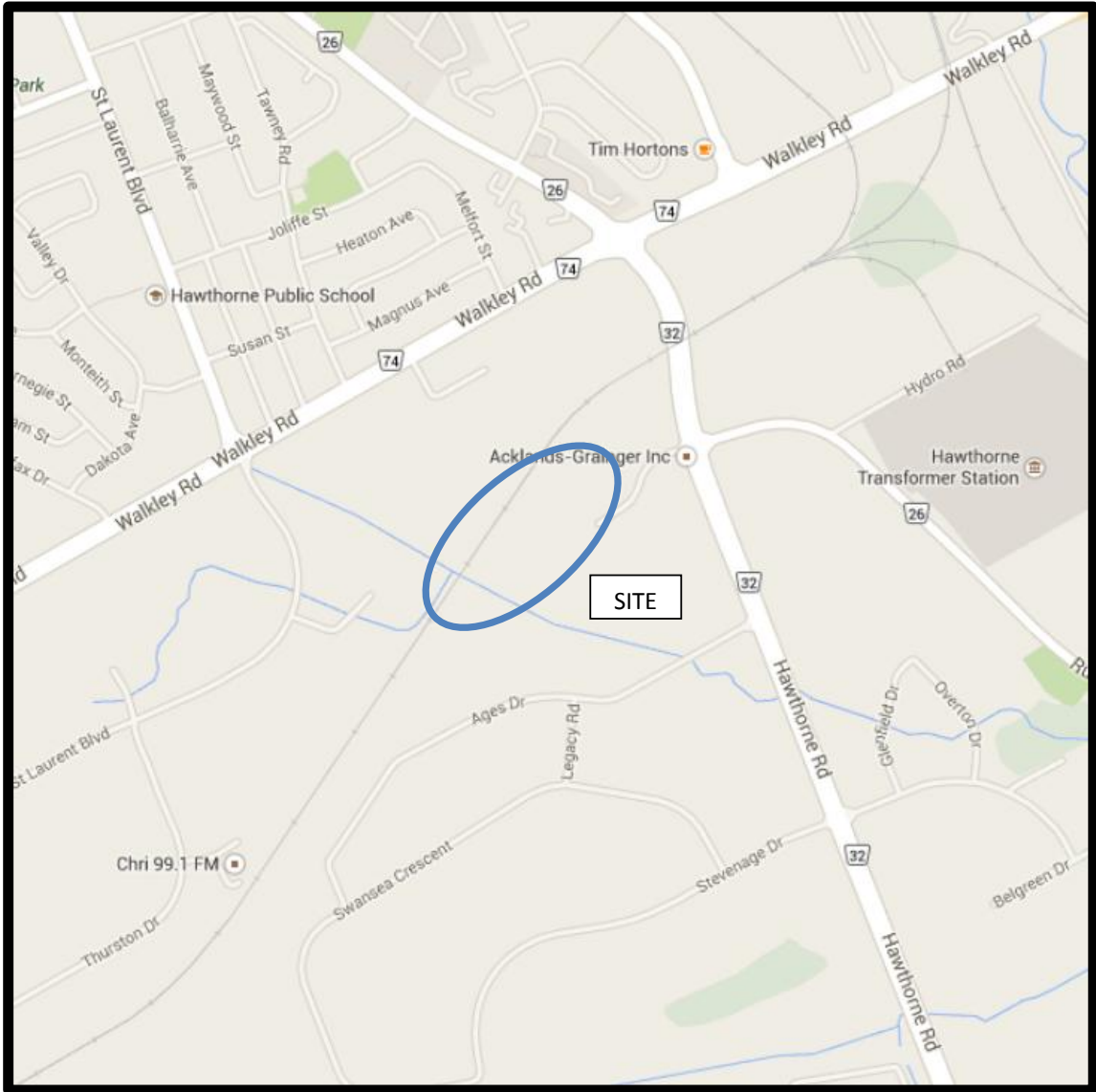


FIGURE 1
KEY PLAN

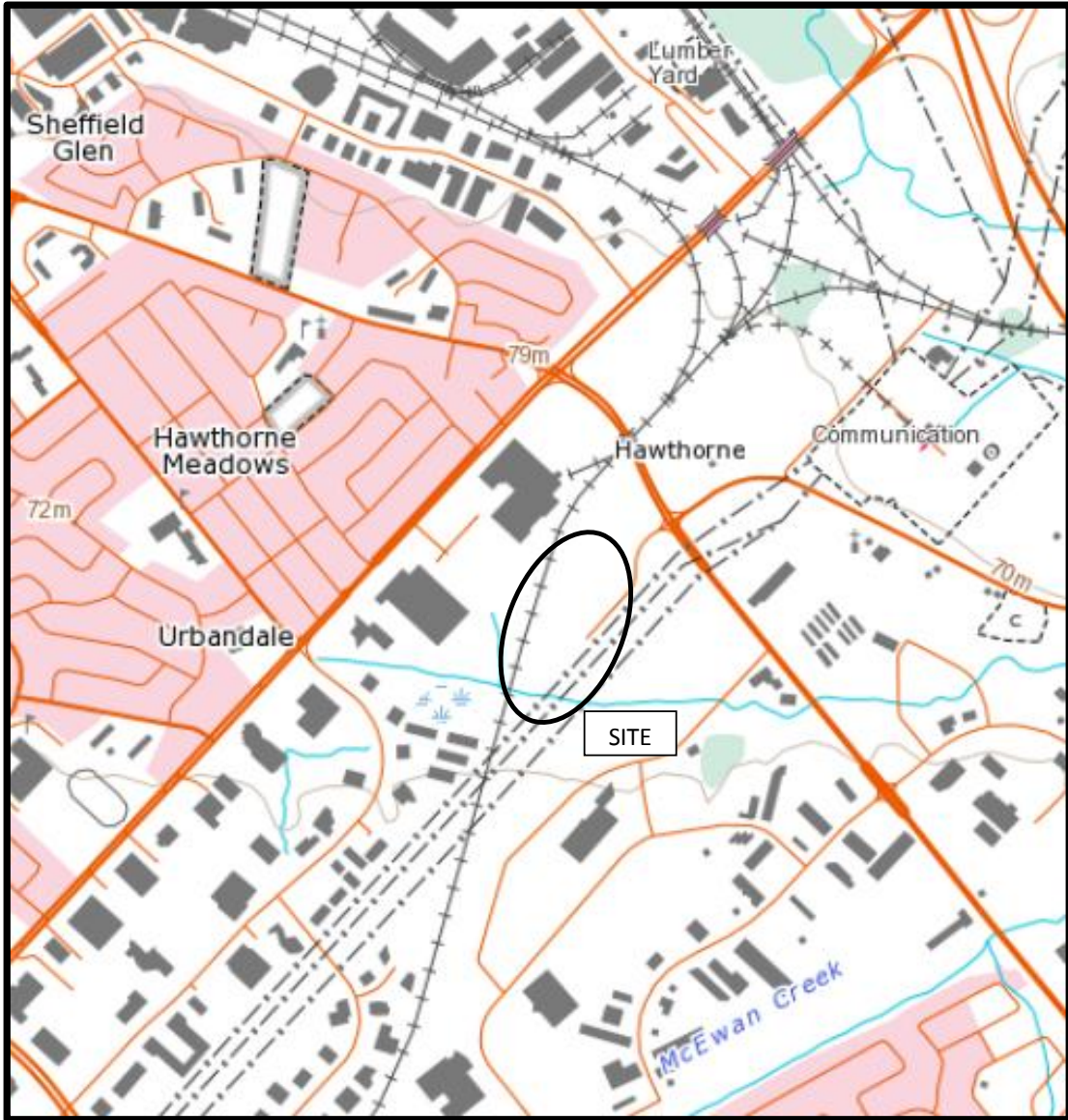
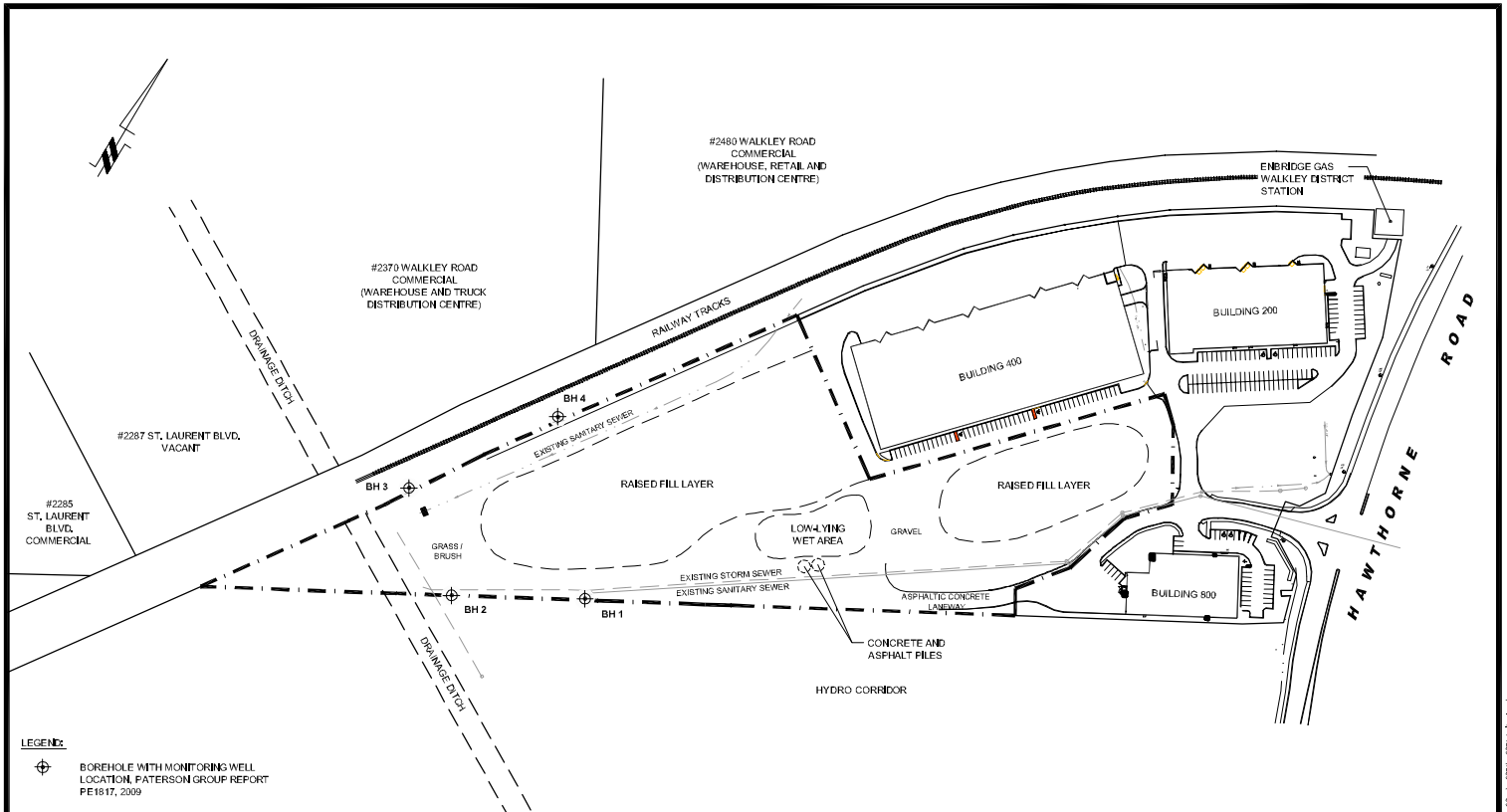


FIGURE 2
TOPOGRAPHIC MAP



patergroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

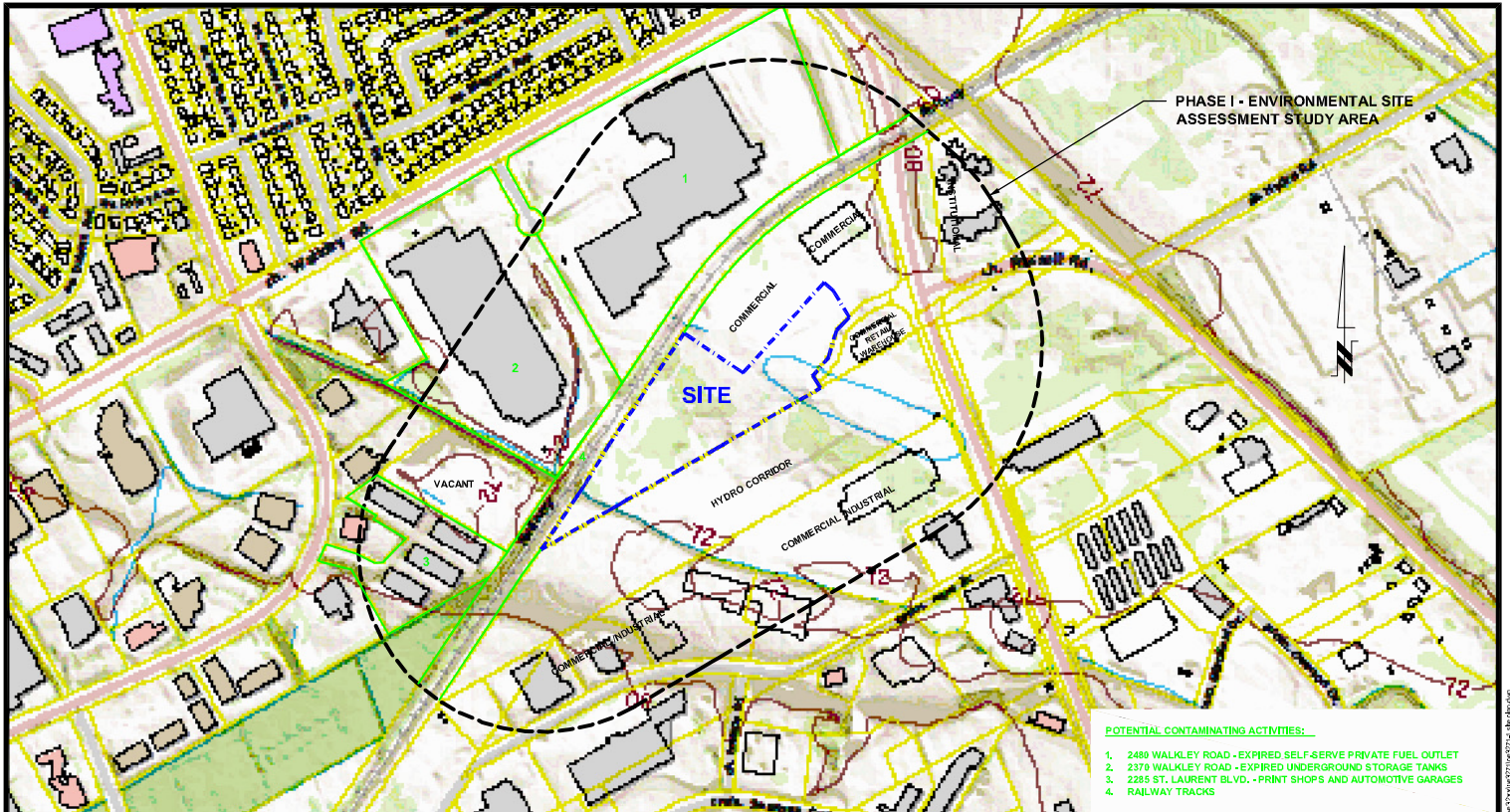
CONTROLEX CORPORATION
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3020 HAWTHORNE ROAD
ONTARIO

OTTAWA,
Title:

SITE PLAN

Drawn by: MPG	Checked by: MSD	Date: 05/2014
Scale: 1:2000		Drawing No.:
Report No.:		PE3271-1
PE3271-1		

C:\Users\pater\Documents\PE3271\PE3271-1.dwg



paterson group
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

CONTROLEX CORPORATION
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3020 HAWTHORNE ROAD
OTTAWA, ONTARIO

SURROUNDING LAND USE PLAN

Drawn by: MPG	Checked by: MSD	Date: 05/2014
Scale: 1:5000		Drawing No.:
Report No.:		PE3271-2
PE3271-1		

c:\paterson\drawings\environmental\pe3271-2\pe3271-2.dwg

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

April 24, 2013

Patersongroup
Attn: Xavier Redhead

RE: PE3271

BRIEF DESCRIPTION OF LAND:

3020 Hawthorne Road
Part of Lot 1, Concession 5 Rideau Front, Part of the Road Allowance between Concession
5 and 6, Gloucester
PIN: 04647-0159

LAST REGISTERED OWNER: 1172321 ONTARIO INC.

CHAIN OF TITLE:

Deed RO1385 registered January 26, 1832
from Lemuel Cushing to James Brock

Deed RO7362 registered April 20, 1854
from James Brock to William Little

Deed GL331 registered November 24, 1869
from William Little Sr. to William Little Jr.

Deed GL5152 registered July 30, 1880
from William Little Sr. to William Little Jr.

Deed OT7479 registered September 10, 1952
from Estate of William Little to Her Majesty the Queen in right of Canada

Deed OT4112 registered November 16, 1950
from Estate of William Little to Her Majesty the Queen in right of Canada

Deed GL51415 registered February 16, 1954
from His Majesty the King in right of Canada to The Federal District Commission

The Federal District Commission change it's name to National Capital Commission by an act of parliament

Deed N605523 registered January 23, 1991
from National Capital Commission to The City of Ottawa

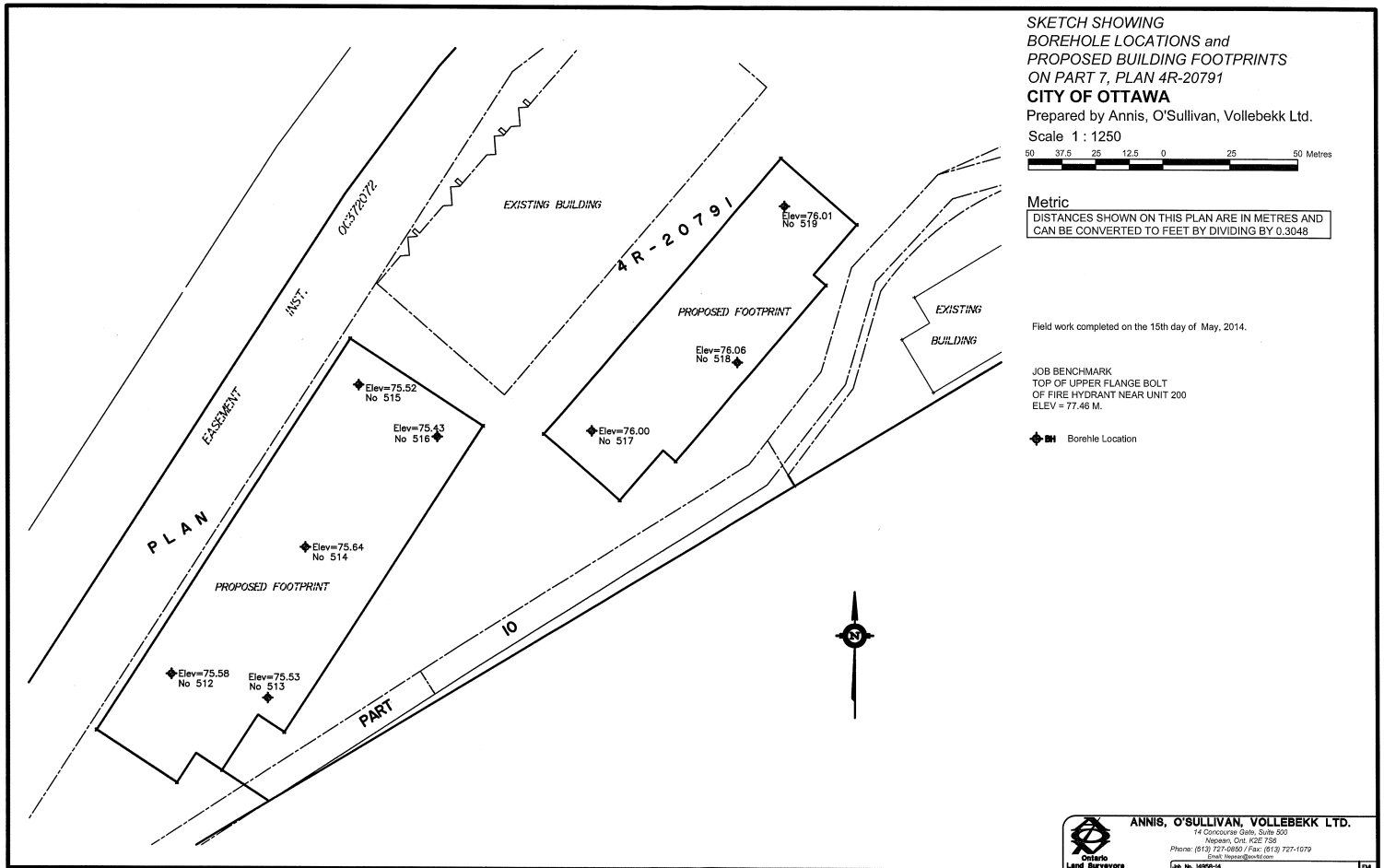
Deed OC372047 registered August 20, 2004
from The City of Ottawa to 1172321 Ontario Inc.

Lease OC588571 registered May 4, 2006
from 1172321 Ontario Inc. to Acklands-Grainger Inc.

Lease OC1353820 registered April 23, 2012
from 1172321 Ontario Inc. to 1195228 Ontario Limited

Lease OC1360656 registered May 10, 2012
from 1172321 Ontario Inc. to UAP Inc.

Lease OC1428635 registered November 13, 2012
to Ozz Solar International Inc.



**SKETCH SHOWING
BOREHOLE LOCATIONS and
PROPOSED BUILDING FOOTPRINTS
ON PART 7, PLAN 4R-20791**

CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebek Ltd.
Scale 1 : 1250



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Field work completed on the 15th day of May, 2014.

JOB BENCHMARK
TOP OF UPPER FLANGE BOLT
OF FIRE HYDRANT NEAR UNIT 200
ELEV = 77.46 M.

◆ Borehole Location

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concession Drive, Suite 500
Napier, Ont. K2E 7S9
Phone: (519) 727-0850 / Fax: (519) 727-1079
Email: info@annisoc.com
Ontario Land Surveyors (Lic. No. 108524)



AERIAL PHOTOGRAPH
1960



AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1989



AERIAL PHOTOGRAPH
1999

Site Photographs

PE3271

3020 Hawthorne Road

April 24, 2014



Photograph 1: View of the concrete and asphalt piles, facing north.



Photograph 2: View of the subject site, facing west.

Site Photographs

PE3271

3020 Hawthorne Road

April 24, 2014



Photograph 3: View of the raised fill located on the western portion of the property, facing west.



Photograph 4: View of the raised fill located on the western portion of the property, facing north.

Site Photographs

PE3271

3020 Hawthorne Road

April 24, 2014



Photograph 5: View of the drainage ditch and railway embankment, facing north.



Photograph 6: View of the western edge of the raised fill area, facing south.

Site Photographs

PE3271

3020 Hawthorne Road

April 24, 2014



Photograph 7: View of the conveyance swale, facing southwest.



Photograph 8: View of the conveyance swale, facing northeast.

Site Photographs

PE3271

3020 Hawthorne Road

April 24, 2014



Photograph 9: View of the conveyance swale, facing south.



Photograph 10: View of BH2, located next to the drainage ditch.

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

CITY OF OTTAWA HISTORICAL LAND USE INVENTORY REQUEST

MOE WELL RECORDS

**Ministry of
the Environment**

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**

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



May 9, 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-2014-02257, Your Reference #: PE3271**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3020 Hawthorne 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 partial access to the attached information as identifying information about individuals in their personal capacity has been removed to protect privacy (Section 21(1)(f) of the Act).

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 24 pages @ \$0.20/page	\$4.80
• Delivery	3.00
• Total	\$ 37.80
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 7.80

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 Christopher Mastropietro at 416-314-4273 or christopher.mastropietro@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "Heidi Ritscher".

Heidi Ritscher
FOI Manager

Attachments

INCIDENT REPORT

Reference Number:	2478-8FLLJE	File Storage Number:	SI OC KA C0 A100
Module:	Incident Reporting	Module Type:	Legislation Non-Compliance
Cross Reference:	(doc link)	Task Link:	7753-8FLNMH <input type="checkbox"/>
Originating Document:		Created by:	Russell Oatman
Incident Report Reference Number:		2478-8FLLJE <input type="checkbox"/>	
Date Created:	2011/04/04	Date Completed:	
Bring Forward Date:		Bring Forward Reason:	
Status:	Recommended		
Program	Waste - Solid/Non-hazardous	Activity:	Inspections - Transfer/Processing Non Hazardous

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:

Anonymous

Name of Company:

Contact Mailing Address

Civic Address:

Unit Identifier:

Delivery Designator:

Delivery Identifier:

Municipality:

Ottawa

Postal Station:

Telephone Number:

Extension:

Province/State:

Ontario

Other Number:

Fax

Postal Code:

Email Address:

Reported By:

MOE Information

Date & Time Reported to MOE: 2011/04/01 11:30

Office Receiving Incident Report: IEB Ottawa District

Incident Info Received By: Russell Oatman

MOE Response: Planned Field Response

Site Region: Eastern

Date & Time of MOE Arrival at Scene: 2011/04/01 12:34

Master Incident Report
Number:

SAC Action Class:

Non-Standard Procedure: No

ERP Call-out Initiated:

Client(s)

Information

Show Map

The Ottawa Train Yards Inc.

Mailing Address: Unit 100 - 223 Colonnade Rd S, Ottawa, Ontario, Canada, K2E 7K3

Physical Address: Unit 100 - 223 Colonnade Rd S, Ottawa, City, Ontario, Canada, K2E 7K3

Telephone: (613)723-7490, Extension: 108, FAX: (613)723-7483, email: uboehme@controlex.ca

Client #: 1153 54HSVN, Client Type: Corporation

+ + + +

Pioneer Energy Management Inc., Business/Facility Name: Pioneer Petroleums

Mailing Address: Suite 700 - 1122 International Boulevard Rd, Burlington, Ontario, Canada, L7L 6Z8

Physical Address: Suite 700 - 1122 International Boulevard Rd, Burlington, City, Regional Municipality of Halton, Ontario, Canada, L7L 6Z8

Telephone: (905)639-2060, FAX: (905)639-2490, email: bobr@pioneer.ca

Client #: 5498-5LPLPC, Client Type: Corporation

Site(s)

Information

Show Map

Mr. Zbigniew Hauderowicz<UNOFFICIAL>

Address: Lot: , Part: , 165 Constance Lake 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:

+ + + +

Pioneer Gas

Address: 631 Industrial Ave, Ottawa, City

District Office: Ottawa

GeoReference: ,

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

Incident Information

Incident Summary: Contaminated soil going to residential property
cannot be longer than 60 characters

Incident Description: Complainant attended MOE Ottawa office on Friday, April 1, 2011, requesting to speak with someone with the Investigations & Enforcement branch.

At approximately 1130 hrs, I meet with the complainant, who advised me that soil contaminated with hydrocarbons was being removed from 631 Industrial Avenue, City of Ottawa and being transported to residential property located at the end of Constance Lake Road, City of Ottawa and that the entrance to the residence was just before Constance Lake Lodge which is located at 175 Constance Lake Road.

s.21

in 2008 and 2009 and that upon completion of the 2009 job, it was estimated that 17,000 tons of contaminated soil still remained at the site

s.21

and involved removing 3,000 tons of contaminated soil and that in 2009 t involved removing 6,000

tons of contaminated soil

s.21 [REDACTED] property use to be owned by Queensway Tank but that it had recently sold.

Complainant indicated that the dump trucks removing the soil from the site were being operated by Conley, Pomerleau and C & M or C & W.

April 4, 2011 - Incident brought forward to EO Straberger from IEB: soil from trainyards taken to 165 Constance Lake Road where house being built; soil has been backfilled around well. Jim Mann is the contractor who brought soil to site; apparently soil is clean. Consulting report to be forwarded to Clint King, IEB.

April 6, 2011 - Clint King briefed EO Straberger on Trow report, dated November 2010, regarding sample analysis done on the soil; passed MOE 2004 Table 2 residential potable standards; however, soil is located close to lake (within 30m) and on fractured bedrock (<2m overburden) - Table 1 site, potentially. CK informed EO Straberger that he contacted Udo Boehme from Controlex (owner of soil) to tell him the soil will need to be removed from 165 Constance Lake Road and that the EO will be contacting him; UB indicated he will remove soil voluntarily; doesn't want an order to be issued.

s.21

Later that day, CK informed EO that he received a call from [REDACTED] who asked if he could bring the soil to his farm so it wouldn't get flooded; CK informed him that it can't be within 30m of surface water, so no. CK recommended the soil be brought back to the trainyards site on Industrial where originated until find suitable site.

14:13 - EO Straberger contacted UB; left message.

April 7, 2011 - UB left voicemail with EO Straberger. At 9:20am, EO contacted UB. UB doesn't want to remove it; thinks it's far enough away from surface water. EO mentioned the limited overburden which is also a problem and that she was told the soil was within 30m of a lake. UB thought it was a wetland; he has never been out to the site. UB indicated 40 loads went to site; still a lot of soil left in the pile at trainyards so soil should be representative of Trow's report. EO indicated it may be good to have the Ministry's TS sample and assess site to verify if site is a Table 1 site (sensitive). UB agreed.

April 12/11 (10:15) - EO Straberger received voicemail from Dan McNicoll, Trow (now exp). DM had received call from UB.

April 13/11 (10:30) - EO contacted DM. EO explained how would like TS and Trow to assess site to determine if soils, as classified in the Trow report, are permitted at site.

10:49 - EO contacted UB to explain that TS and Trow should assess site first to see if soils, as classified in the Trow report, are permitted at the site before additional sampling takes place.

April 18, 2011 - Site visit scheduled with TS, Trow and UB for Tuesday, April 26, 2011 at 11:30am.

April 18, 2011 (16:22) - EO received call from DM. He had staff go out to the site - definitely shallow soil site and is right on the water; therefore, Table 1 site. DM doesn't think it is necessary to have TS come up on the 26th. DM indicated UB has a different site he could take material to, an Industrial Table 3 site.

16:32 - EO contacted Greg Faaren, TS. GF indicated that if going to move soil, need the following info:

- characterization of the industrial site planning to move soil to
- confirmation the site is actually a Table 3 industrial site
- how much material will be moved to this site, in total
- background of where the soil originated from (at 631 Industrial Ave)
- ensure the number of samples collected are representative
- number of samples collected, parameters analyzed, what standards are being applied and justification
- need to ensure the soil isn't going to impact this new site.

April 19, 2011 - EO received vm from DM - UB resigned on the fact that soil needs to be removed so site visit not necessary. UB wants to bring it to 3020 Hawthorne Road - 2 industrial buildings already on site. Would like to bring the soil from 165 Constance Lake Rd. as well as the additional top 2m from the stockpile at trainyards (631 Industrial) that meets the Table 2 criteria.

14:30 - EO received call from DM. EO informed him about what MOE requires (the list above) in order to determine if soil can be relocated to 3020 Hawthorne Road. DM asked for email outlining this. At 15:53 - EO sent email to DM and UB.

April 20, 2011 (10:18) - EO received call from Robert Renaud, exp. He has drafted proposal for client and wants clarification on MOE's request - MOE would like background info about 3020 Hawthorne, not full blow Phase II ESA.

April 21, 2011 (11:00) - EO arrived at 165 Constance Lake Road for site visit. EO took photos of the soil

000003

backfilled around house, house newly constructed but not yet complete. The house is located right on the water. EO spoke to owner, [REDACTED] who understands why soil has to be removed [REDACTED] indicated ~45 loads were dumped on his site. He still would need a lot more fill; a lot of foundation of the house was observed to be showing. At 11:15 EO left site.

April 28, 2011 (13:25) - EO contacted RR at exp to follow-up on status of the info they're putting together about 3020 Hawthorne site. RR indicated he hasn't heard from Controlex yet for the go ahead.

May 9, 2011 - EO received voicemail from Mark D'Arcy, Paterson group regarding soils at 631 Industrial.

14:52 - EO contacted MD. Paterson was requested by UB to draft workplan regarding soils at 631 Industrial. MD confirms 3020 Hawthorne is Industrial, table 3 site and will provide info to support this. MD had been told that 165 Constance Lake Road was farm land; EO corrected him indicating it isn't farm land and it is located on the water.

May 16, 2011 (13:11) - EO received call from [REDACTED] who wanted update on soil removal from [REDACTED] 165 Constance Lake Road. EO provided update and if hears more, will contact him.

14:36 - EO contacted UB. UB indicated Mark D'Arcy from Paterson is now handling file: will send workplan to me by tomorrow.

15:08 - EO received email from MD with workplan for soils at 165 Constance Lake Road and 631 Industrial Ave to be relocated to 3020 Hawthorne. EO reviewed workplan and forwarded to Greg Faaren.

16:12 - EO contacted MD; left message requesting supporting information about the background of the Hawthorne site.

May 17, 2011 - EO received voicemail from MD: to address history of the Hawthorne site, will provide Phase I and II ESA done on-site.

10:30 - MD emailed EO Phase I and II ESA for Hawthorne site. EO forwarded to GF.

13:50 - EO contacted [REDACTED] to provide update.

May 24, 2011 - GF requested additional information from Paterson.

May 25, 2011 (11:13) - EO emailed MD requesting the additional information for GF.

May 26, 2011 (11:24) - EO received vm from [REDACTED] requesting update on how long it will still take to remove soil.

May 27, 2011 (12:29) - EO contacted UB; left message indicating would like to discuss options to remove soil from 165 Constance Lake Road back to 631 Industrial until site at 3020 Hawthorne is approved as a receiver site.

13:05 - EO received call from UB; he informed EO that soils will be removed from 165 Constance Lake Road on Monday morning and taken to 631 Industrial Ave. EO requested documentation on quantity of soil removed from 165 Constance Lake Road.

13:10 - EO contacted [REDACTED] to inform him that soils will be removed Monday morning.

June 2, 2011 - EO requested TS to review the reports regarding the soils at 631 Industrial Avenue and the property at 3020 Hawthorne Road to determine if the soils, originating at 631 Industrial Avenue, can be relocated to 3020 Hawthorne Road.

TS Review Request (#6518-8HFKEN):
Soils originating from the Ottawa Train Yards site at 631 Industrial Avenue, in Ottawa, are contaminated with petroleum hydrocarbons (PHC). The owner of the site is Controlex.

In a report, dated November 2010, Trow concluded that approx. 4000 to 5000m³ (8000 to 10000 tonnes) of soil located at the top of the stockpile is considered to satisfy Table 2 standards for residential property use in a potable groundwater situation with coarse textured soil, using the 2004 standards. Comparing results to the 2009 standards, one sample failed for PHC Fraction F3.

On April 1, 2011, the Ministry's Ottawa District Office was notified about the relocation of some of this soil to a residential property located at 165 Constance Lake Road. This property is located within 30m of surface water (Constance Lake) and has shallow soils. Controlex was advised that since this property is considered environmentally sensitive, the soils must be removed.

Controlex is considering transferring the soils from 165 Constance Lake Road as well as additional soil from the stockpile at 631 Industrial Avenue to a property located at 3020 Hawthorne Road in Ottawa. Controlex has

retained Patersongroup as their consultant company.

The District is requesting Tech Support to review the reports that have been submitted by Trow and Patersongroup in regards to the soils at 631 Industrial Avenue and the property at 3020 Hawthorne Road to determine if the soils, originating at 631 Industrial Avenue, can be relocated to 3020 Hawthorne Road.

June 7, 2011 (10:55) - EO received email from Udo Boehme, Controlex:
From: Udo Boehme [mailto:UBoehme@controlex.ca]
Sent: June 7, 2011 10:53 AM
To: Straberger, Emily (ENE)
Cc: Mark D'Arcy (md'arcy@patersongroup.ca)
Subject: Fill at 631 Industrial AVE

Emily
I understand that you have been conversing with Mark from Paterson. Is there anything else that you need from us? We would like to start transporting the fill from our Industrial Ave site to our Hawthorne road site. Paterson has been hired to monitor the fill being moved to ensure it meets applicable environmental standards.

Regards

Udo Boehme, P Eng
Senior Project Manager
Controlex Corporation
100 - 223 Colonnade Road
Ottawa, ON K2E 7K3
Tel: 613-723-7490 ext-108
Fax: 613-723-7483
Email: uboehme@controlex.ca
www.controlex.ca
www.ottawatrainyards.com

At 11:06 EO replied:
From: Straberger, Emily (ENE) [mailto:Emily.Straberger@ontario.ca]
Sent: Tuesday, June 07, 2011 11:06 AM
To: Udo Boehme
Cc: Mark D'Arcy
Subject: RE: Fill at 631 Industrial AVE

Hello Udo,

Currently the information requested from Mark D'Arcy is being reviewed by Greg Faaren, Hydrogeologist with the Ministry's Technical Support Section. He is reviewing the information to assess whether the soil from 631 Industrial is permitted to be received at 3020 Hawthorne. Until he has approved the 3020 Hawthorne site as a receiving site, the soils cannot be transferred. Mr. Faaren will inform me if there is any additional information he needs to make this decision.

In regards to the soil at 165 Constance Lake Road, were the soils removed on Monday, May 30 and brought back to 631 Industrial as discussed? Can you provide me with the documentation with respect to the quantity of soil removed from 165 Constance Lake Road and transferred to 631 Industrial?

Thank you,

Emily Straberger
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, ON, K1H 1E1
tel: 613-521-3450 ext. 235
fax: 613-521-5437
toll free: 1-800-860-2195

At 11:27, Udo Boehme replied indicating that yes, the soil was removed from Contance Lake and transported back to the Industrial Ave site.

000005

At 11:29, EO replied requesting documentation to confirm quantity of soil removed.

At 11:44, Udo Boehme replied stating he has asked for it and will provide and that also, the home owner has confirmed removal of soil.

June 9, 2011 (16:05) - EO contacted Mr. Z Hauderowicz (property owner of 165 Constance Lake) to confirm removal of soil. ZH confirmed soil removed but didn't start removing it until Wed June 1 and completed Fri June 3. they kept postponing it but [REDACTED] soil removed. Some rocks left but all soil removed. s.21

May 10, 2012 - File transferred to L. Larkin

Sep 18, 2012 - Emailed G. Faaren (Tech Support) to let him know that this file has been transferred to me. (TSS Ref. No. 6518-8HFKEN)

Dec 13, 2012 - Emailed G. Faaren about status of his review.

April 29, 2013 - Asked supervisor to make a priority review for May.

July 9, 2013 - Received copy of Greg Faaren's review (Tech Review No. 6518-8HFKEN) by email. Greg notes that Barenco indicated that an insufficient amount of soil samples were collected of the material in 2008. The data from Trow indicates that only 40 to 50% of the soil pile was sampled. Greg was unable to confirm that the pile was adequately sampled. It is also not known if all of the appropriate contaminants of concern were analysed for in the soil samples (i.e. metals and PAHs). He said it might be worth while making some inquiries as to where the soil was sent. Based on above entries in 2011 it would appear that some soil was brought to Constance Lake and then the soil was brought back to 631 Industrial Ave. Also noted above in 2011 was discussion about bringing soil to 3020 Hawthorne Ave. I emailed Mr. Boehme at Controlex to find out if he knew where roughly 10,000 cubic metres of soil from the site was brought to.

July 9, 2013 - 631 Industrial has PIN number 042560690 (1.76 acres). Drove by site. The site is currently a Pioneer Gas station. There's a vacant lot (grave/soil surface) to the west of the site. Requested title search from District colleague.

April 15, 2014 - Due to competing priorities, I am recommending that this IR be "documented and filled" as per internal policy. The Site in question is situated in a commercial area in a non-potable groundwater area posing lower risk than contaminated sites where there is a potable groundwater situation. No further action.

Links & Comments:

Attachments Names:

Date & Time of Incident: 2011/04/01
Incident Date Confirmation? Actual

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category Code:

Environmental Impact:

Nature of Impact:

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table

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

Controller of Material:

Owner of Material:

Estimated Clean Up Cost:

Who Cleaned Up:

% Clean Up: %

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: Lance Larkin
Badge No: 723

Work Unit:
District/Area Office: Ottawa District Office
Date: 2014/04/15

Signature:



District/Area Supervisor:

Name:

Work Unit:
District/Area Office:
Date:

Signature:



INCIDENT REPORT

Reference Number:	6812-6M3NVA	File Storage Number:	SI OC OT HA 100
Module:	Incident Reporting	Module Type:	Spill
Cross Reference:	(doc link)	Task Link:	1752-6M3PDL <input type="checkbox"/>
Originating Document:		Created by:	Christina Minchella
Date Created:	2006/02/16	Date Completed:	2006/02/20
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Air	Activity:	Spills

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:		Name of Company:	Enbridge Gas
	First Name Dave	Last Name Smith	
Contact Mailing Address		Unit Identifier:	
Civic Address:		Delivery Identifier:	
Delivery Designator:		Postal Code:	
Municipality:	Postal Station:	Province/State:	Postal Code:
Ottawa		Ontario	
Telephone Number:	Extension:	Other Number:	Email Address:
(613)341-1215			

Reported By:

MOE Information

Date & Time Reported to MOE:	2006/02/16 12:37		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	Christina Minchella	Site Region:	Eastern
MOE Response:	No Field Response		
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:	TSSA - Fuel Safety Branch		

Non-Standard Procedure: No

ERP Call-out Initiated: No

Client(s)

Information

Show Map

Enbridge Gas Distribution Inc.

Mailing Address: 2235 Sheppard Avenue East, Toronto, Ontario, Canada, M2J 5C2

Physical Address: Concession: , Plan: , 2235 Sheppard Avenue East, Toronto, City, Municipality Of Metropolitan Toronto, Ontario, Canada, M2J 5C2

Telephone: (416)498-6611, FAX: (416)498-2980

Client #: 2880-4LNPD8, Client Type: Corporation

Site(s)

Information

Show Map

Commerical building under construction <UNOFFICIAL>

Address: Lot: , Part: , 3020 Hawthorne Rd, 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: TSSA: Fire/natural gas service strike, no injuries
cannot be longer than 60 characters

Incident Description: Caller reports a fire resulting from a natural gas service strike caused by a construction contractor digging out the pipeline. The natural gas was ignited by a propane torch being operated in the area (at the concrete wall). The gas service was damaged around 10:50, and was ignited soon after. The gas was shut off at 11:33. No media attention, FD is on site, no injuries. Damage is unknown.
Contractor: Asco Construction - 613-229-7707, office: 613-736-8608 based out of Ottawa. Unknown address.

@ 12:44 SAC(CM) to TSSA: paged.

@ 12:59 SAC(CM) to TSSA: paged.

@ 01:05 SAC(CM) to TSSA(Charlie Landriault): paged

@ 01:06 Charlie Landriault to SAC(CM): briefed. Advised on-call pager appears to be not working properly.

Copy to TSSA.

TSSA will notify MOE if there is any off-site contamination as a result of this fire, no further action required at this time, file closed.

Links & Comments:

Attachments Names:

Date & Time of Incident 2006/02/16 10:50

Source Type: Pipeline

Sector Type:

Nearest Watercourse:

Watershed Category

000009

Code:

Environmental Impact: Possible

Nature of Impact: Air Pollution Human Health/Safety

Incident Cause: Pipe Or Hose Leak Incident Reason: Negligence (Apparent) - Caused by lack of diligence

Damaged Party: No

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]
NATURAL GAS (METHANE)	35	1075				

Controller of Material: Owner of Material:

Estimated Clean Up Cost: Who Cleaned Up:

% Clean Up: % 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: Tara MacDonald
Badge No:

Work Unit:

District/Area Office: Ottawa District Office
Date: 2006/02/20

Signature:



Technical Support Manager:

Name: Peter Taylor

Work Unit:
District/Area Office:
Date:

Ottawa District Office
2006/02/20

Signature:

Peter Taylor

July 8, 2013

- They need to get a second bin for when the ~~bin~~ full bin is sent to recycling.
- ~~can't for say now~~
- I agreed to extend pilot project until Oct 1/13

prep
for
rel
writing
techy

Jeff McEwen - Program Manager.
Harry Alvey - City. } jeff.mcewen@ottawa.ca

Andrew Neil
Danyina Kwasi

- Meeting to discuss Civil Sanitation -
5001 Herbert Drive

mzimmer@bell.net
dave@ottawa-waste.com

- designated substances - coke over grass -
- other? -

16:50 end.

#

July 9/13

7:15 start

IR 5748-808 PFS
0005-95XPWQ
SI or NE JA 140
TR 4787-99FFU4

filling this morning.
IR # 6026 - 78CEUX.

July 9, 2013

IR # 2478 - 8FLLJE 631 industrial.

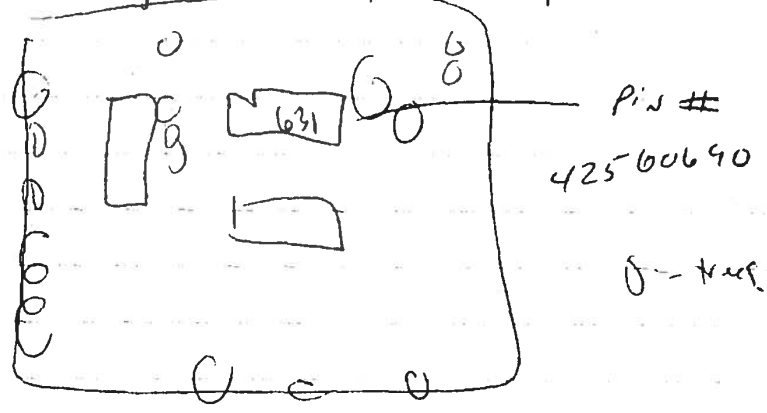
11:22 Peter F. called.

re. leachate spill

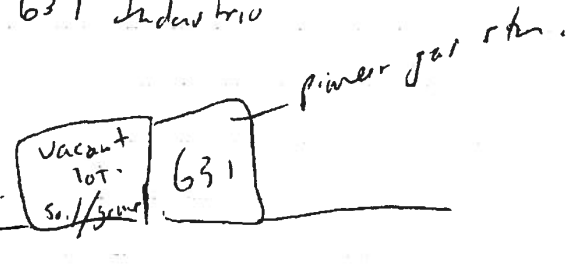
- Some gravel got into sump
- check valve failed
- thinking about installing a 2nd check valve
- At this time will operate at a lower level.

in
2nd

631 industrial is a gas station as per google maps.



12:01 - Drove by 631 Industrial



12:15 - 12:30 lunch.

13:03 on phone w/ IT Services. re. outlook
ticket # 6294016

Ottawa District File
#1 - JTG/HA 230

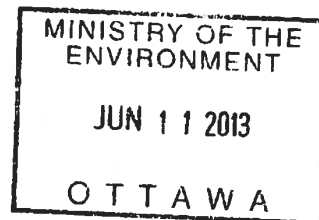


Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4497-984Q7G
Issue Date: May 31, 2013

1172321 Ontario Inc.
223 Colonnade Road, Unit No. 100
Ottawa, Ontario
K2E 7K3



Site Location: North Hawthorne Campus
3020 Hawthorne Road
City of Ottawa

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

- **one (1) conveyance swale** to be constructed along the northern property boundary of the subject site (from Station Number 0+000 to Station Number 0+260) to serve a total drainage area of approximately 2.13 hectares (1.25 hectares from the subject site and 0.88 hectare from external areas), having a total length of approximately 265 metres, a bottom width of 0.5 metres, side slopes of 3:1 and a channel slope of approximately 0.48%, discharging via a new stormwater outfall, consisting of riprap, to the Mather Award Drain, in the City of Ottawa;

all in accordance with the application dated November 2, 2012 and received on January 14, 2013, including final plans and specifications prepared by exp Services Inc.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation;
2. "Director" means any Ministry employee appointed by the Minister pursuant to section 5 of the Part II.1 of the Environmental Protection Act;
3. "District Manager" means the District Manager of the Ottawa District Office of the Ministry;
4. "Ministry" means the Ontario Ministry of the Environment;

5. "Owner" means 1172321 Ontario Inc., and includes its successors and assignees;
6. " Water Supervisor" means the Water Supervisor of the Ottawa District Office of the Ministry; and
7. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

- 1.1 The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- 1.2 Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, the application for approval of the Works and the submitted supporting documents and plans and specifications as listed in this Approval.
- 1.3 Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.
- 1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- 1.5 The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.

2. EXPIRY OF APPROVAL

The approval issued by this Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Approval.

3. CHANGE OF OWNER

3.1 The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:

- (a) change of Owner;
- (b) change of address of the Owner;
- (c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; and
- (d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

3.2 Notwithstanding any other requirements in this Approval, upon transfer of the ownership or assumption of the Works to a municipality if applicable, any reference to the District Manager shall be replaced with the Water Supervisor.

The reasons for the imposition of these terms and conditions are as follows:

- 1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which Approval was granted. This Condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The Condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval of the existence of this Approval.
- 2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
- 3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

- 1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- 2. The grounds on which you intend to rely at the hearing in relation to each portion appealed

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
 Environmental Review Tribunal
 655 Bay Street, Suite 1500
 Toronto, Ontario
 M5G 1E5

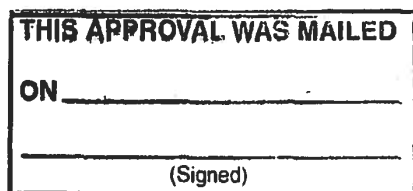
AND

The Director appointed for the purposes of
 Part II.1 of the Environmental Protection Act
 Ministry of the Environment
 2 St. Clair Avenue West, Floor 12A
 Toronto, Ontario
 M4V 1L5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-3717 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 31st day of May, 2013



Sherif Hegazy, P.Eng.
 Director
 appointed for the purposes of Part II.1 of the
Environmental Protection Act

- JO/
 c: District Manager, MOE Ottawa District Office.
 Water Supervisor, MOE Ottawa District Office.
 Cara Ruddle, P. Eng., exp Services Inc.

new file 5700 62 117 172

Ministry of the Environment
 Environmental Assessment and
 Approvals Branch
 Program Services Section
 Approvals and Brownfields Support Unit
 Environmental Assessment and
 Approvals Branch
 Floor 12A
 2 St Clair Ave W
 Toronto ON M4V 1L5
 Fax (416)314-8452
 Tel: (416) 328-2945

Ministère de l'Environnement
 Direction des évaluations et des
 autorisations environnementales
 Direction des évaluations et des
 autorisations environnementales
 Étage 12A
 2 av St Clair O
 Toronto ON M4V 1L5
 Télécopieur : (416)314-8452
 Tél: (416) 328-2945



Via Fax: (613)723-7483

June 15, 2011

Mr. Peter Dent
 1172321 Ontario Inc.
 Suite 100 - 223 Colonnade Rd S
 Ottawa, Ontario, K2E 7K3

Dear Mr. Dent:

**Re: Acknowledgement of Filing of Record of Site Condition (RSC)
 Record of Site Condition Number 112525
 IDS Filing Number 7457-8HUHP8**

Pursuant to Subsection 168.4 (3) of the *Environmental Protection Act*, this is to advise you that a Record of Site Condition for **3020 Hawthorne Rd, Ottawa - PART LOT 1, CONCESSION 5, RIDEAU FRONT AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6, RIDEAU FRONT, AS CLOSED BY BY-LAW OT1573, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, FORMERLY CITY OF GLOUCESTER, NOW CITY OF OTTAWA, BEING PARTS 1 TO 3, BOTH INCLUSIVE, PARTS 5 TO 8, BOTH INCLUSIVE, PART 10 AND PARTS 17 TO 22, BOTH INCLUSIVE, PLAN 4R-19420 AND PART OF LOT 1 CON 5 RIDEAU FRONT, BEING PARTS 14 AND 15 ON PLAN 4R-20791, TOGETHER WITH A RIGHT OF WAY OVER PARTS 11, 12 AND 13 ON PLAN 4R-20791, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA** was filed on the Environmental Site Registry on June 15, 2011.

EAAB, Site Registry Office

c: Mark S D'Arcy, Paterson Group Inc.
 Fax: (613)226-6344
 Steve Burns, District Manager, MOE Ottawa District Office




central site | feedback | search | site map | français

HOME AIR WATER LAND ABOUT US NEWS & PUBLICATIONS

User Management | Company Mgmt | Manifests | Site Data | HELP | Logout

hwin
Administration

Search

Generator Details

Registration/Notification Number

ON9146904

Legal Company Name

Primary Name:	Traction Ottawa	Division Name:	NA
---------------	-----------------	----------------	----

Company Operating Name

Primary Name:	Traction Ottawa	Division Name:	NA
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Mailing Address

Division Building:	NA	Post Box Number:	NA
Address Line 1:	3020 Hawthome Road	Address Line 2:	Unit # 200E
Town/City:	Ottawa	Postal Code / Zip Code:	K1G 3J6
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:	3020 Hawthome Road		
Address Line 2:	Unit # 200E		
Town/City:	Ottawa	Postal Code / Zip Code:	K1G 3J6
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		

000019

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4497-984Q7G

Issue Date: May 31, 2013

1172321 Ontario Inc.
223 Colonnade Road, Unit No. 100
Ottawa, Ontario
K2E 7K3

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5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

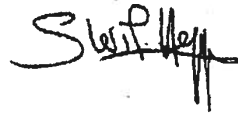
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-3717 or www.eri.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 31st day of May, 2013



Sherif Hegazy, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

JO/

c: District Manager, MOE Ottawa District Office.
Water Supervisor, MOE Ottawa District Office.
Cara Ruddle, P. Eng., exp Services Inc.

Xavier Redhead

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: April-10-14 4:31 PM
To: Xavier Redhead
Subject: Re: 3020 Hawthorne Road

Hi Xavier,

Thank you for your inquiry.

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

2370 Walkley Rd, Ottawa has record of 1 expired underground tank.

2480 Walkley Rd, Ottawa has record of an expired self-serve private fuel outlet.

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 Thu, Apr 10, 2014 at 4:15 PM, Xavier Redhead <XRedhead@patersongroup.ca> wrote:

Good afternoon,

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 the City of Ottawa, Ontario.

3020, 3034, 3070 Hawthorne Road

2370, 2480 Walkley Road

2464 Russell Road

2285, 2287 St. Laurent Boulevard

1101, 1111 Ages 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.



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: April 24, 2014

Per: Xavier Redhead, B.Eng.
(Please print name)
Title: Environmental Assessor
Company: Paterson Group Inc.



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3271

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- _____ Concession: _____
Street: 3020 Hawthorne Road City/Town: Ottawa, Ontario
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owner: 1172321 Ontario Inc.
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: () vacant, () 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

April 10, 2014
File: PE3271-HLUI

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

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

www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
3020 Hawthorne Road
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:

1172321 Ontario Inc

Name of Representative:

MARTY KOSHMAN

Authorization of Representative:

M Koshman

Date:

24 April 2014

Address of Well Location (Street Number Name) **2709 Walkley Road** Township **City of Ottawa**
 County/District/Municipality **0452580** City/Town/Village **Ottawa** Province **Ontario** Postal Code
 UTM Coordinates Zone **18Q** Easting **525850** Northing **26587** Municipal Plan and Sublot Number
 NAD 83

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
Brown	Top Soil	Sand	loose	0	2'
Grey	Silty	Clay	Wet	2'	15'

3 MW Set in Cluster Well tag on MW3

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 - 8	3/8 Bentonite Chips	
8 - 15	#2 Silicee Sand	

Method of Construction

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

Well Use

<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Domestic	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Livestock	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify	

Results of Well Yield Testing

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

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)
2"	Plastic	.25"	0 - 10'

Status of Well

<input type="checkbox"/> Water Supply	<input type="checkbox"/> Replacement Well
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well
<input type="checkbox"/> Dewatering Well	<input type="checkbox"/> Observation and/or Monitoring Hole
<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply
<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify
<input type="checkbox"/> Other, specify	

Construction Record - Screen

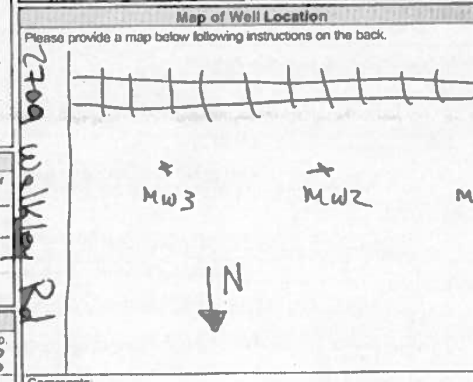
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)
2.25"	Plastic	.10	10' - 15'

Water Details

Water found at Depth (m/ft)	Kind of Water:	Depth (m/ft)	Hole Diameter (cm/in)
	<input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0 - 15'	8"
	<input type="checkbox"/> Gas <input type="checkbox"/> Other specify		
	<input type="checkbox"/> Fresh <input type="checkbox"/> Untested		
	<input type="checkbox"/> Gas <input type="checkbox"/> Other specify		

Well Contractor and Well Technician Information

Business Name of Well Contractor: **Can. Environ. Drilling & Construction** Well Contractor's Licence No. **713 213**
 Business Address (Street Number/Name): **4102 Perth Rd. Inverary** Municipality: **South Frontenac**
 Province: **ON** Postal Code: **K0H1X0** Business E-mail Address: **Jonathan@canedo.com**
 Bus. Telephone No. (inc. area code): **613 353 2231** Name of Well Technician (Last Name, First Name): **Jonathan**
 Well Technician's Licence No.: **3315** Signature: *[Signature]* Date Submitted: **200910709**



Well owner's information package delivered: Yes No

Date Package Delivered: **200910709**

Date Work Completed: **200910709**

Ministry Use Only
 Audit No. **Z 84661**
JUL 27 2008
 Recd. No.



MINISTRY OF THE ENVIRONMENT
The Ontario Water Resources Act
WATER WELL RECORD

3165h
316/24

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

COUNTY OR DISTRICT: **RUSSELL**
TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **CITY OF OTTAWA CARLETON**
ADDRESS: **CALVAIRE CHURCH OTTAWA Ont Russell Rd**
DATE COMPLETED: **DAY 13 MO 03 YR 75**

WELL NO.: **11** | 1514732 | 15502

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
RED	CLAY			0	19
BLUE	CLAY			19	50
BLACK	GRAVEL			50	51
BLACK	SUBS			51	100

31 **0019705** | **0052305** | **0051811** | **0100817**

32

41 WATER RECORD

DEPTH FOUND AT - FEET	KIND OF WATER
00-04	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 10 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
15-16	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 10 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 10 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
23-29	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 10 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 10 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

DEPTH - FEET	INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES
0-10	06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	1.88
10-11	06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	
17-18	06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	
22-23		1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	

SCREEN RECORD

SIZES OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES	FEET
		DEPTH TO TOP OF SCREEN

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER, ETC.
FROM TO		
10-15		
18-21		
26-28		

71 PUMPING TEST

PUMPING TEST METHOD: PUMP BAILER

PUMPING RATE: **0015** GPM

DURATION OF PUMPING: **01** HOURS **10** MINUTES

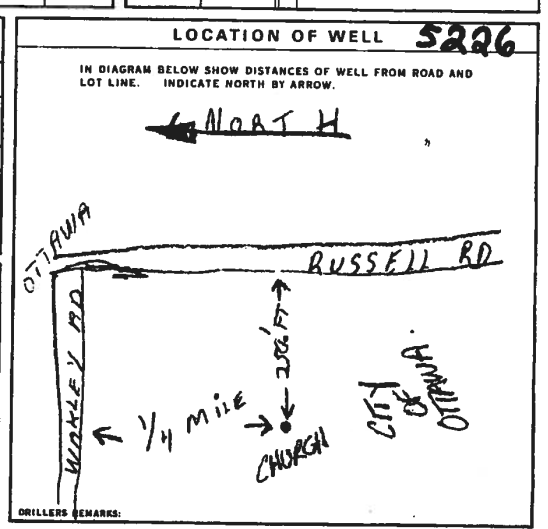
STATIC WATER LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	RECOVERY
022	030	022 (15 MIN)	030 (30 MIN)
22	30	22 (15 MIN)	30 (30 MIN)

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: **035** FEET

RECOMMENDED PUMPING RATE: **0012** GPM

RECOMMENDED PUMP SETTING RATE: **0012** GPM / FT. SPECIFIC CAPACITY



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 UNFINISHED

WATER USE

1 DOMESTIC
2 STOCK
3 IRRIGATION
4 INDUSTRIAL
5 OTHER

6 COMMERCIAL
7 MUNICIPAL
8 PUBLIC SUPPLY
9 COOLING OR AIR CONDITIONING
10 NOT USED

METHOD OF DRILLING

1 CABLE TOOL
2 ROTARY (CONVENTIONAL)
3 ROTARY (REVERSE)
4 ROTARY (AIR)
5 AIR PERCUSSION

6 BORING
7 DIAMOND
8 JETTING
9 DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: **CAYER WELL DRILLING**
ADDRESS: **CASSELLMAN ONT**
NAME OF DRILLER OR BORE: **MAURICE CAYER**
SIGNATURE OF CONTRACTOR: **Maurice Cayer**

LICENCE NUMBER: **1517**
SUBMISSION DATE: **DAY _____ NO. _____ YR _____**

OFFICE USE ONLY

DATA SOURCE: **1**
CONTRACTOR: **1517**
DATE RECEIVED: **08 07 75**

DATE OF INSPECTION: _____
INSPECTOR: _____

REMARKS: _____

P
WI

1/18 12 14 15 12 16 18 10 12
 15 10 12 16 12 16 10 12
 Elev. 14 12 10 12 15 10
 Basin 12 15 1 1 1



15, No 8869

The Water-well Drillers Act, 1954
 Department of Mines

Water-Well Record

City, Village, Town or City Ottawa
 Village, Town or City) Russell Road
 Address 291 Carling Avenue Ottawa

Date completed 29 10 57
 (day) (month) (year)

Pipe and Casing Record	Pumping Test
Casing diameter(s) <u>Aⁿ</u>	Static level <u>19'</u>
Length(s) <u>59'</u>	Pumping rate <u>480 gph</u>
Type of screen	Pumping level <u>65'</u>
Length of screen	Duration of test <u>1 hr</u>

Well Log	Water Record				
Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
<u>This well was 29 feet deep when started</u>			<u>140</u>	<u>121</u>	<u>fresh</u>
<u>Blue Clay</u>	<u>29</u>	<u>52</u>			
<u>Gravel Clay</u>	<u>52</u>	<u>59</u>			
<u>Gray Shale</u>	<u>59</u>	<u>140</u>			

For what purpose(s) is the water to be used?
 Domestic

Is water clear or cloudy? Cloudy

Is well on upland, in valley, or on hillside?
 uplands

Drilling firm F. H. Adams

Address Hurdman's Bridge

..... Ottawa, Ontario

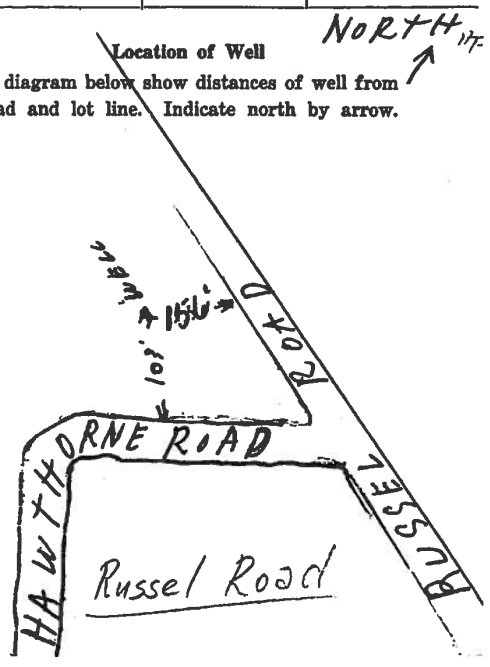
Name of Driller

Address THE SAME

.....

Licence Number A2

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



I certify that the foregoing statements of fact are true.

Date Dec. 31/57 Thos H Adams
 Signature of Licensee

All measurements recorded in: Metric Imperial

Well Tag No. of Deepest Well: (Print Well Tag No.)
 Well # on Drawing of Deepest Well:

Follow instructions on the front and back of this form. Print or Type

Well Cluster Location Information										Mandatory Attachments/Additional Information			
Address of Well Location (Street Number(s)/Name(s), RR, if available)					Lot(s)	Concession(s)	Geographic Township		County/District/Upper Tier Municipality				
City, Town, Village or Hamlet					Province	GPS Unit Make	Model	Unit Mode of Operation		<input checked="" type="checkbox"/> Land Owner Consent Form must be attached. <input checked="" type="checkbox"/> Detailed Drawing of All Well Locations must be attached. <input type="checkbox"/> The person constructing the well, will promptly submit to the Director, on request, any additional information in my custody or control related to any well in the well cluster that I have constructed.			
251 ages Dr					Ontario	Garmin	E-trex	<input type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify:		Signature of Technician/Contractor _____ Date (yyyy/mm/dd) _____			
Well # on Drawing	Zone	Easting	Northing	Hole Depth (m/ft)	Hole Diameter (cm/in)	Method of Construction	Casing Material; Diameter (cm/in)	Casing (m/ft) From To	Screen Interval (m/ft) From To	Annular Space Material (m/ft) From To	Overburden/Bedrock or Abandonment Filing Material Interval's (m/ft)	Static Water Level (m/ft)	Date of Completion (yyyy/mm/dd)
18	45	191625	10258100	25ft	36"		Steel	6ft 25ft	NANA		gravel from 25ft - 9ft, 4-6ft hole Aug 6-4ft cement. 4. surface soil		2012/12/27

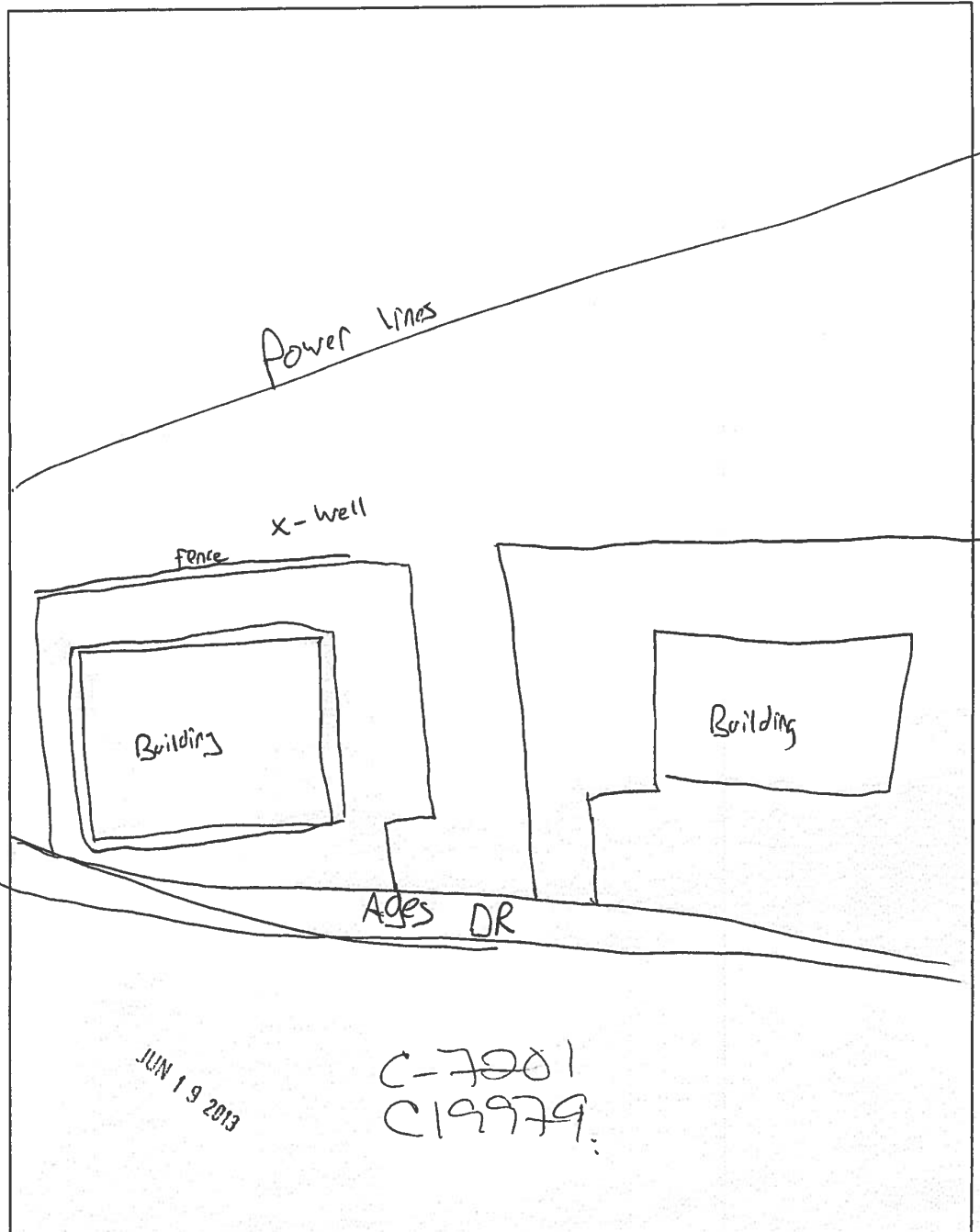
Well Contractor and Well Technician Information				Date First Well in Cluster Constructed or Abandoned (yyyy/mm/dd)	Date Last Well in Cluster Completed (yyyy/mm/dd)	Ministry Use Only	
Business Name of Well Contractor		Business Address (Street Number/Name, RR)		Municipality	Province	Date Received (yyyy/mm/dd)	Audit No.
Walker Drilling Ltd.		8866 CR 56		essa	ont	JUN 19 2013	C 19979
Postal Code	Business Telephone No.	Well Contractor's Licence No.	Business E-mail Address		Well Abandonment		
L10M 1T10	755-429-2423	7201	dave@walkerdriilling.com		Person Abandoning the Wells:		
Name of Well Technician (First Name, Last Name)		Well Technician's Licence No.	Signature of Well Technician	Date Submitted (yyyy/mm/dd)	Name		
Nathan Pegg		3572		2013/01/9	(Print or Type) - See instruction 11 on the back of this form		
Comments:							

**Well Record for Well Cluster - Part 3 of 3
Detailed Drawing of All Well Locations**

Note: This Well Record for Well Cluster Part 3 - Detailed Drawing of all Well Locations, must be attached to Parts 1 and 2. The drawing must include all property boundaries, an arrow indicating the North direction, all named roads and sufficient measurements to locate all wells in the cluster in relation to fixed points. The drawing must show the location of each well and each well must be numbered on the drawing to match number used for that well on the Well Record for Well Cluster Parts 1 and 2. The well with the well tag must be clearly identified on the Drawing.
UTM coordinates should appear beside each well, if space permits. Additional comments on wells can be included on the drawing

Well Tag Number: # _____

"Well Record for Well Cluster" Form Audit Number: # _____



APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Mark S. D'Arcy, P. Eng.



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**