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Phase I Environmental Site Assessment

Vacant Properties
352 Aquaview Drive and Avalon North
Ottawa, Ontario

Prepared For

Minto Communities Inc.

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

November 15, 2017

Report: PE2757-1

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 352 Aquaview Drive, as well as for a second parcel of land named Avalon North, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject sites and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the subject properties appear to have never been developed. No historical potentially contaminating activities (PCAs) were identified on the Phase I properties. Surrounding properties have historically been used for agricultural purposes, with significant residential and commercial/retail development occurring around the year 2000. No historical PCAs were identified on surrounding properties. The historical review did not suggest that areas of potential environmental concern (APECs) were ever present on the subject properties.

Following the historical review, a visit to the sites was conducted. The subject properties currently exist as vacant lots of land with grass, shrubs and some tree coverage. No PCAs or APECs were identified on the subject sites at the time of the visit.

The surrounding land use consisted of residential, commercial and vacant properties. No PCAs or environmental concerns were identified on surrounding properties.

Based on the results of this Phase I - Environmental Site Assessment, it is our opinion that a **Phase II - Environmental Site Assessment is not required for the properties.**

1.0 INTRODUCTION

At the request of Minto Communities Inc., Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) of 352 Aquaview Drive (Aquaview) and the property named Avalon North (Avalon), in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the sites and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

Paterson was engaged to conduct this Phase I ESA by Ms. Susan Murphy of Minto Communities Inc. Ms. Murphy can be reached by telephone at (613) 782-2416

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 these sites.

This Phase I ESA report has been prepared in general accordance with the requirements of 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

Addresses:	Aquaview	- 352 Aquaview Drive, Ottawa, Ontario.
	Avalon	- No address available
Legal Descriptions:	Aquaview	- Block 12, Plan 4M1253, City of Ottawa
	Avalon	- Block 205, Plan 4M1172, except part 1 Plan 4R22263, City of Ottawa
Property Identification Numbers (PIN):	Aquaview	- 14525-3352
	Avalon	- 14525-4817
Locations:	<p>The Aquaview subject site is located on the north and east sides of Aquaview Drive, approximately 160 m north of Brian Coburn Boulevard.</p> <p>The Avalon subject site is located on the northeast corner of the Tenth Line Road and Lakepointe Drive intersection.</p>	
Latitude and Longitude:	Aquaview	- 45° 27' 15" N, 75° 28' 48" W
	Avalon	- 45° 27' 24" N, 75° 29' 01" W
Site Description:		
Configuration:	Irregular (both sites)	
Site Area:	Aquaview	- 5.5 ha (approximate)
	Avalon	- 7.8 ha (approximate)
Zoning:	DR - Development Reserve (both sites)	
Current Use:	Both subject sites are vacant, grassed land.	
Services:	The subject sites are situated in an area that is municipally serviced.	

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 sites 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 sites and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject properties, 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 lands, based on their significant distance from the sites.

First Developed Use Determination

Based on a review of historically available information, the Phase I properties appear to have always been vacant, or else used for agricultural purposes. Therefore, the properties have never been developed.

National Archives

Fire insurance plans are not available for the Phase I study area.

Directories were reviewed at the National Archives for the subject sites and properties within the Phase I study area. The area surrounding the subject sites was listed as residential and commercial. City directories do not cover the study area prior to the year 2000. No environmental concerns were noted in the City directories with respect to the use of the subject sites or surrounding properties.

Land Titles

Land titles search through Service Ontario were reviewed as part of this assessment. According to the land titles, Minto Communities Inc. has had ownership of both subject sites since 2010. Prior to 2010, the subject properties were owned by Minto Land Development Corporation, and before this, the properties were owned by Queenswood Land Associates Ltd.

Plan of Subdivision

Plans of Subdivision that had been prepared by Webster and Simmonds Surveying Ltd. were reviewed as part of this assessment. The plan for Aquaview was dated October 2004 and depicts the subject site in its current configuration. The plan for Avalon was dated August 2002 and also depicts the subject site in its current configuration.

Previous Environmental Reports

Paterson completed a Phase I ESA, dated August 26, 1999, for a vacant lot of land that included both the Aquaview and Avalon subject sites. The project concluded that no past or present environmental concerns existed for the subject lands. Paterson also completed a Phase I ESA Update, dated September 5, 2012, for 352 Aquaview Drive (Aquaview). The update also concluded that no past or present environmental concerns existed for the subject land.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 9, 2017. The subject site and Phase I study area were not listed in the NPRI database.

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 and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change 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 in the Phase I study area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the properties. At the time of issuing this report, a response from the MOECC had not been received.

MOECC Brownfields Environmental Site Registry

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

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No records were listed for the subject sites or for properties 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 November 9, 2017. No areas of natural significance were identified on the subject sites or within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 14, 2017 to inquire about current and former underground storage tanks, spills and incidents for the sites and neighbouring properties. According to the TSSA, no records exist for the subject sites or neighbouring properties. The TSSA correspondence is attached under Appendix 2.

City of Ottawa Landfill Document

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

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 to the first available photos for the sites. Based on the review, the following observations were made:

1940	The subject sites and surrounding properties appear to be used for agricultural purposes. Farmsteads are present in the area of the subject sites.
1955	No apparent changes have been made to the subject sites or surrounding properties. Innes Road is present to the north.
1976	No apparent changes have been made to the subject sites or surrounding properties.
1985	No apparent changes have been made to the subject sites or surrounding properties.
1997	No apparent changes have been made to the subject sites or surrounding properties. Further to the northwest, commercial and/or industrial development is present.
2007	(City of Ottawa website) No apparent changes have been made to the subject sites. Significant residential development is present to the north, east and south of the subject sites, while significant commercial/retail development is present to the north of Avalon.
2015	(City of Ottawa website) No apparent changes have been made to the subject sites. Additional residential development to the west, and commercial/light industrial development to the northwest is present.

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

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject sites is approximately 86 m ASL, and that the regional topography in the general area of the sites slopes downward to the south, towards the Mer Bleue Bog. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region. 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 in the Central St. Lawrence Lowland, “where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of interbedded limestone and shale of the Lindsay Formation. Overburden consists of clay and silt marine deposits, with a drift thickness on the order of 25 to 50 m.

Water Well Records

A search of the MOECCs web site for all drilled well records within 250 m of the subject sites was conducted on November 9, 2017. Based on the search results, three (3) water well records, one (1) water well abandonment record and one (1) monitoring well cluster abandonment record were identified in the Phase I study area.

The water well abandonment record is for 2175 Tenth Line Road, which is adjacent to the Avalon subject site. The monitoring well cluster was approximately 50 m south of Aquaview. No environmental concerns were raised with the water well records review.

Water Bodies and Areas of Natural Significance

The Aquaview Pond is adjacent to both subject properties. The Pond was constructed between 1999-2002, and serves as stormwater management for the area. McKinnons Creek is the closest significant natural water body, at approximately 1.5 km to the southwest of the subject sites. No creeks, streams, lakes or other natural water bodies were identified in the Phase I study area. No areas of natural significance were identified within the Phase I study area.

5.0 INTERVIEWS

Property Representative – Ms. Susan Murphy

Ms. Susan Murphy, the vice-president of land development for Minto Communities – Canada, was interviewed via email prior to the site visit. Ms. Murphy provided the survey plans and property titles used in this report. Ms. Murphy was not aware of any environmental concerns with the subject sites or surrounding properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

An assessment of the sites was conducted on October 31, 2017. Weather conditions were overcast, with a temperature of approximately 5°C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the sites, 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 Properties

Buildings and Structures

The subject sites are vacant lots of land. No buildings or structures exist on the subject properties. A depiction of the subject sites is shown on Drawing PE2757-1 – Site Plan, in the Figures section of this report.

Site Features

The subject sites are not developed and exist as vacant lots of land with grass, shrubs and some tree coverage.

Underground Utilities

No indication of underground utilities was observed at either of the subject sites.

Waste Materials

No waste materials were present on either of the subject sites.

Storage Tanks

No storage tanks were present on either of the subject sites.

Drains, Pits and Sumps

No drains, pits or sumps were present on either of the subject sites.

Unidentified Substances

No unidentified substances were present on either of the subject sites.

Hazardous Building Materials

No hazardous building materials were present on either of the subject sites.

Phase I Study Area

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site visit. Land use adjacent to the Aquaview site was as follows:

- ☐ North - Aquaview Pond, followed by residential properties;
- ☐ South - Aquaview Drive, followed by residential properties;
- ☐ East - Aquaview Park, followed by vacant land;
- ☐ West - Aquaview Drive, followed by residential properties.

Land use adjacent to the Avalon site was as follows:

- ☐ North - Hydro corridor, followed by commercial/retail properties;
- ☐ South - Lakepointe Drive, followed by residential properties;
- ☐ East - Aquaview Drive, followed by Aquaview Park;
- ☐ West - Tenth Line Road, followed by vacant land.

No environmental concerns were identified with the neighbouring properties. Property use within the Phase I study area is presented on Drawing PE2757-2 – Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The subject sites appear to have never been developed and currently exist as vacant lots of land. The subject sites have previously been used for agricultural purposes.

Potentially Contaminating Activities (PCAs)

Potentially Contaminating Activities (PCAs) were not identified on either of the subject sites or within the Phase I study area.

Areas of Potential Environmental Concern (APECs)

Areas of Potential Environmental Concerns (APECs) were not identified on either of the subject sites.

Contaminants of Potential Concern (CPCs)

No contaminants of concern (CPCs) were identified on either of the Phase I properties.

7.2 Conceptual Site Model

Existing Buildings and Structures

The subject sites are vacant lots of land. No buildings or structures exist on either of the subject properties.

Geological and Hydrogeological Setting

The subject site is located in an area of offshore marine sediments. Groundwater flow is expected to reflect site topography and flow in a southerly direction.

Water Bodies

The closest water body is the man-made Aquaview Pond, adjacent to both subject properties. The closest natural water body is the McKinnon Creek, located approximately 1.5 km to the south of the site. There are no natural water bodies on the subject sites or within the Phase I study area.

Areas of Natural Significance

No areas of natural significance were identified within the Phase I study area.

Water Wells

A search of the MOECC's web site for all drilled well records within 250 m of the subject sites was conducted on November 9, 2017. Based on the search results, no wells were located on the subject sites. Three (3) potable water well records were identified within the Phase I study area. The potable water well at 2175 Tenth Line Road has been decommissioned, as stated in a decommission record attained from the website. Properties surrounding the subject sites receive potable water from municipal services.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential and commercial/retail. The residential properties consist largely of row housing and duplex dwellings. Commercial properties are present to the north and west. Neighbouring land use does not pose an environmental concern to the subject sites.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, no PCAs were identified within the Phase I study area. As a result, no APECs were identified on either of the subject sites.

Contaminants of Potential Concern

No CPCs were identified on either of the subject sites.

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 APECs on the subject sites. The absence of PCAs was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSION

Assessment

A Phase I – Environmental Site Assessment was carried out for the property addressed 352 Aquaview Drive, as well as for a second parcel of land named Avalon North, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject sites and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the subject properties appear to have never been developed. No historical potentially contaminating activities (PCAs) were identified on the Phase I properties. Surrounding properties have historically been used for agricultural purposes, with significant residential and commercial/retail development occurring around the year 2000. No historical PCAs were identified on surrounding properties. The historical review did not suggest that areas of potential environmental concern (APECs) were ever present on the subject properties.

Following the historical review, a visit to the sites was conducted. The subject properties currently exist as vacant lots of land with grass, shrubs and some tree coverage. No PCAs or APECs were identified on the subject sites at the time of the visit.

The surrounding land use consisted of residential, commercial and vacant properties. No PCAs or environmental concerns were identified on surrounding properties.

Based on the results of this Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the properties.**

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 Minto Communities Inc. Permission and notification from Minto and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Greg van Loenen, B.Eng.



Mark S. D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- Minto Communities Inc. (1 copy)
- Paterson Group Inc. (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).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOECC 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

Topographical Plans, prepared by Webster and Simmonds Surveying Inc., 2002 and 2004.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE2757-1 – SITE PLAN

DRAWING PE2757-2 – SURROUNDING LAND USE PLAN

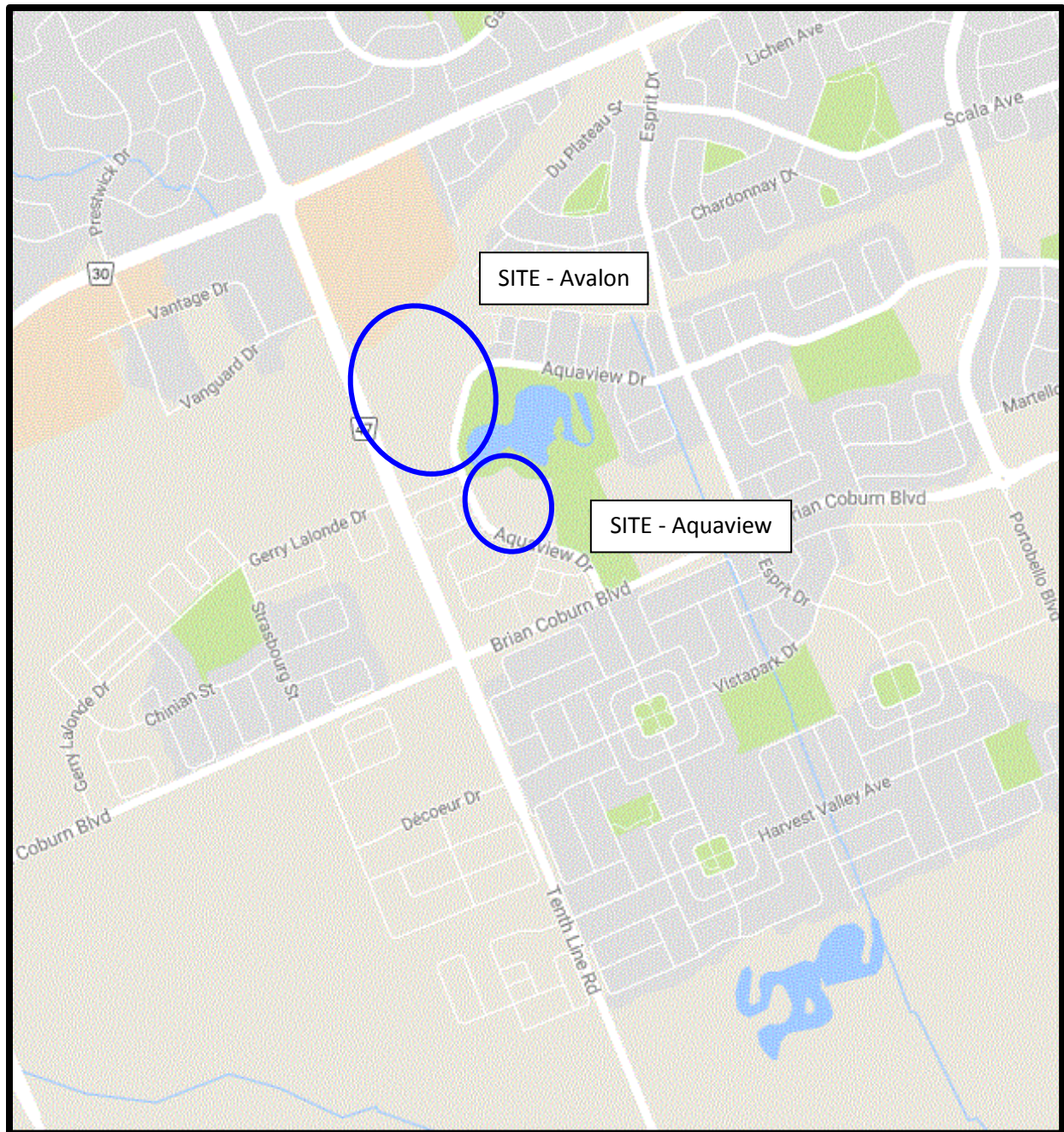


FIGURE 1
KEY PLAN

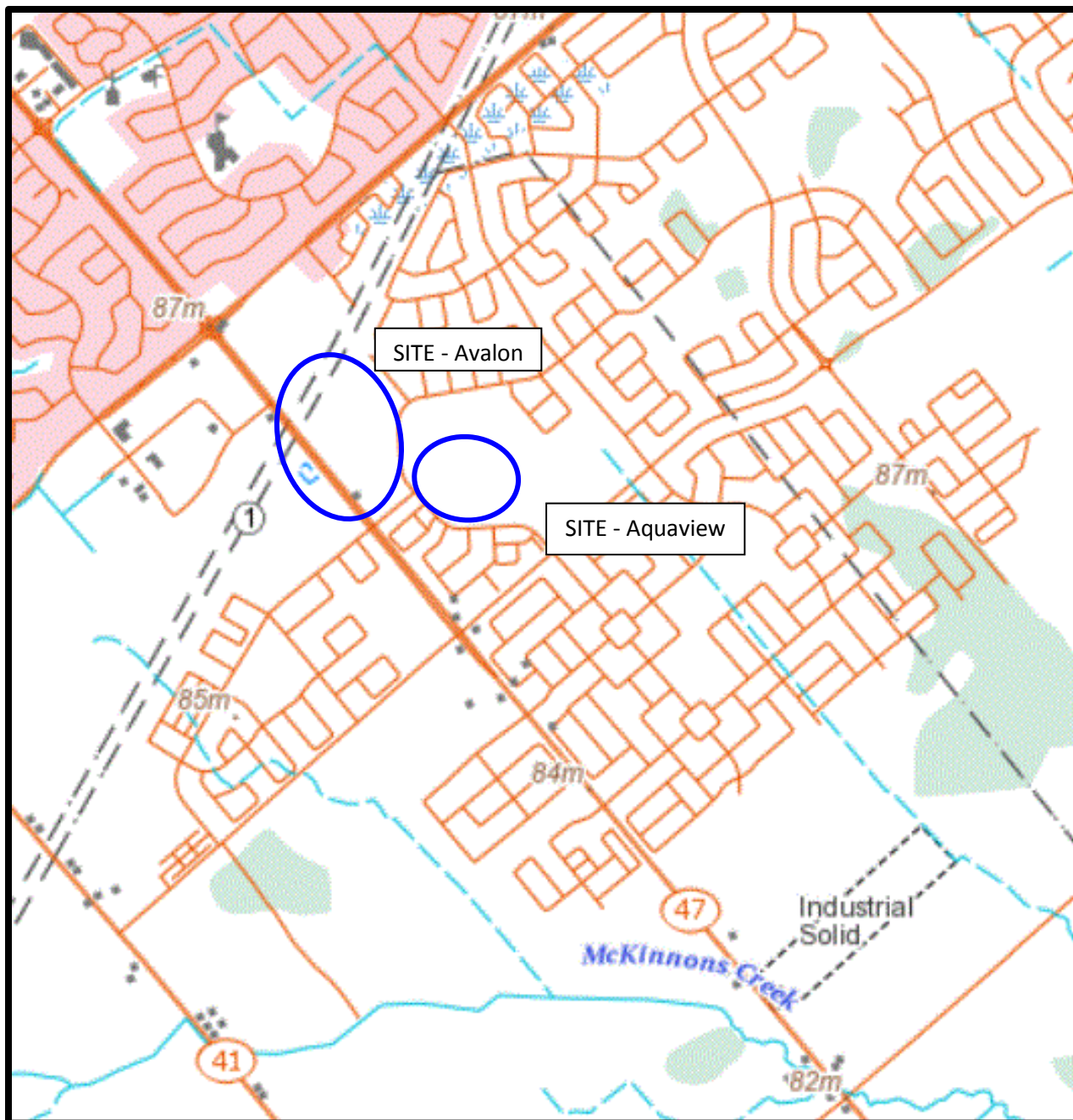
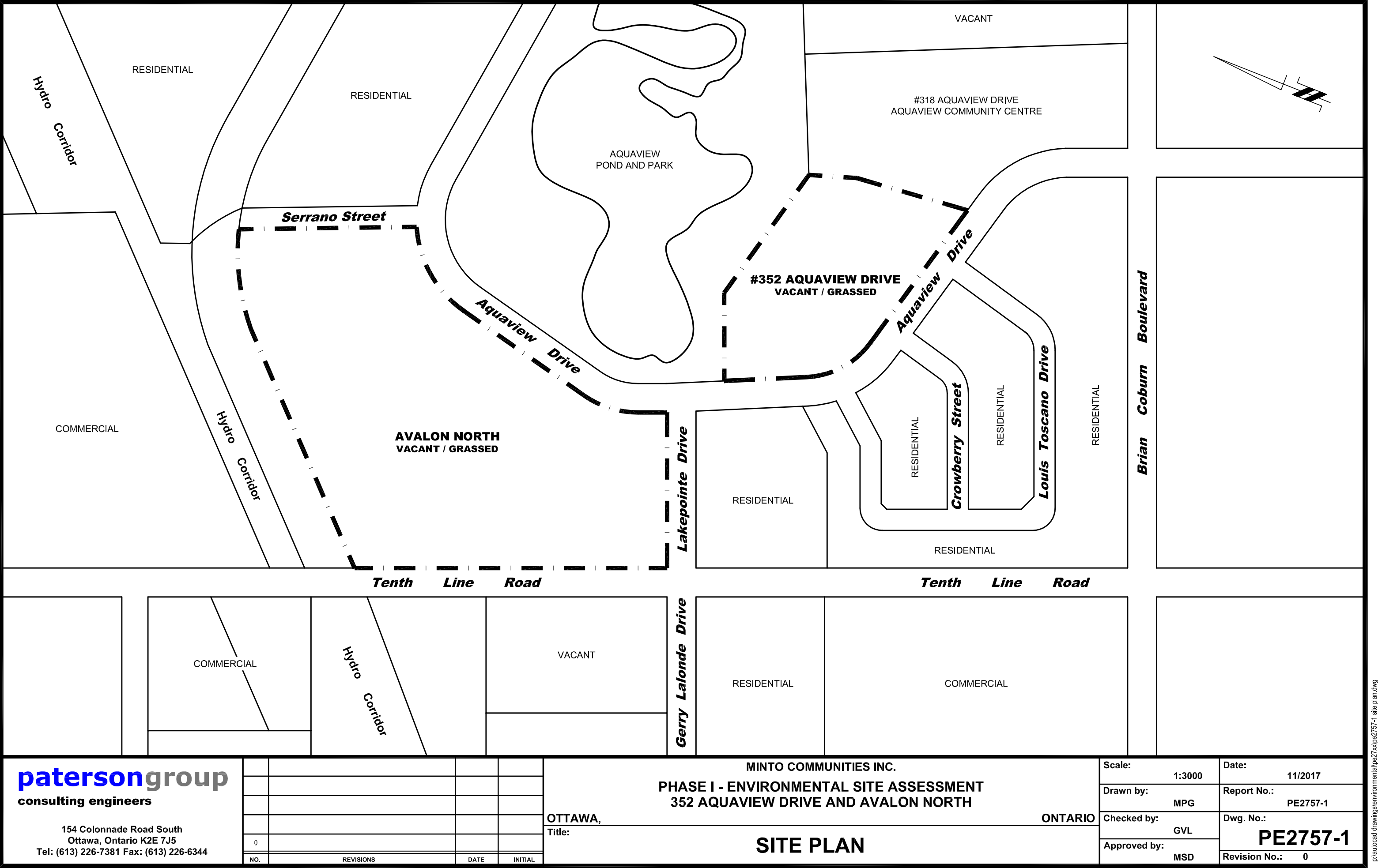


FIGURE 2
TOPOGRAPHIC MAP



patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
352 AQUAVIEW DRIVE AND AVALON NORTH	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:3000	Date:	11/2017
Drawn by:	MPG	Report No.:	PE2757-1
Checked by:	GVL	Dwg. No.:	PE2757-1
Approved by:	MSD	Revision No.:	



patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
352 AQUAVIEW DRIVE AND AVALON NORTH	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:5000	Date:	11/2017
Drawn by:	MPG	Report No.:	PE2757-1
Checked by:	GVL	Dwg. No.:	PE2757-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

CHAIN OF TITLE

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

LAND
REGISTRY
OFFICE #4

14525-3352 (LT)

PAGE 1 OF 1
PREPARED FOR JBueley01
ON 2017/10/31 AT 08:35:57

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: BLOCK 12, PLAN 4M1253, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF ROGERS OTTAWA LIMITED/LIMITEE, AS IN OC422759.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
SUBDIVISION FROM 14525-3340

PIN CREATION DATE:
2004/11/30

OWNERS' NAMES
MINTO COMMUNITIES INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
LT1207002	1999/06/30	NOTICE		QUEENSWOOD LAND ASSOCIATES LIMITED	THE CORPORATION OF THE CITY OF CUMBERLAND	C
	REMARKS: PARTS	3, 4 AND 5 ON 4R13033				
4M1253	2004/11/22	PLAN SUBDIVISION				C
OC407150	2004/11/22	NOTICE		MINTO LAND DEVELOPMENT CORPORATION	CITY OF OTTAWA	C
OC422759	2005/01/10	TRANSFER EASEMENT	\$1	MINTO LAND DEVELOPMENT CORPORATION	ROGERS OTTAWA LIMITED/LIMITEE	C
OC499062	2005/08/16	APL ANNEX REST COV		MINTO LAND DEVELOPMENT CORPORATION		C
	REMARKS: NO EXPIRY					
OC931701	2008/11/27	APL CH NAME OWNER		MINTO LAND DEVELOPMENT CORPORATION	MINTO COMMUNITIES INC.	C
OC1070412	2010/01/18	CHARGE	\$500,000,000	MINTO COMMUNITIES INC.	THE TORONTO-DOMINION BANK	C
OC1070466	2010/01/18	NO ASSGN RENT GEN		MINTO COMMUNITIES INC.	THE TORONTO-DOMINION BANK	C
	REMARKS: OC1070412					

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PROPERTY DESCRIPTION: BLOCK 205 PLAN 4M1172, EXCEPT PART 1 PLAN 4R22263. OTTAWA.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 14525-2355

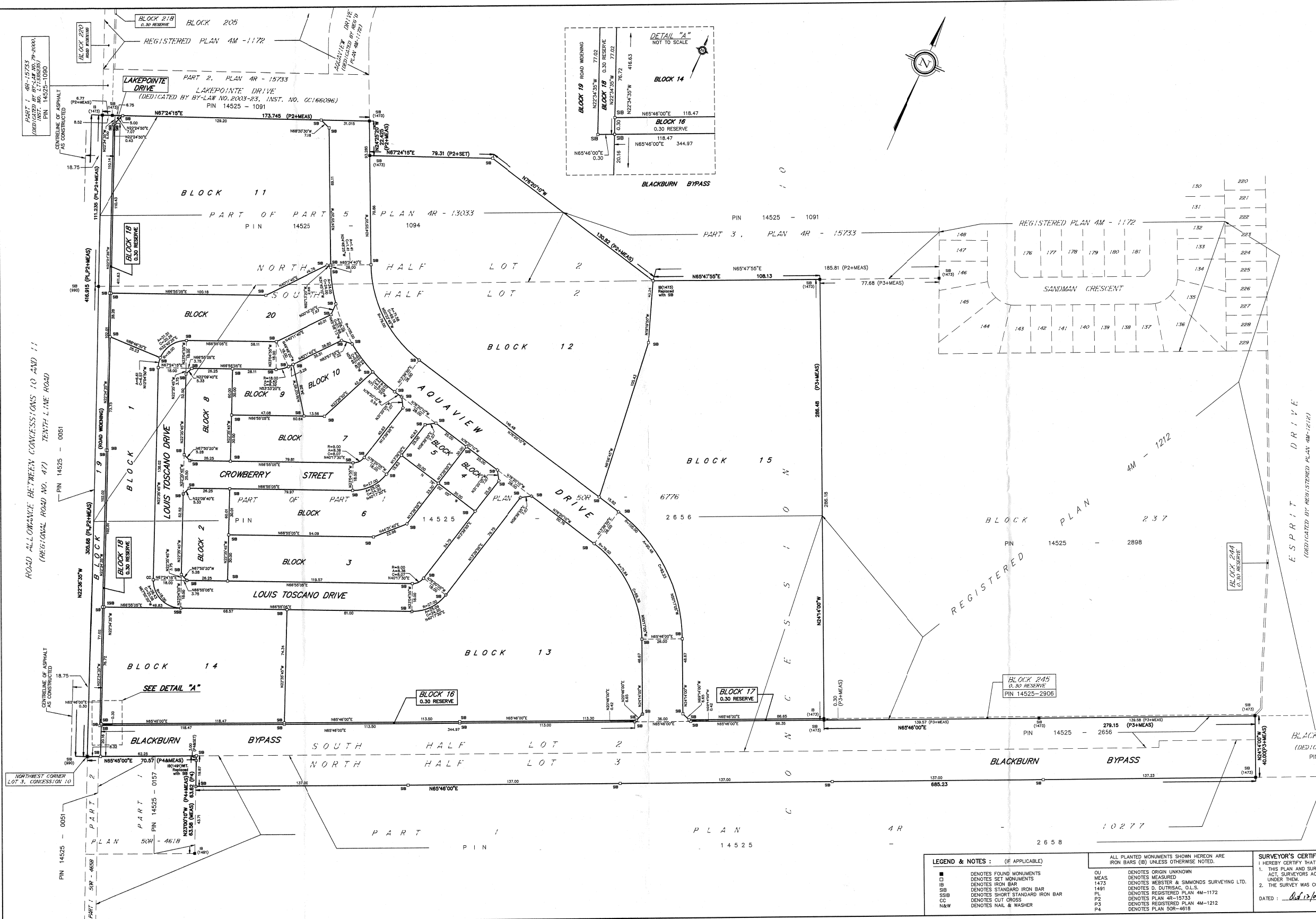
PIN CREATION DATE:
2007/09/25

OWNERS' NAMES
MINTO COMMUNITIES INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
LT1207002	1999/06/30	NOTICE		QUEENSWOOD LAND ASSOCIATES LIMITED	THE CORPORATION OF THE CITY OF CUMBERLAND	C
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4M1172	2002/08/20	PLAN SUBDIVISION				C
OC108755	2002/08/20	NOTICE		MINTO DEVELOPMENTS INC. MINTO LAND DEVELOPMENT CORPORATION	CITY OF OTTAWA	C
	CORRECTIONS: 'THIS INSTRUMENT' WAS	DELETED FROM PROPERTY 14525-3037 IN ERROR AND WAS RE-INSTATED ON 2006/02/23 BY BEV			CARLETON.	
OC920456	2008/10/30	LR'S ORDER		LAND REGISTRAR		C
	REMARKS: AMENDS	LEGAL DESCRIPTION				
OC931701	2008/11/27	APL CH NAME OWNER		MINTO LAND DEVELOPMENT CORPORATION	MINTO COMMUNITIES INC.	C
OC1070412	2010/01/18	CHARGE	\$500,000,000	MINTO COMMUNITIES INC.	THE TORONTO-DOMINION BANK	C
OC1070466	2010/01/18	NO ASSGN RENT GEN		MINTO COMMUNITIES INC.	THE TORONTO-DOMINION BANK	C
	REMARKS: OC1070412					
4R26649	2012/12/03	PLAN REFERENCE				C
4R26663	2012/12/13	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA THIS 4 DAY OF November 2004.

John Moser
JOHN MOSER, DIRECTOR
PLANNING AND INFRASTRUCTURE APPROVALS
DEVELOPMENT SERVICES
CITY OF OTTAWA

PLAN 4M-1253

I HEREBY CERTIFY THAT THIS PLAN 4M-1253 IS REGISTERED IN THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT 1:30 O'CLOCK ON THE 23 DAY OF Nov 2004 AND ENTERED ON PROPERTY IDENTIFIER 1215-3342 AND THAT THE REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT NUMBER 0640748

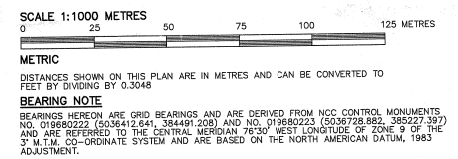
ASST. *D. T. McNeil*
LAND REGISTRAR

THE SUBDIVISION REPRESENTED BY THIS PLAN AFFECTS: ALL OF PIN 14525-1094 ALL OF PIN 14525-2656 PART OF PIN 14525-2898

PLAN OF SUBDIVISION OF
**PART OF LOTS 2 AND 3
CONCESSION 10**
Geographic Township of Cumberland
CITY OF OTTAWA
Formerly in the City of Cumberland

WEBSTER & SIMMONDS SURVEYING LTD.

2004



OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT:

- ALL OF BLOCKS 1 TO 15 BOTH INCLUSIVE AND BLOCK 20 AND 0.30 RESERVE BLOCK 16, 17 AND 18 AND ROAD WIDENING BLOCK 19 AND THE STREETS NAMELY CROWBERRY STREET, LOUIS TOSCANO DRIVE, AQUAVIEW DRIVE, BLACKBURN BYPASS AND LAKEPOINTE DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS AND ROAD WIDENING BLOCK 19 ARE HEREBY DEDICATED TO THE CITY OF OTTAWA AS PUBLIC HIGHWAY.

DATED: *Oct 12/04*

REGIS TRUDEL
SENIOR VICE-PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ROBERT GREENBERG
EXECUTIVE VICE-PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

LEGEND & NOTES: (IF APPLICABLE)

■	DENOTES FOUND MONUMENTS
□	DENOTES SET MONUMENTS
SB	DENOTES IRON BAR
SSB	DENOTES STANDARD IRON BAR
CC	DENOTES CUT CROSS
N&W	DENOTES NAIL & WASHER

ALL PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS (SB) UNLESS OTHERWISE NOTED.

OU	DENOTES ORIGIN UNKNOWN
MEAS	DENOTES MEASURED
1473	DENOTES WEBSTER & SIMMONDS SURVEYING LTD.
1491	DENOTES D. DUTHIAS, C.L.S.
PL	DENOTES REGISTERED PLAN 4M-1172
P2	DENOTES PLAN 4R-15733
P3	DENOTES REGISTERED PLAN 4M-1212
P4	DENOTES PLAN 50R-4618

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT:

- THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17th DAY OF JUNE, 2004.

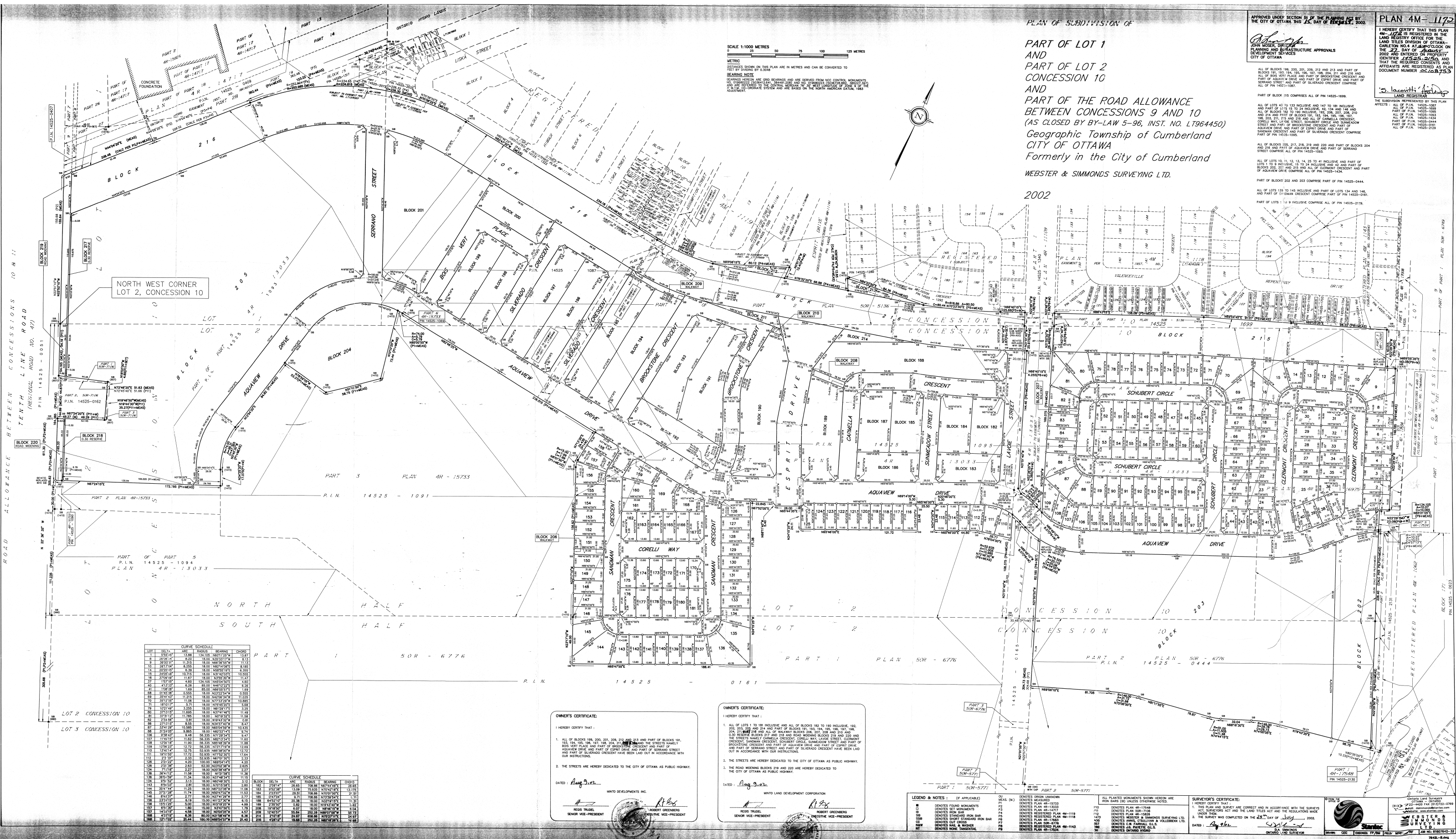
DATED: *Oct 12/04* *D.A. SIMMONS*
D.A. SIMMONS
ONTARIO LAND SURVEYOR

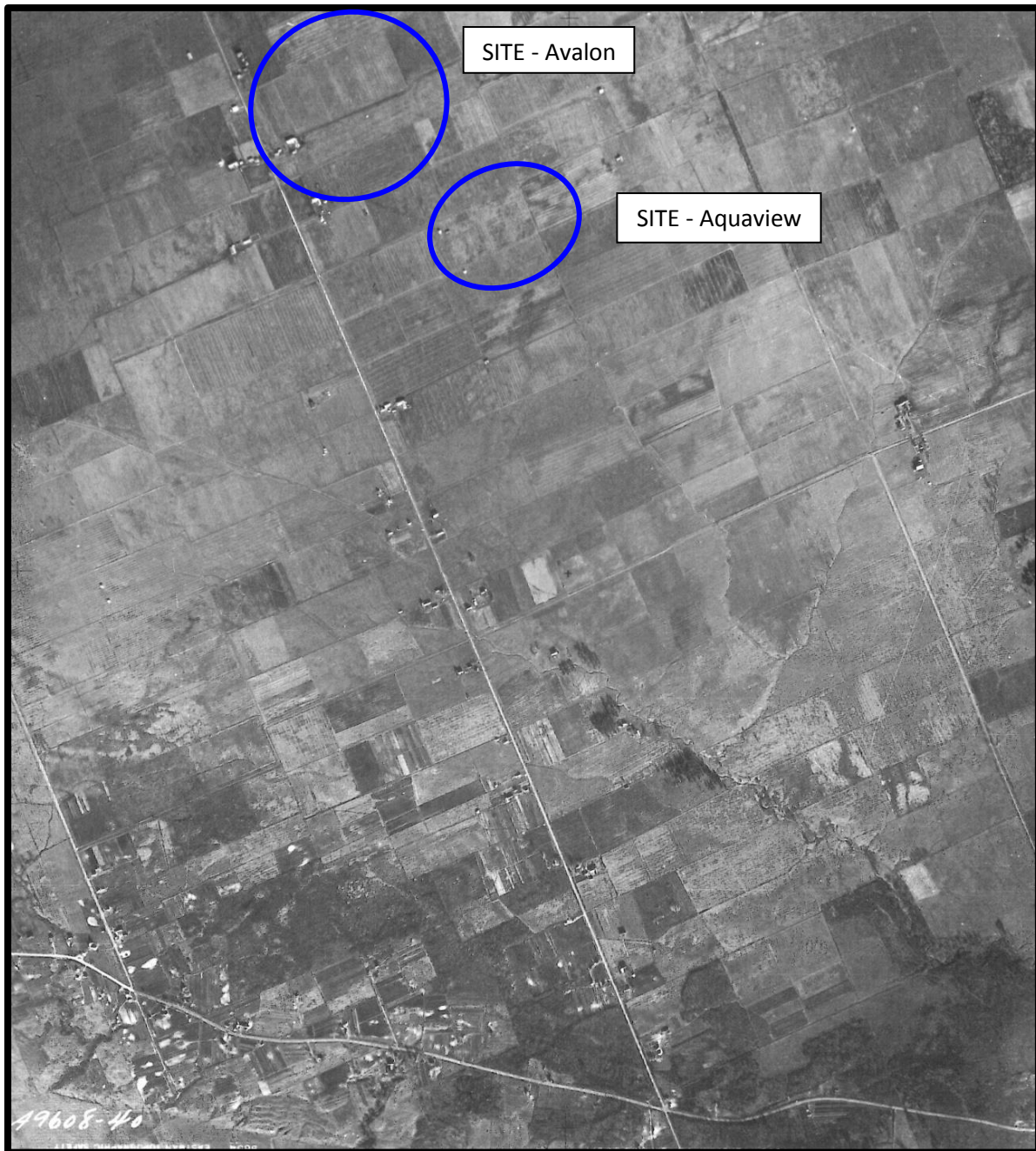
FROM THE OFFICE OF

Ontario Land Surveyors
OTTAWA - ONTARIO
(613) 722-4400 FAX (613) 722-0769
E-Mail: dsimmonds@stantec.com
Website: www.stantec.com

WEBSTER & SIMMONDS SURVEYING LTD.

P.L.M.: FF DRAWN: CC CHECKED: SM FIELD: MR LCB NO.: 6180078-32
DRAWING: 1 6180078-32-mntoscon04p2-rev1.dwg

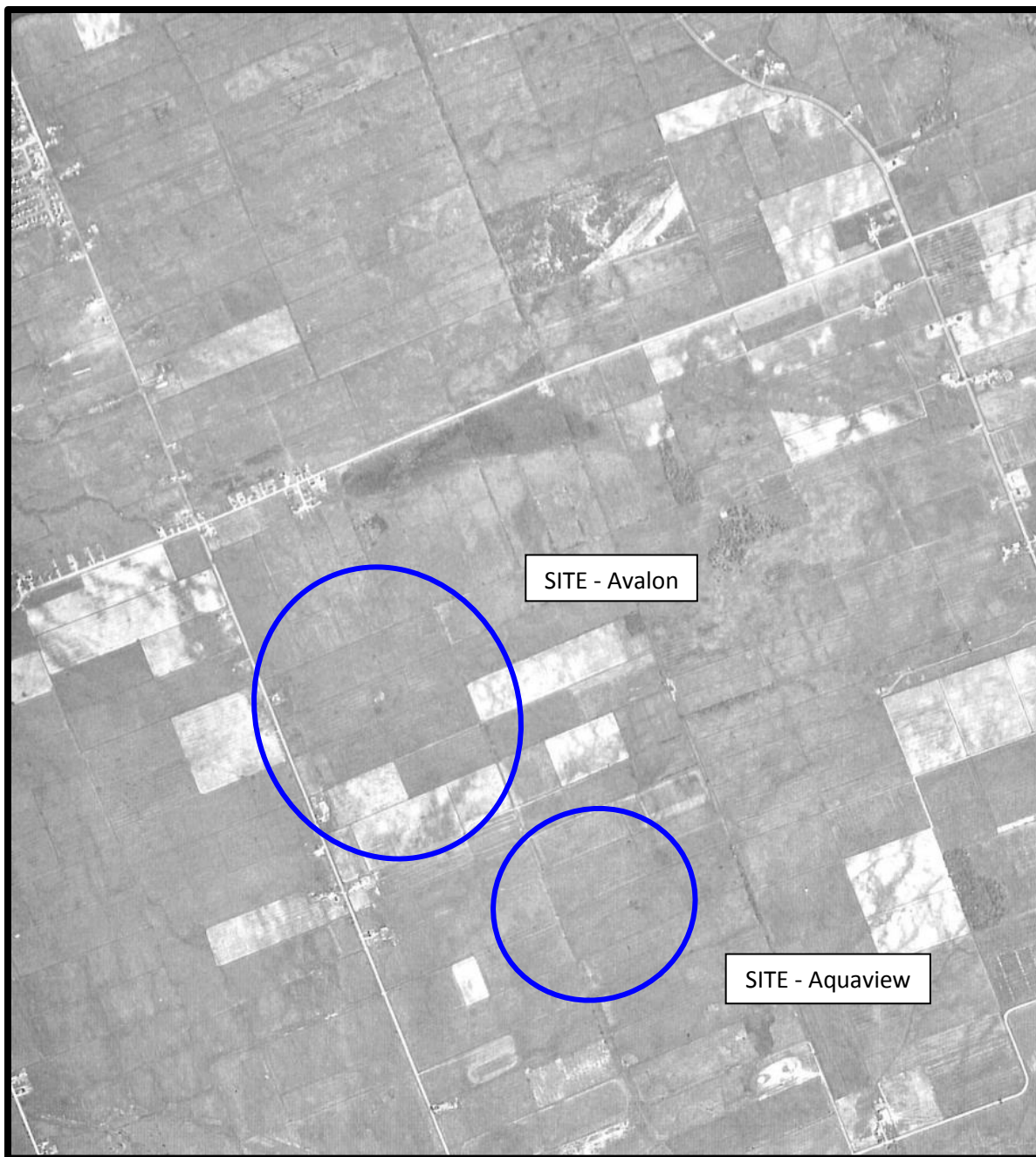




AERIAL PHOTOGRAPH
1940



AERIAL PHOTOGRAPH
1955



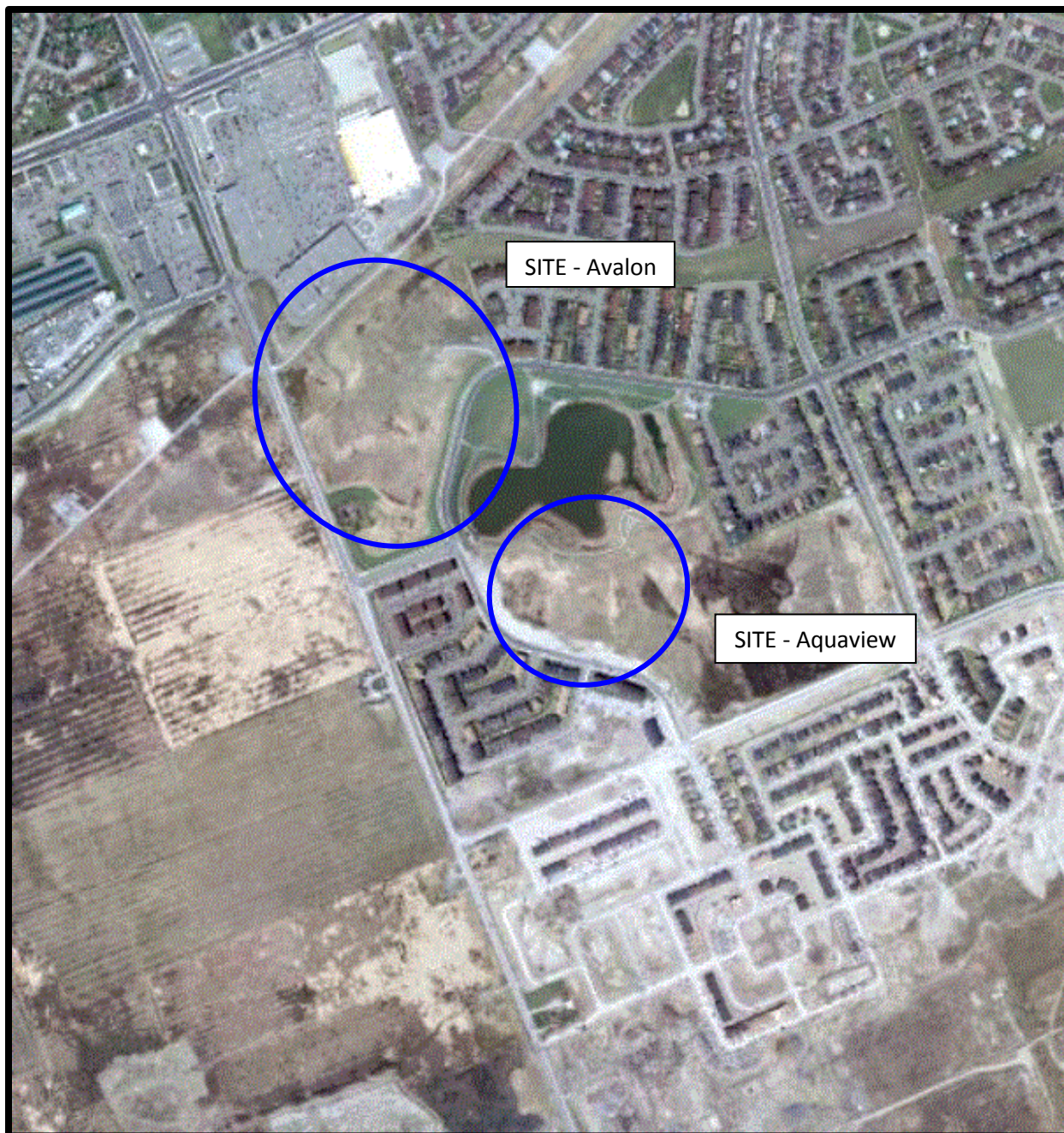
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1976



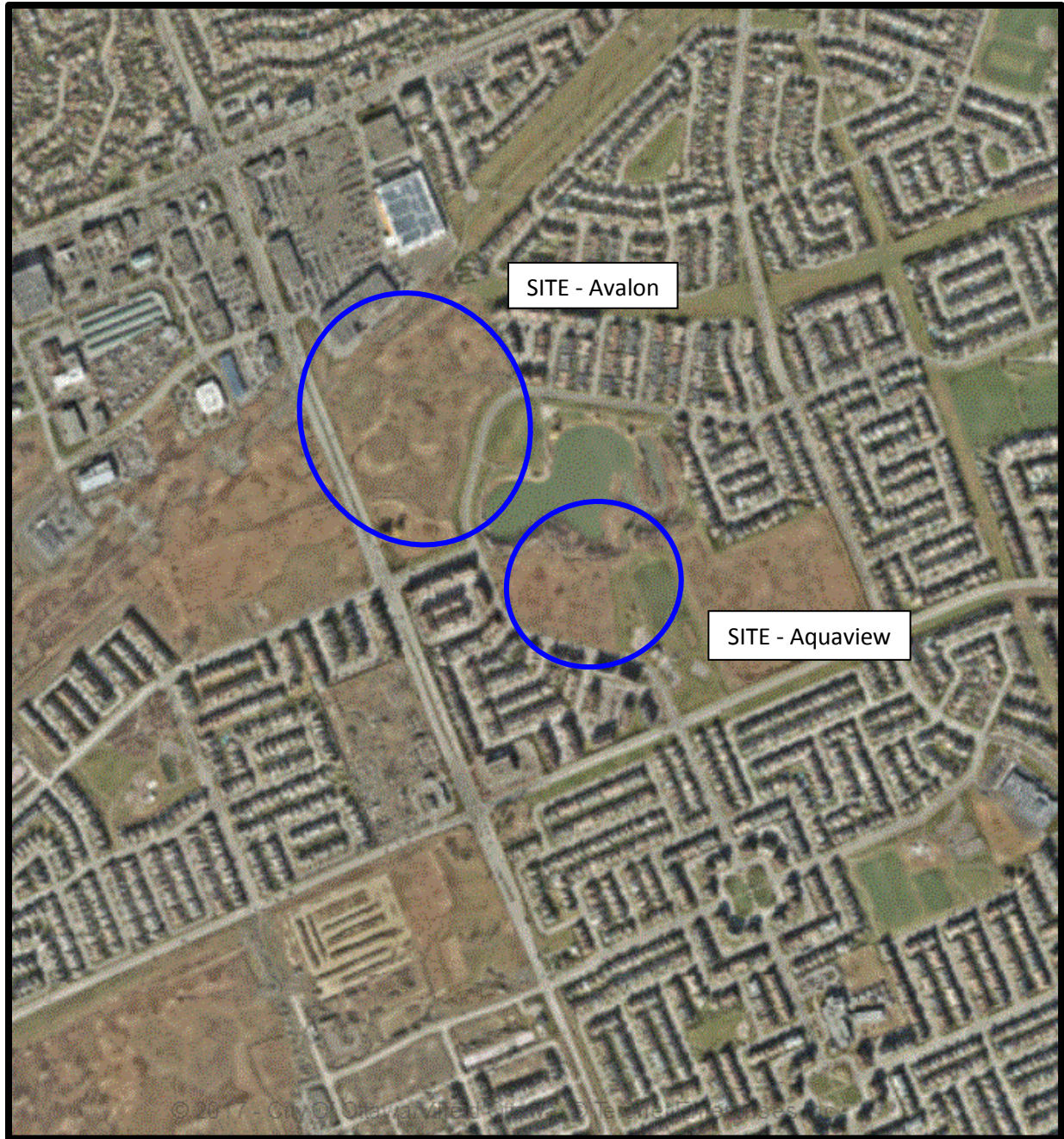
AERIAL PHOTOGRAPH
1985



AERIAL PHOTOGRAPH
1997



AERIAL PHOTOGRAPH
2007



AERIAL PHOTOGRAPH
2015

Site Photographs

PE2757

352 Aquaview Drive and Avalon North, Ottawa, ON

October 31, 2017



Photograph 1: View of 352 Aquaview Drive, facing southeast. The western property boundary of the site meets the far-side of the street.



Photograph 2: View of 352 Aquaview Drive, facing east. The northwest corner of the property is located off the front-right corner of the parked car.

Site Photographs

PE2757

352 Aquaview Drive and Avalon North, Ottawa, ON

October 31, 2017



Photograph 3: View of 352 Aquaview Drive, facing west. The eastern property boundary of the site is indicated by the uncut grass.



Photograph 4: View of 352 Aquaview Drive, facing southwest. The eastern property boundary of the site is indicated by the uncut grass.

Site Photographs

PE2757

352 Aquaview Drive and Avalon North, Ottawa, ON

October 31, 2017



Photograph 5: View of Avalon North, facing south. The subject site is a vacant field.



Photograph 6: View of Avalon North, facing southwest. The subject site is a vacant field.

Site Photographs

PE2757

352 Aquaview Drive and Avalon North, Ottawa, ON

October 31, 2017



Photograph 7: View of Avalon North, facing north. The subject site is a vacant field.



Photograph 8: View of Avalon North, facing west. The southern property boundary of the site is indicated by the uncut grass.

APPENDIX 2

MOECC FREEDOM OF INFORMATION SEARCH REQUEST

TSSA CORRESPONDENCE

MOECC WATER WELL RECORDS

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Greg van Loenen Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: gvanloenen@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE2757	Signature/Print /Name of Requester Greg van Loenen	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 352 Aquaview Drive, Ottawa, ON				
Present Property Owner(s) and Date(s) of Ownership Minto Communities Inc.				
Previous Property Owner(s) and Date(s) of Ownership Minto Land Development Corporation				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Freedom of Information Request

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Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Greg van Loenen Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: gvanloenen@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE2757	Signature/Print /Name of Requester Greg van Loenen	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) South half of Lot 1 and North half of Lot 2, Concession 10, Geographic Township of Cumberland				
Present Property Owner(s) and Date(s) of Ownership Minto Communities Inc.				
Previous Property Owner(s) and Date(s) of Ownership Minto Land Development Corporation				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Greg van Loenen

From: Prem Lal <plal@tssa.org> on behalf of Public Information Services
<publicinformationservices@tssa.org>
Sent: November-14-17 11:26 AM
To: Greg van Loenen
Subject: RE: Records search request for 352 Aquaview Drive

Hi Greg:

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@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.

Thank you Greg and you have a great day.

Prem



Prem Lal | Public Information Coordinator

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3570 | Fax: +1-416-734-3568 | E-Mail: plal@tssa.org

www.tssa.org



From: Greg van Loenen [mailto:GvanLoenen@Patersonsgroup.ca]
Sent: November 14, 2017 8:53 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records search request for 352 Aquaview Drive

Good afternoon,

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

2055 Tenth Line Road

2132 Tenth Line Road

2150 Tenth Line Road

2175 Tenth Line Road

2211 Tenth Line Road

267 Aquaview Drive

318 Aquaview Drive

2208 Place du Bois-vert

20 Bonfield Private

Thank you,

Regards,

Greg van Loenen, B.Eng.
Environmental Consultant

Paterson Group Inc.
T: 613-226-7381
C: 613-978-1181

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.

5260

316/62



1512816

WATER RESOURCES
DIVISION
56 No. 562
JAN 19 1966
ONTARIO WATER
RESOURCES COMMISSION

UTM 1182 4621010E

C65R 5033459N The Ontario Water Resources Commission Act

Elev 45R 202910

WATER WELL RECORD

Basin 25 Russell Township, Village, Town or City Cumberland, Ont.

County or District 10 Lot part of lot 2 Date completed 21 October 1964 (day month year)

Navan, Ont.

Casing and Screen Record

Inside diameter of casing 2"
Total length of casing 97'
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 2"

Pumping Test

Static level 7'
Test-pumping rate 10 G.P.M.
Pumping level 20'
Duration of test pumping 2 hrs.
Water clear or cloudy at end of test clear
Recommended pumping rate 6 G.P.M.
with pump setting of 20 feet below ground surface

Well Log

Overburden and Bedrock Record
blue clay
gravel

From ft.

To ft.

Water Record

Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
97	fresh

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

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

Drilling or Boring Firm G. Charbonneau, Diamond & Cable Drilling,

Address R.R. # 1, Box 194, Orleans, Ont.

Licence Number 1418

Name of Driller or Borer Roland Wolfe

Address Clarence Creek, Ont.

Date 21 October 1964

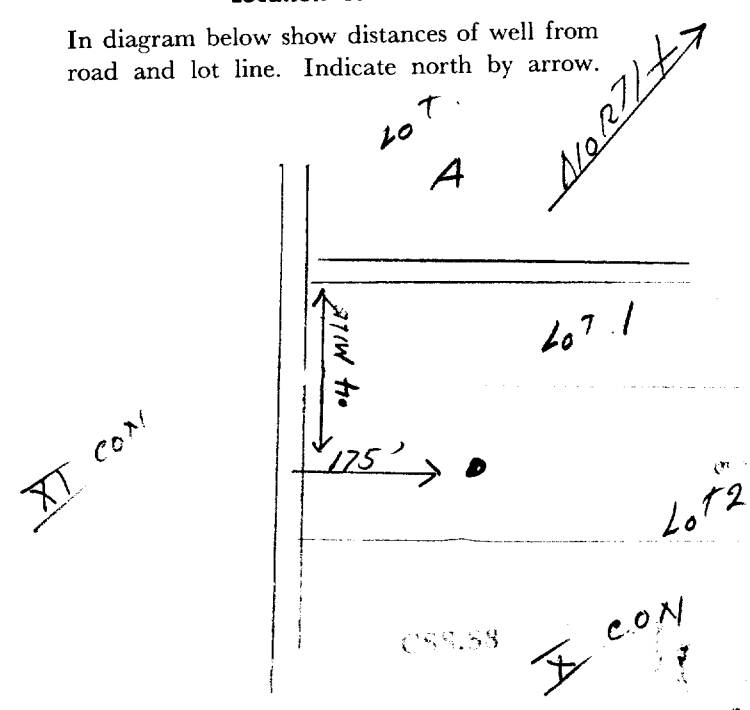
Gerard Charbonneau
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

WRC COPY

Location of Well

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





Ontario

Ministry
of the
Environment

The Ontario Water Resources Act

WATER WELL RECORD

1518893

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

MUNICIP

CON.

COUNTY OR DISTRICT

OTTAWA-CARLETON

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

CUMBERLAND

CON. BLOCK, TRACT, SURVEY ETC

11

LOT 25-27

3

DATE COMPLETED

DAY 12 MO 4 YR 84

21

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
RED	CLAY			0	14
BLUE	CLAY			14	71
BLACK	SAND	GRAVEL		71	75
BLACK	SHALE			75	76

31

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
16-18	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL
18-20	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL
20-23	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL
23-30	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL
30-33	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIA INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
10-11	<input checked="" type="checkbox"/> GALVANIZED	1.88	0	75
11-12	<input type="checkbox"/> CONCRETE			
12-16	<input type="checkbox"/> OPEN HOLE			
17-18	<input type="checkbox"/> STEEL			
18-19	<input type="checkbox"/> GALVANIZED			
19-20	<input type="checkbox"/> CONCRETE			
20-23	<input type="checkbox"/> OPEN HOLE			
24-25	<input type="checkbox"/> STEEL			
25-26	<input type="checkbox"/> GALVANIZED			
26-27	<input type="checkbox"/> CONCRETE			
27-30	<input type="checkbox"/> OPEN HOLE			

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
31-33	INCHES	FEET
34-38	INCHES	FEET
39-40	INCHES	FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)	
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST METHOD	<input type="checkbox"/> PUMP	<input checked="" type="checkbox"/> WELL		
	15-16	17-18		
	19-20	21-22		
	23-24	25-26		
27-28	29-30	31-32	33-34	35-36
37-38	39-40	41-42	43-44	45-46
47-48	49-50	51-52	53-54	55-56
57-58	59-60	61-62	63-64	65-66
67-68	69-70	71-72	73-74	75-76
77-78	79-80	81-82	83-84	85-86
87-88	89-90	91-92	93-94	95-96
97-98	99-100	101-102	103-104	105-106
107-108	109-110	111-112	113-114	115-116
117-118	119-120	121-122	123-124	125-126
127-128	129-130	131-132	133-134	135-136
137-138	139-140	141-142	143-144	145-146
147-148	149-150	151-152	153-154	155-156
157-158	159-160	161-162	163-164	165-166
167-168	169-170	171-172	173-174	175-176
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197-198	199-200	201-202	203-204	205-206
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277-278	279-280	281-282	283-284	285-286
287-288	289-290	291-292	293-294	295-296
297-298	299-300	301-302	303-304	305-306
307-308	309-310	311-312	313-314	315-316
317-318	319-320	321-322	323-324	325-326
327-328	329-330	331-332	333-334	335-336
337-338	339-340	341-342	343-344	345-346
347-348	349-350	351-352	353-354	355-356
357-358	359-360	361-362	363-364	365-366
367-368	369-370	371-372	373-374	375-376
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477-478	479-480	481-482	483-484	485-486
487-488	489-490	491-492	493-494	495-496
497-498	499-500	501-502	503-504	505-506
507-508	509-510	511-512	513-514	515-516
517-518	519-520	521-522	523-524	525-526
527-528	529-530	531-532	533-534	535-536
537-538	539-540	541-542	543-544	545-546
547-548	549-550	551-552	553-554	555-556
557-558	559-560	561-562	563-564	565-566
567-568	569-570	571-572	573-574	575-576
577-578	579-580	581-582	583-584	585-586
587-588	589-590	591-592	593-594	595-596
597-598	599-600	601-602	603-604	605-606
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617-618	619-620	621-622	623-624	625-626
627-628	629-630	631-632	633-634	635-636
637-638	639-640	641-642	643-644	645-646
647-648	649-650	651-652	653-654	655-656
657-658	659-660	661-662	663-664	665-666
667-668	669-670	671-672	673-674	675-676
677-678	679-680	681-682	683-684	685-686
687-688	689-690	691-692	693-694	695-696
697-698	699-700	701-702	703-704	705-706
707-708	709-710	711-712	713-714	715-716
717-718	719-720	721-722	723-724	725-726
727-728	729-730	731-732	733-734	735-736
737-738	739-740	741-742	743-744	745-746
747-748	749-750	751-752	753-754	755-756
757-758	759-760	761-762	763-764	765-766
767-768	769-770	771-772	773-774	775-776
777-778	779-780	781-782	783-784	785-786
787-788	789-790	791-792	793-794	795-796
797-798	799-800	801-802	803-804	805-806
807-808	809-810	811-812	813-814	815-816
817-818	819-820	821-822	823-824	825-826
827-828	829-830	831-832	833-834	835-836
837-838	839-840	841-842	843-844	845-846
847-848	849-850	851-852	853-854	855-856
857-858	859-860	861-862	863-864	865-866
867-868	869-870	871-872	873-874	875-876
877-878	879-880	881-882	883-884	885-886
887-888	889-890	891-892	893-894	895-896
897-898	899-900	901-902	903-904	905-906
907-908	909-910	911-912	913-914	915-916
917-918	919-920	921-922	923-924	925-926
927-928	929-930	931-932	933-934	935-936
937-938	939-940	941-942	943-944	945-946
947-948	949-950	951-952	953-954	955-956
957-958	959-960	961-962	963-964	965-966
967-968	969-970	971-972	973-974	975-976
977-978	979-980	981-982	983-984	985-986
987-988	989-990	991-992	993-994	995-996
997-998	999-1000	1001-1002	1003-1004	1005-1006

71 PUMPING TEST	15-16	17-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34	35-36	37-38	39-40	41-42	43-44	45-46	47-48	49-50	51-52	53-54	55-56	57-58	59-60	61-62	63-64	65-66	67-68	69-70	71-72	73-74	75-76	77-78	79-80	81-82	83-84	85-86	87-88	89-90	91-92	93-94	95-96	97-98	99-100	101-102	103-104	105-106	107-108	109-110	111-112	113-114	115-116	117-118	119-120	121-122	123-124	125-126	127-128	129-130	131-132	133-134	135-136	137-138	139-140	141-142	143-144	145-146	147-148	149-150	151-152	153-154	155-156	157-158	159-160	161-162	163-164	165-166	167-168	169-170	171-172	173-174	175-176	177-178	179-180	181-182	183-184	185-186	187-188	189-190	191-192	193-194	195-196	197-198	199-200	201-202	203-204	205-206	207-208	209-210	211-212	213-214	215-216	217-218	219-220	221-222	223-224	225-226	227-228	229-230	231-232	233-234	235-236	237-238	239-240	241-242	243-244	245-246	247-248	249-250	251-252	253-254	255-256	257-258	259-260	261-262	263-264	265-266	267-268	269-270	271-272	273-274	275-276	277-278	279-280	281-282	283-284	285-286	287-288	289-290	291-292	293-294	295-296	297-298	299-300	301-302	303-304	305-306	307-308	309-310	311-312	313-314	315-316	317-318	319-320	321-322	323-324	325-326	327-328	329-330	331-332	333-334	335-336	337-338	339-340	341-342	343-344	345-346	347-348	349-350	351-352	353-354	355-356	357-358	359-360	361-362	363-364	365-366	367-368	369-370	371-372	373-374	375-376	377-378	379-380	381-382	383-384	385-386	387-388	389-390	391-392	393-394	395-396	397-398	399-400	401-402	403-404	405-406	407-408	409-410	411-412	413-414	415-416	417-418	419-420	421-422	423-424	425-426	427-428	429-430	431-432	433-434	435-436	437-438	439-440	441-442	443-444	445-446	447-448	449-450	451-452	453-454	455-456	457-458	459-460	461-462	463-464	465-466	467-468	469-470	471-472	473-474	475-476	477-478	479-480	481-482	483-484	485-486	487-488	489-490	491-492	493-494	495-496	497-498	499-500	501-502	503-504	505-506	507-508	509-510	511-512	513-514	515-516	517-518	519-520	521-522	523-524	525-526	527-528	529-530	531-532	533-534	535-536	537-538	539-540	541-542	543-544	545-546	547-548	549-550	551-552	553-554	555-556	557-558	559-560	561-562	563-564	565-566	567-568	569-570
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Ministry
of the
Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

3166E

1518893

MUNICIPALITY 15011 CON. EON

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

COUNTY OR DISTRICT ST. LAWRENCE	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE CHAMPLAIN	CON. BLOCK, TRACT, SURVEY, ETC. 11 XL	DATE COMPLETED DAY 12 MO 04 YR 84
33299		ELEVATION 4 029.2	BASIN CODE 4 26

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
RED	CLAY			0	14
BLUE	CLAY			14	71
BLACK	SAND	GRAVEL		71	75
BLACK	SHALE			75	76

31 0014705	0071305	007582811	0076817
32			

41 WATER RECORD WATER FOUND AT - FEET 10-15 0076 15-18 20-23 25-28 30-33 KIND OF WATER 1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL	51 CASING & OPEN HOLE RECORD INSIDE DIAM. INCHES 10-15 6 1/4 15-18 6 17-18 24-25 MATERIAL 1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE WALL THICKNESS INCHES 10-15 1.88 15-18 17-18 24-25 DEPTH - FEET FROM TO 10-15 0075 15-18 17-18 20-23 24-25 27-30	61 PLUGGING & SEALING RECORD DEPTH SET AT - FEET FROM TO 10-15 14-17 18-21 22-25 26-29 30-33 80 MATERIAL AND TYPE CEMENT GROUT LEAD PACKER, ETC.
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71 PUMPING TEST METHOD 1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> HAULER PUMPING RATE 0015 GPM DURATION OF PUMPING 01 HOURS 50 MINS WATER LEVELS DURING 18-21 002 FEET 22-24 020 FEET 25-28 020 FEET 29-31 020 FEET 32-34 020 FEET 35-37 020 FEET PUMP INTAKE SET AT 24 FEET RECOMMENDED PUMP TYPE <input checked="" type="checkbox"/> SHALLOW <input type="checkbox"/> DEEP RECOMMENDED PUMP SETTING 024 FEET RECOMMENDED PUMPING RATE 0010 GPM	LOCATION OF WELL 670 IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW. ↑ INNES RD 1/2 mile 70 NAHAN RD
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FINAL STATUS OF WELL 1 <input checked="" type="checkbox"/> WATER SUPPLY 2 <input type="checkbox"/> OBSERVATION WELL 3 <input type="checkbox"/> TEST HOLE 4 <input type="checkbox"/> RECHARGE WELL 5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY 6 <input type="checkbox"/> ABANDONED, POOR QUALITY 7 <input type="checkbox"/> UNFINISHED	WATER USE 1 <input checked="" type="checkbox"/> DOMESTIC 2 <input type="checkbox"/> STOCK 3 <input type="checkbox"/> IRRIGATION 4 <input type="checkbox"/> INDUSTRIAL 5 <input type="checkbox"/> COMMERCIAL 6 <input type="checkbox"/> MUNICIPAL 7 <input type="checkbox"/> PUBLIC SUPPLY 8 <input type="checkbox"/> COOLING OR AIR CONDITIONING 9 <input type="checkbox"/> NOT USED	METHOD OF DRILLING 1 <input checked="" type="checkbox"/> CABLE TOOL 2 <input type="checkbox"/> ROTARY (CONVENTIONAL) 3 <input type="checkbox"/> ROTARY (REVERSE) 4 <input type="checkbox"/> ROTARY (AIR) 5 <input type="checkbox"/> AIR PERCUSSION 6 <input type="checkbox"/> BORING 7 <input type="checkbox"/> DIAMOND 8 <input type="checkbox"/> JETTING 9 <input type="checkbox"/> DRIVING
CONTRACTOR NAME OF WELL CONTRACTOR Yvon GENIER Well Drilling ADDRESS RAY CASSELMAN CRT KOA-IMO NAME OF DRILLER OR BOREN Yvon GENIER SIGNATURE OF CONTRACTOR Yvon SUBMISSION DATE DAY 12 MO 4 YR 84	LICENCE NUMBER 2351 2351	CONTRACTOR 58 CONTRACTOR 59-62 DATE RECEIVED 1 2351 16 05 84

WATER WELL RECORD

31-G/6-u

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

11 1514529

MUNICIP
15011

CON.
CON

Year	Number of people (millions)
1980	20
1985	22
1990	25
1995	28
2000	30
2005	32
2010	34
2015	35
2020	35

COUNTY OR DISTRICT
Carleton

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE 3 9
Cumberland

CON., BLOCK, TRACT, SURVEY, ETC.
10

LOT 25-27
#003

R. 1, Orleans, Ont.

DATE COMPLETED 48-53
DA 07 MO. 10 YR. 74

ING	RC	ELEVATION	RC	BASIN CODE	II	III	IV
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1514529	18	462370	5033037	4	285	5	26	MAR 24, 1977	247
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LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

31	0060305	0068211							
32									

41 WATER RECORD

WATER FOUND AT - FEET		KIND OF WATER			
10-13 0068	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	14		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	19		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	24		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	29		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	34		
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
06-11 06-11 06-11	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	1/8"	0	0068 68
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			20-21
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			27-30

SCREEN	SIZE(S) OF OPENING (SLOT NO.)	31-33	DIAMETER	34-38	LENGTH	39-40
				INCHES	FEET	
	MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN		41-44	80
					FEET	

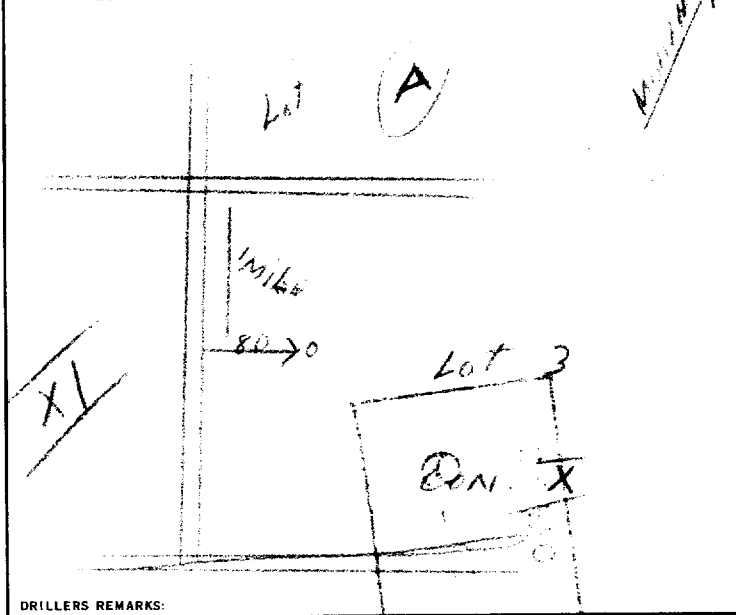
61 PLUGGING & SEALING RECORD			
DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)	
FROM	TO		
10-13	14-17		
18-21	22-25		
26-29	30-33	#0	

PUMPING TEST	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER			0010		GPM.	01	15-16 HOURS 30 MINS
	STATIC LEVEL	WATER LEVEL END OF PUMPING	25	WATER LEVELS DURING		1 <input type="checkbox"/> PUMPING 2 <input checked="" type="checkbox"/> RECOVERY		
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES		
	006	015	006	006	006	006		
	FEET	FEET	FEET	FEET	FEET	FEET	FEET	
IF FLOWING, GIVE RATE		38-41	PUMP INTAKE SET AT		WATER AT END OF TEST		42	
		GPM	20		1 <input checked="" type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY			
RECOMMENDED PUMP TYPE			RECOMMENDED PUMP SETTING	43-45	RECOMMENDED PUMPING RATE		46-49	
<input type="checkbox"/> SHALLOW <input type="checkbox"/> DEEP			030	FEET	0010		GPM	
50-53		GPM. / FT. SPECIFIC CAPACITY						

<p>54</p> <p>FINAL STATUS OF WELL</p> <p>1 <input type="checkbox"/> WATER SUPPLY</p> <p>2 <input type="checkbox"/> OBSERVATION WELL</p> <p>3 <input type="checkbox"/> TEST HOLE</p> <p>4 <input type="checkbox"/> RECHARGE WELL</p>	<p>5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY</p> <p>6 <input type="checkbox"/> ABANDONED, POOR QUALITY</p> <p>7 <input type="checkbox"/> UNFINISHED</p>
<p>55-56</p> <p>WATER USE</p> <p>02</p>	<p>1 <input type="checkbox"/> DOMESTIC</p> <p>2 <input checked="" type="checkbox"/> STOCK</p> <p>3 <input type="checkbox"/> IRRIGATION</p> <p>4 <input type="checkbox"/> INDUSTRIAL</p> <p><input type="checkbox"/> OTHER</p>
<p>57</p> <p>METHOD OF DRILLING</p>	<p>5 <input type="checkbox"/> COMMERCIAL</p> <p>6 <input type="checkbox"/> MUNICIPAL</p> <p>7 <input type="checkbox"/> PUBLIC SUPPLY</p> <p>8 <input type="checkbox"/> COOLING OR AIR CONDITIONING</p> <p>9 <input type="checkbox"/> NOT USED</p>

LOCATION OF WELL 6233

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

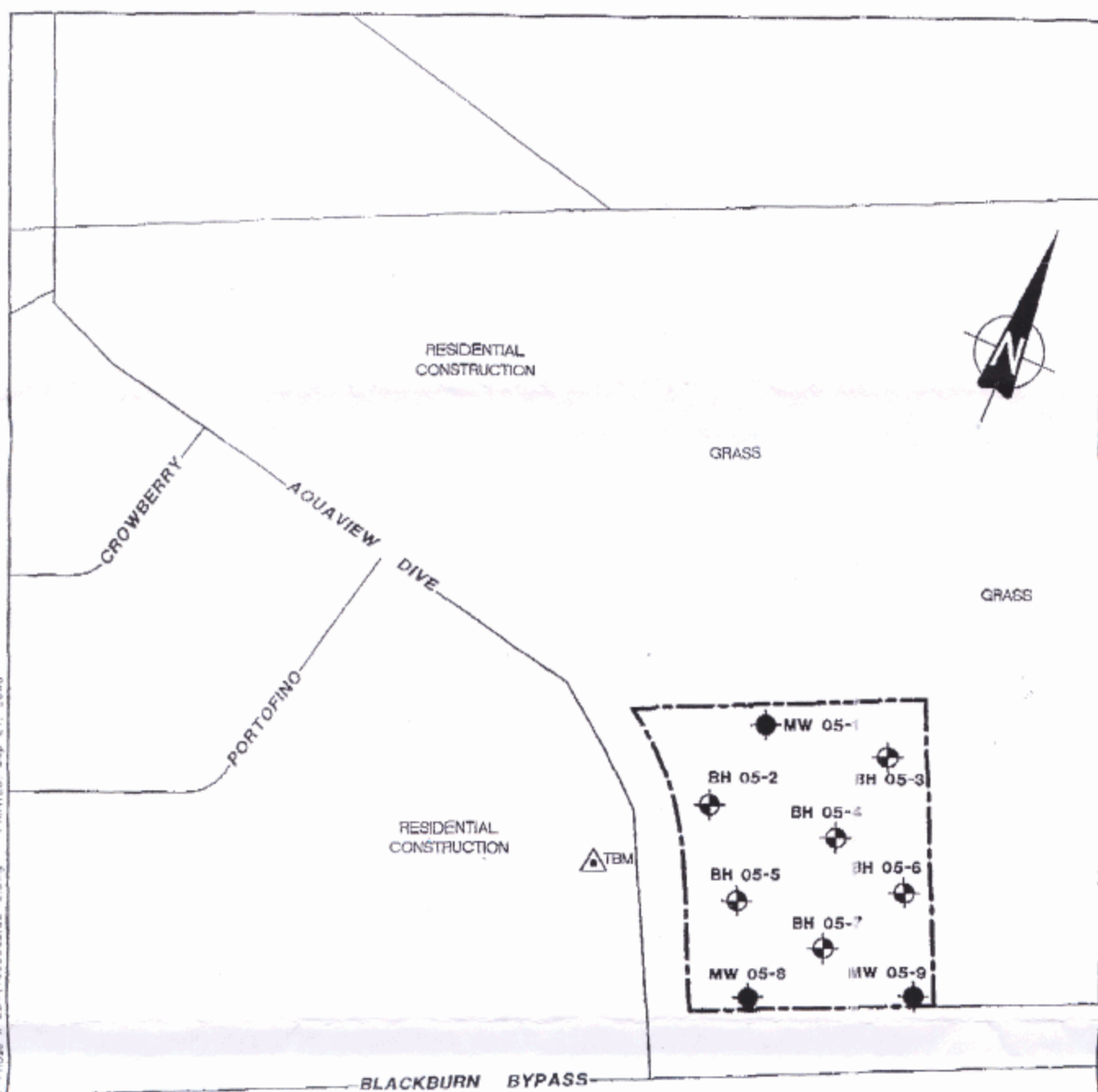


DRILLERS REMARKS:

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER
	G. Charbonneau & Son Drilling		1504
	ADDRESS		
	R. R. 2, Box 194, Orleans, Ont.		
	NAME OF DRILLER OR BORER		LICENCE NUMBER
	L. Bourgeois		
	SIGNATURE OF CONTRACTOR	SUBMISSION DATE	
	<i>[Signature]</i>	DAY 7 MO. 10 YR. 7	

OFFICE USE ONLY	DATA SOURCE	58	CONTRACTOR	59-62	DATE RECEIVED	63-68	69
	1		1504		230175		
	DATE OF INSPECTION		INSPECTOR				
	REMARKS:					P	✓
						WI	

1	7	3	Beane, H. W.	2008/08/29	LOSO 19
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SEP 29 2008

C-1844
M01080
C03074

LEGEND:	
	APPROXIMATE PROPERTY BOUNDARY
	BOREHOLE
	MONITORING WELL
	TEMPORARY BENCHMARK (TOP OF FIRE HYDRANT) ASSUMED EL.=100.00 m

CITY OF OTTAWA
PHASE II ENVIRONMENTAL SITE ASSESSMENT
EAST END POTENTIAL POOL SITE 1, BLACKBURN BYPASS
SITE PLAN
OTTAWA, ONTARIO

Scale:
1:2000
(approx.)

Job No.:
1003360.02

Dwg. No.:
2A

Date:
05/09/21

Dwn. by:
GBB

Appd.:

Jacques Whitford

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Consultant

EDUCATION

Carleton University, B.Eng., 2015
Environmental Engineering

St. Lawrence College, 2008
Environmental Technician

EXPERIENCE

2016 to Present

Paterson Group Inc.

Environmental and Geotechnical Division
Environmental Consultant

2015 to 2016

Kanellos Consulting Inc.

Environmental Consultant

Summers 2013 & 2014

GFL Environmental Inc.

Environmental Technician

2008 to 2011, summer 2012

Petroleum Enviro Services (Div. of ASM Corrosion Control)

Environmental Consultant

SELECT LIST OF PROJECTS

Nortex Industrial Site - Soil and Groundwater Remediation - Kingston, ON
Contaminated Soil and Groundwater Sampling - Various sites - Eastern ON
Designated Substance Surveys and Reports - Various sites - Eastern ON
Mould Sampling, Assessments and Reports - Various sites - Eastern ON
Surcharge and Settlement Surveys - Ottawa, ON
Tank Site Remediation Program - Various sites - Alberta
Tank Installation Drawings (PTMAA) - Various sites - Alberta