

August 30, 2018  
File: PE4391-LET.02

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Ottawa, Ontario  
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Fax: (613) 226-6344

**Claridge Homes**  
210 Gladstone Avenue  
Ottawa, Ontario  
K2C 0P9

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

Attention: **Mr. Vincent Denomme**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Phase I - Environmental Site Assessment Update  
Vacant Lot – 866 Eagleson Road at Terry Fox Drive  
Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (ESA) Update for the vacant parcel of land situated at Eagleson Road at Terry Fox Drive, addressed 866 and 898 Eagleson Road, 1355 and 1365 Terry Fox Drive, and an additional municipal parcel of land bound between 866 Eagleson Road and Terry Fox Drive, in the City of Ottawa, Ontario. This report updates a Phase I prepared by Paterson, dated January 15, 2015, and is intended to meet the requirements for a Phase I ESA as per the MOECC standard O.Reg. 153/04 as amended by O.Reg. 269/11. This report is to be read in conjunction with the previous report.

## Site Information

The subject site is comprised of five (5) vacant lots: 866 Eagleson Road, 898 Eagleson Road, 1365 Terry Fox Drive, 1355 Terry Fox Drive and a municipal parcel of land, abutting 866 Eagleson Road, and is located on the northwest corner of Eagleson Road and Terry Fox Drive / Hopeside Road, in the City of Ottawa, Ontario. The subject site is mostly treed with some brush. The subject site is below the grade of Eagleson Road, and uneven throughout, sloping slightly towards the southeast. The regional topography slopes downwards to the east towards Mahoney Creek. No structures were observed on the subject site. Site drainage is primarily infiltration. The configuration of the subject site is shown on Drawing PE4391-1 - Site Plan, which is appended to this report.

## **Records Review**

### **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 the potential to impact the subject site, based on their separation distance.

### **First Developed Use Determination**

According to the chain of title, city directories and aerial photographs, the subject properties have never been developed.

### **Previous Environmental Reports**

- ❑ 'Phase I Environmental Site Assessment, Vacant Lot – Eagleson Road at Terry Fox Drive, Ottawa, Ontario', prepared by Paterson Group, dated January 15, 2015.

Paterson conducted a Phase I-ESA for the subject property in 2015. Based on the review of historical information, the subject site has always been undeveloped land used for agricultural purposes. Based on the Phase I-ESA report, no potentially contaminating activities (PCAs) were identified on-or off-site. As a result, no areas of resulting in no areas of potential environmental concern (APECs) were identified.

### **Plan of Survey**

It has been reported to Paterson that a plan of survey for the subject site is being prepared. The plan of survey was unavailable at the time of issuance of this report.

### **Environment and Climate Change Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 20, 2018. The subject site was not listed in the NPRI database nor were any neighbouring properties.

### **Ontario Ministry of the Environment (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 issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded to the client if it contains any pertinent information

### **MOECC 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 MOECC. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **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 August 20, 2018. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 20, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were found for the subject site or neighbouring properties. A copy of the TSSA correspondence is appended to this report.

### **City of Ottawa Landfill Document**

The document entitled “Old Landfill Management Strategy, Phase I - Identification of Sites, City of Ottawa”, was reviewed. No former waste disposal sites were located within the Phase I study area.

### **City of Ottawa Historical Land Use Inventory (HLUI)**

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. At the time of this report, the HLUI search results had not been received. A copy of the HLUI request form is appended to this report.

### **Aerial Photographs**

The latest aerial photograph within the Paterson 2015 report is from 2011. A review of aerial photographs from 2014 and 2017 show no change to the subject site. Some residential development has occurred approximately 40 m south east of the subject site, but no other significant changes have occurred to properties within the Phase I study area.

## **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 elevation of the subject site is between 95 and 97 m ASL, and that the regional topography in the general area of the site slopes gradually downward to the south east. According to the maps, the nearest water body is the Mahoney Creek, located approximately 150 m to the east of the site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

## **Physiographic Maps**

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as “clay plains interrupted by ridges of rock or sand”. Mapping shows the subject site as situated on an area of clay plains.

## **Water Well Records**

A search of the MOECC’s web site for all drilled well records within 250 m of the subject site was conducted on August 20, 2018. The search returned one (1) domestic water well record located within the Phase I study area from 1986. A copy of the water well record is appended to this report.

## **Property Owner Representative Interview**

Mr. Vincent Denomme of Claridge Homes was interviewed via email as part of this assessment. The interview was conducted prior to the Phase I ESA site visit on August 20, 2018. Mr. Denomme was not aware of any environmental concerns with respect to the subject site.

## **Site Reconnaissance**

Our site reconnaissance visit was conducted on August 20, 2018. Weather conditions were sunny, with a temperature of approximately 28° C. Ms. Mandy Witteman from the Environmental Department of Paterson Group conducted the site inspection. 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.

The site is vacant, and mostly vegetated with trees and low brush. The edges of the site are grassed with some detection of gravel, likely from surrounding construction projects.

Site drainage consists of ditches and infiltration. No discoloured vegetation was observed on the property.

No private sewage systems were observed on the subject property. Two (2) boreholes (BHs) and one monitoring well were observed on the subject site at the time of the assessment. The boreholes and well were part of the geotechnical investigation that Paterson completed in 2015. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection. There were no unidentified substances observed on the subject site. The surrounding properties were also observed during the site visit and are shown on Drawing PE4391-2 - Surrounding Land Use Plan.

### **Geotechnical Investigation**

A geotechnical Investigation (PG3411-REP.01) was conducted in conjunction with the original Phase I-ESA, dated in January 2015. The soil profile generally consisted topsoil overlying a loose to very loose silty sand/sandy silt layer mixed with some clay followed by a thin brown silty clay crust layer. A deep firm to soft, grey silty clay deposit was encountered below the above noted layers. Practical refusal to dynamic cone penetration test (DCPT) was completed at BH1 through BH6 at depths varying between 32 to 36 m.

## **Review and Evaluation of Information**

### **Land Use History**

The current and past uses of the site have been agricultural or vacant, and do not indicate any potential concern.

### **Potentially Contaminating Activities (PCAs)**

No potentially contaminating activities were identified in the Phase I – ESA study area.

### **Areas of Potential Environmental Concern (APEC)**

No Areas of Potential Environmental Concern were identified in this Phase I ESA.

### **Contaminants of Potential Concern (CPC)**

Based on the past uses of the subject site, no Contaminants of Potential Concern (CPCs) were identified.

## **Conceptual Site Model**

### **Geological and Hydrogeological Setting**

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 dolomite of the Gull River Formation. Overburden consists of clay and silt of offshore marine sediment, with a drift thickness of 2 to 3 m on the eastern edge of the subject site and extending to 15 to 25 m gradually toward the west.

The regional topography slopes downwards towards the southeast direction. The regional groundwater flows in an easterly direction towards Mahoney Creek.

### **Contaminants of Potential Concern**

No contaminants of potential concern were identified by this Phase I – ESA.

### **Existing Buildings and Structures**

The subject site is currently vacant. No buildings or structures are known to ever have been present on the site.

### **Water Bodies**

The Monahan Drain stormwater management pond is located approximately 135 m to the northeast of the subject site.

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

The Ministry of the Environment was contacted regarding the presence of groundwater wells in the area of the subject site. Based on search results provided by the MOECC, there is one (1) domestic well in the Phase I study area.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is vacant, agricultural or residential. No environmental concerns were identified with the use of neighbouring lands.

## **Potentially Contaminating Activities and Areas of Potential Environmental Concerns**

No Potentially Contaminating Activities (PCAs) were identified on the subject site. As a result, no Areas of Potential Environmental Concerns (APECs) were identified.

## **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 have been no potentially contaminating activities on the subject site which have the potential to have impacted the Phase I property.

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

## **Conclusions**

As a result of the additional historical research and follow-up site visit undertaken as part of this assessment in order to meet the requirements of O.Reg. 153/04 as amended by O.Reg. 269/11, it is our opinion that a Phase II ESA is not required for the subject site.

## Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work and O.Reg. 153/04. The conclusions presented herein are based on information gathered from a historical review and field inspection program. The findings of the Phase I ESA Update 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.

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 Claridge Homes. Permission and notification from Claridge Homes and this firm will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

### Paterson Group Inc.



Mandy Witteman, MASc., EIT.



Mark S. D'Arcy, P.Eng.

### Report Distribution:

- ☐ Claridge Homes (1 copy)
- ☐ Paterson Group (1 copy)

### Attachments:

- ☐ Figure 1 - Key Plan
- ☐ Figure 2 - Topographic Map
- ☐ Drawing PE4391-1 - Site Plan
- ☐ Drawing PE4391-2 - Surrounding Land Use Plan
- ☐ TSSA Correspondence
- ☐ MOECC Well Records







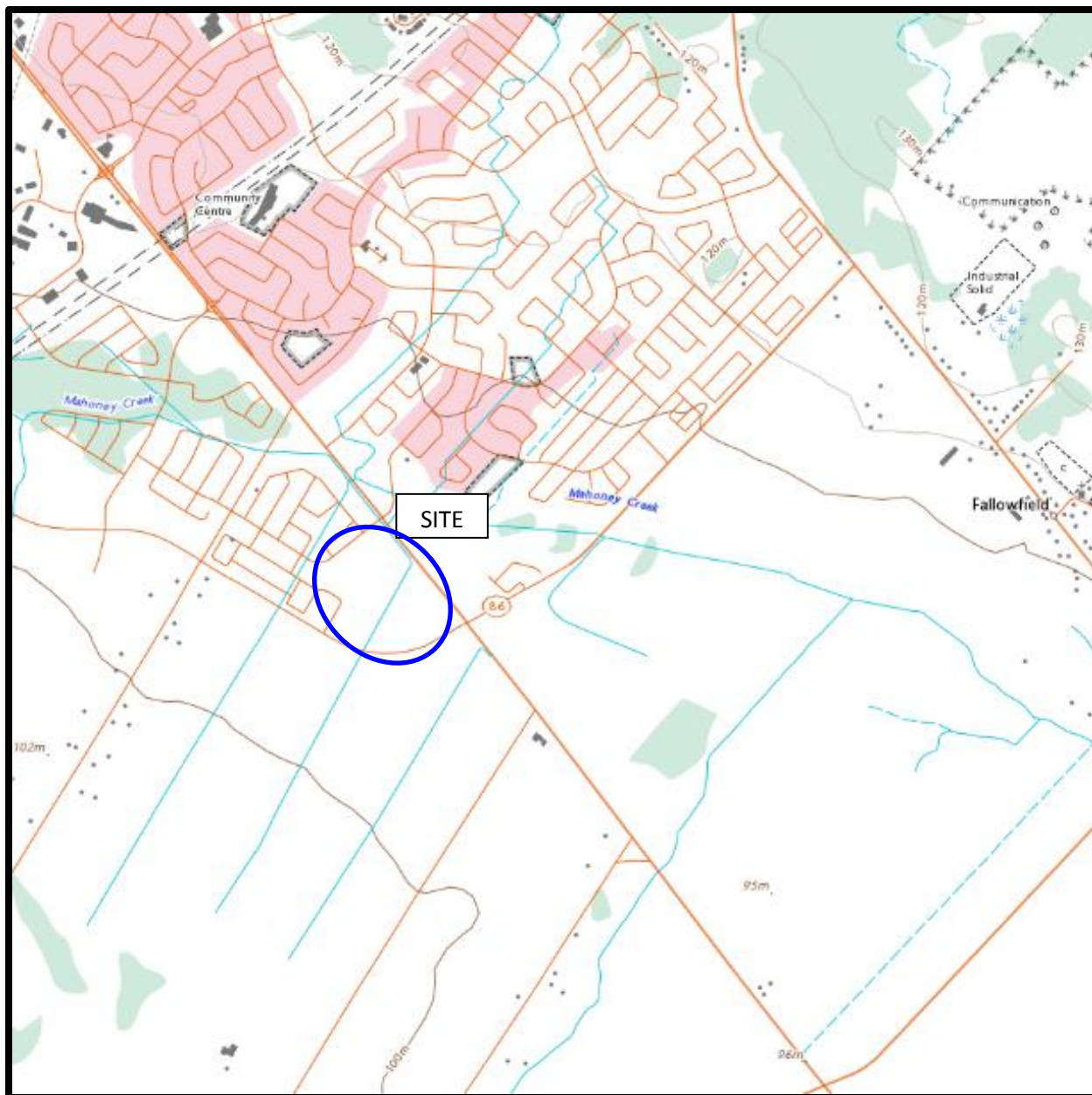
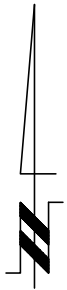
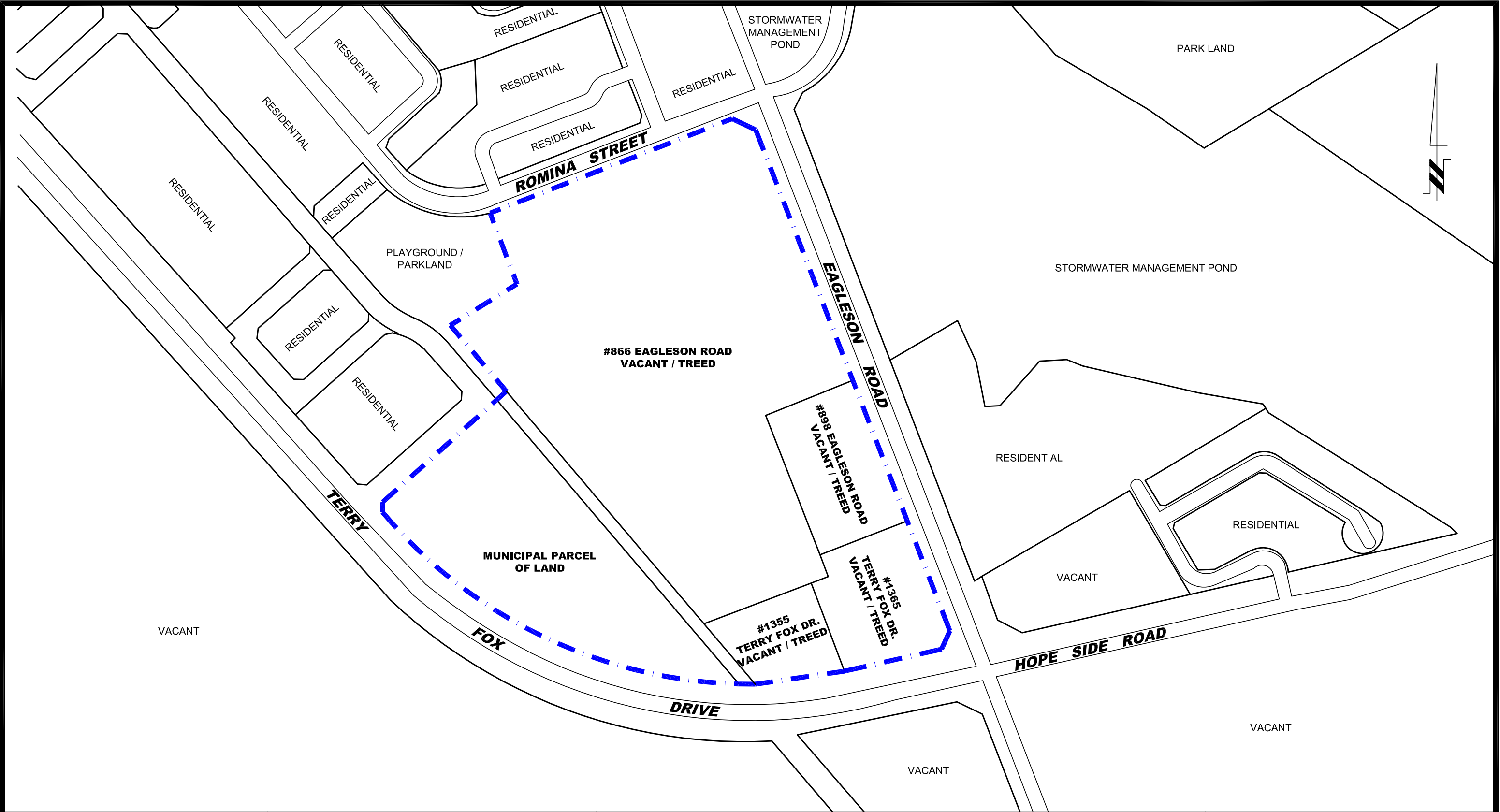


FIGURE 2  
TOPOGRAPHIC MAP



**patersongroup**  
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NO.	REVISIONS	DATE	INITIAL

CLARIDGE HOMES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
EAGLESON ROAD AT TERRY FOX DRIVE

OTTAWA,  
Title:

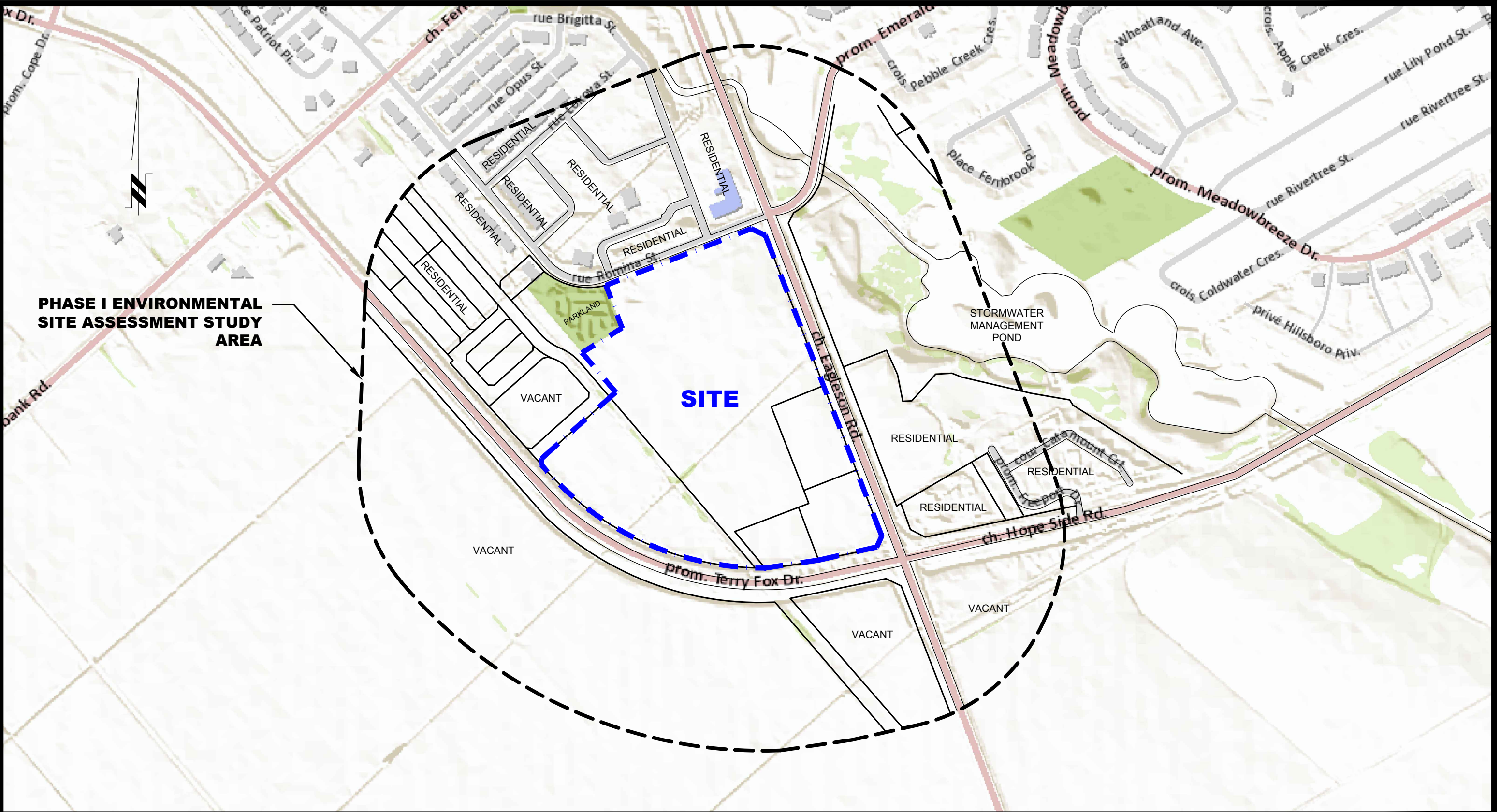
ONTARIO

SITE PLAN

Scale:	1:3000	Date:	09/2018
Checked by:	MW	Report No.:	PE4391-1
Approved by:	MSD	Drawing No.:	PE4391-1
Drawn by:	MPG		

p:\autocad drawings\environmental\pe4391\pe4391-1 site plan.dwg





**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT STUDY  
AREA**

**patersongroup**  
consulting engineers

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Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL

CLARIDGE HOMES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
EAGLESON ROAD AT TERRY FOX DRIVE

OTTAWA,  
Title:

ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:5000	Date:	09/2018
Checked by:	MW	Report No.:	PE4391-1
Approved by:	MSD	Drawing No.:	PE4391-2
Drawn by:	MPG		

## Mandy Witteman

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** August-21-18 1:59 PM  
**To:** Mandy Witteman  
**Subject:** RE: Records search request (PE4391)

Good afternoon Mandy,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationsservices@tssa.org](mailto: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.

Kind regards,

Yalini



**Yalini Kanagendran | Public Information Agent**

Facilities  
345 Carlingview Drive  
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Tel: +1-416-734-3449 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Mandy Witteman <MWitteman@Patersongroup.ca>  
**Sent:** August 20, 2018 3:06 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records search request (PE4391)

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 in Ottawa, ON:

Egleson Road: 480, 866, 898, 1365, 1355,  
Artesa Private: 100, 101, 109  
Brigitta St: 460  
Romina St: 205

Thanks you very much!



## The Ontario Water Resources Act

# WATER WELL RECORD

**1. PRINT ONLY IN SPACES PROVIDED**

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1520615

MUSIC 1519

500b

COUNTY OF DISTRICT

TOWNSHIP BOROUGH CITY, TOWN, VILLAGE

CON. BLOCK TRACT SURVEY/ETC

LOT 25 27

DATE COMPLETED 8/1/80

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LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

**31**

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**32**

10	14	15	21	37	42	54	59
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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	10
					FEET	

PUMPING TEST

71	PUMPING TEST METHOD		1D	PUMPING RATE		11-14	DURATION OF PUMPING		
	1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER			20		GPM	15-16	0 17-18	
							HOURS	WINS	
	25		WATER LEVELS DURING		1 <input type="checkbox"/> PUMPING				
					2 <input type="checkbox"/> RECOVERY				
PUMPING TEST	STATIC LEVEL		WATER LEVEL END OF PUMPING		15 MINUTES		30 MINUTES	45 MINUTES	60 MINUTES
	19-21		22-24		26-28		29-31	32-34	35-37
	12		50		50		50	50	50
	FEET		FEET		FEET		FEET	FEET	FEET
	IF FLOWING, GIVE RATE		38-41		PUMP INTAKE SET AT		WATER AT END OF TEST		42
		GPM				FEET		1 <input type="checkbox"/> CLEAR 2 <input checked="" type="checkbox"/> CLOUDY	
RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING		43-45		RECOMMENDED PUMP RATE		46-49	
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP		50		FEET		10		GPM	

50-53

<p><b>FINAL STATUS OF WELL</b></p>	<p>54</p> <p>1 <input checked="" 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><b>WATER USE</b></p>	<p>55-56</p> <p>1 <input checked="" type="checkbox"/> DOMESTIC</p> <p>2 <input 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>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>
<p><b>METHOD OF DRILLING</b></p>	<p>57</p> <p>1 <input type="checkbox"/> CABLE TOOL</p> <p>2 <input type="checkbox"/> ROTARY (CONVENTIONAL)</p> <p>3 <input type="checkbox"/> ROTARY (REVERSE)</p> <p>4 <input type="checkbox"/> ROTARY (AIR)</p> <p>5 <input checked="" type="checkbox"/> AIR PERCUSSION</p>	<p>6 <input type="checkbox"/> BORING</p> <p>7 <input type="checkbox"/> DIAMOND</p> <p>8 <input type="checkbox"/> JETTING</p> <p>9 <input type="checkbox"/> DRIVING</p>

### LOCATION OF WELL

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

Com 10

28m

$\frac{3}{10}$  km

Heritage  
Corners

↑  
N.

DRILLERS REMARKS

CONTRACTOR	NAME OF WELL CONTRACTOR <i>H. Maine Well Drilling</i>		LICENCE NUMBER <i>3644</i>	
	ADDRESS <i>Box 326, Richmond Ont.</i>			
	NAME OF DRILLER OR BORER <i>Mr. Jones</i>		LICENCE NUMBER	
	SIGNATURE OF CONTRACTOR <i>[Signature]</i>		SUBMISSION DATE DAY <i>3</i> MO. <i>5</i> YR. <i>86</i>	

OFFICE USE ONLY	DATA SOURCE	58 CONTRACTOR	59-62 DATA RECEIVED	63-68	80
	DATE OF INSPECTION		INSPECTOR		
	REMARKS				