

Geotechnical  
Engineering

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Materials Testing

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Studies

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**paterson**group

**Phase I - Environmental Site Assessment**

Half Moon Bay South (Phase 5)  
Greenbank Road  
Ottawa, Ontario

Prepared For

Mattamy Homes

February 1, 2019

Report: PE4536-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Mattamy Homes to conduct a Phase I – Environmental Site Assessment (Phase I ESA) of the vacant property located west of Alex Polowin Avenue and south of Des Soldats-Riendeau Street, 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.

Based on a review of historical sources, the subject site and surrounding properties have historically been used for agricultural purposes. No historical potentially contaminating activities were identified on the Phase I property. A farmhouse and several farm buildings were present immediately north of the subject property and utilized part of the subject site for agricultural purposes from at least 1956 to 2008. Two (2) small farm buildings, associated with the neighbouring farmhouse, were present on the subject site from at least 1956 until demolished sometime between 1999 and 2008. The neighbouring farmhouse and farm buildings were demolished sometime after 2008. No concerns were identified with the historical use of the subject site or any lands within the Phase I study area.

Following the historical review, a site inspection was conducted on January 28, 2019. The subject site is currently vacant and stripped of topsoil and native vegetation. The surrounding land use consisted of residential dwellings and a primary school. Numerous soil stockpiles were identified throughout the subject property. It is our understanding that this material is excess native soil, placed on site during the development of the surrounding residential neighbourhood. Based on this, and our observations made during the geotechnical investigation, this soil is not considered to pose a concern to the subject property.

No potentially contaminating activities or areas of potential environmental concern were identified on the subject site or within the Phase I study area.

### **Conclusion**

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

## **1.0 INTRODUCTION**

At the request of Mattamy Homes, Paterson Group (Paterson) conducted a Phase I – Environmental Site Assessment (Phase I ESA) of the vacant property located on the west side of Alex Polowin Avenue and south of Des Soldats-Riendeau Street, 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 at the request of Samantha Bajc of Mattamy Homes. Ms. Bajc can be reached by telephone at 613-831-5156.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all our findings and results of the environmental conditions at this site.

This Phase I ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, under the 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, as well as 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: Part of 3718 Greenbank Road in the City of Ottawa, Ontario

Legal Description: Part of Lot 8, Concession 3 (Rideau Front), Geographic Township of Nepean, Now the City of Ottawa.

Property Identification Number (PIN): Part of 04592-2110

Location: The subject site is located west of Alex Polowin Avenue and south of Des Soldats-Riendeau Street, in the City of Ottawa, Ontario

Latitude and Longitude: 45° 14' 24.6" N, 75° 44' 17.6" W

### **Site Description:**

Configuration: Rectangular

Site Area: 6.52 ha (approximate)

Zoning: MR1 – Mineral Aggregate Reserve Zone

Current Use: The subject site is currently vacant and cleared of native vegetation and topsoil.

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**

Based on historical aerial photographs, the subject site has never been formally developed, although two (2) small farm buildings/sheds were previously present on the eastern part of the land.

#### **National Archives**

Fire insurance plans and city directories are not available for the subject site and neighbouring properties.

#### **Plan of Subdivision**

A draft plan of subdivision, prepared by J.D. Barnes Limited and dated January 2019, was reviewed as a part of this assessment. The plan depicts the subject property in its proposed future configuration.

#### **Previous Engineering Reports**

Paterson has conducted several environmental and geotechnical projects in the area of the subject site, including several geotechnical investigations in 2015. A review of these reports did not indicate any environmental concerns for the subject site.

In conjunction with this Phase I ESA report, Paterson has conducted a geotechnical investigation of the subject site. Eight (8) test pits were dug throughout the property to provide coverage. No deleterious fill was identified on the subject property during this investigation. The soil stockpiles are considered to be excess native soils (including boulders), placed on site during the development of the surrounding residential neighbourhood, and are not considered to pose a concern to the subject property.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on January 25, 2019. The subject site and the 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, Conservation and Parks (MECP) Instruments**

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

### **MECP Incident Reports**

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

### **MECP Waste Management Records**

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

### **MECP Submissions**

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



### **MECP Coal Gasification Plant Inventory**

The Ontario Ministry of Environment, Conservation and Parks 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.

### **MECP Brownfields Environmental Site Registry**

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the subject 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.

### **MECP 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 site 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 Ontario Ministry of Natural Resources and Forestry (MNRF) website on January 24, 2019. No natural features or areas of natural significance were identified on the subject site or within the Phase I study area.

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

The TSSA Fuels Safety Branch in Toronto was contacted electronically on January 28, 2019 to inquire about current and former underground storage tanks, spills, and incidents for the subject site and neighbouring properties. The response from the TSSA indicated that the subject site and neighbouring properties are not listed in the TSSA registry. A copy of the correspondence with the TSSA, and the properties of interest, are 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 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, commencing with the earliest available photograph. Based on the review, the following observations have been made:

- |      |   |
|------|---|
| 1956 | The subject site and surrounding properties appear to be vacant or used for agricultural purposes at this time. A small barn can be seen on the eastern portion of the subject site. A farmhouse and associated farm buildings can be seen immediately north of the subject site.   |
| 1963 | No apparent changes have been made to the subject site or surrounding properties.   |
| 1976 | (City of Ottawa Website) No apparent changes have been made to the subject site or surrounding properties. Two (2) small farm buildings can be seen on the eastern portion of the subject property.   |
| 1987 | No apparent changes have been made to the subject site or surrounding properties. Large areas of topsoil and vegetation have been stripped on a property to the west of the subject site.   |
| 1999 | (City of Ottawa Website) No apparent changes have been made to the subject site or surrounding properties.  |
| 2008 | (City of Ottawa Website) The two (2) farm buildings on the eastern portion of the property appear to have been demolished. Debris from the buildings appears to remain on-site. No apparent changes have been made to the surrounding properties.   |
| 2017 | (City of Ottawa Website) The subject site appears in its current configuration. A neighbourhood consisting of residential dwellings has been constructed on the surrounding lands to the north and east. A school can also be seen east of the subject site. Large quantities of soil material, organized into piles of varying size, can be seen scattered throughout the subject property. Some metal shipping containers and construction materials can also be seen on the western portion of the subject property. |

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 site is approximately 100 m above sea level. The regional topography in the general area of the site slopes downward to the north, in the direction of the Jock River. 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. According to the 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 rarely more 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 the information from NRCAN, the bedrock in the area of the subject site consists of dolomite of the Oxford Formation. Based on the maps, the surficial geology consists of glaciofluvial deposits (northwest), and hummocky to rolling glacial till (southeast), with a drift thickness ranging from 15 to 25 m.

## **Water Well Records**

A search of the MECPs website for all drilled well records within 250 m of the subject site was conducted on January 28, 2019. Based on the online mapping search results, two (2) drinking water well records and one (1) well abandonment record was identified as being within the Phase I study area. However, a review of these well records indicate that they are not physically present within the Phase I study area.

## **Water Bodies and Areas of Natural Significance**

The nearest water body to the subject site is the Jock River, located approximately 1.6 km north of the subject property, adjacent to Greenbank Road. There are no water bodies present on the subject site. No areas of natural significance were identified within the Phase I study area.

## **5.0 SITE RECONNAISSANCE**

### **5.1 General Requirements**

The site assessment was conducted on January 28, 2019, between 12:30 PM and 1:30 PM. Weather conditions were partly sunny, with a temperature of approximately -20°C. Nick Sullivan, from the Environmental Department of Paterson Group, conducted the site inspection. In addition to the subject site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site inspection.

### **5.2 Specific Observations at Phase I Property**

#### **Buildings and Structures**

The subject site is currently vacant and grassed, with the exception of one (1) small metal shipping container located on the western portion of the subject property. A depiction of the subject site is presented on Drawing PE4536-1 – Site Plan, in the Figures section of this report.

#### **Site Features**

The subject site is not developed with any buildings and currently exists as vacant land. The subject site contains numerous stockpiles of soil of varying sizes, scattered throughout the property. It is our understanding that this material is excess native soil, which was placed on site during the development of the surrounding residential neighbourhood. Some construction materials, as well as a small metal shipping container, were present on the western portion of the property. The interior of the metal shipping container could not be accessed at the time of the site inspection.

Site drainage consists primarily of infiltration throughout the property. No hazardous materials were observed on the subject site. It should be noted that the ground was snow covered at the time of the site visit and thus a detailed surficial inspection could not be completed.

#### **Waste Materials**

Some construction material was observed, on the western portion of the property, in a small metal bin as well as several piles on the ground. The waste material observed was noted to be mainly wood, concrete and metal and does not pose a concern to the subject property.

### **Underground Utilities**

The subject site has no underground utilities that we are aware of.

### **Storage Tanks**

No storage tanks were present on the subject site at the time of the site inspection.

### **Drains, Pits and Sumps**

No drains, pits or sumps were present on the subject site at the time of the site inspection.

### **Unidentified Substances**

No unidentified substances were present on the subject site at the time of the site inspection. No surficial staining or indications of potential sub-surface contamination were observed during site inspection.

### **Hazardous Building Materials**

No hazardous building materials were present on the subject site at the time of the site inspection.

### **Phase I Study Area**

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:* Des Soldats-Riendeau Street, followed by residential dwellings and Black Raven Park;

*South:* Vacant grassland;

*East:* Alex Polowin Avenue, followed by residential dwellings and St. Benedict Catholic School;

*West:* Vacant grassland.

No Potentially Contaminating Activities were identified on the neighbouring properties in the Phase I study area. Property use within the Phase I study area is presented on Drawing PE4536-2 – Surrounding Land Use Plan.

## **6.0 REVIEW AND EVALUATION OF INFORMATION**

### **6.1 Land Use History**

Based on historical aerial photographs, the subject site has never been formally developed, although two (2) small farm buildings/sheds were previously present on the eastern part of the land.

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

Numerous soil stockpiles were identified throughout the property. It is our understanding that this material is excess native soil, placed on site during the development of the surrounding residential neighbourhood, and does not pose a concern to the subject property. No concerns were noted during the excavation of the geotechnical test holes placed on-site. No potentially contaminating activities were identified on the subject site or within the Phase I study area.

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

No areas of potential environmental concern were identified on the subject site during the site inspection.

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

No contaminants of potential concern were identified on the Phase I property during the site inspection.

### **6.2 Conceptual Site Model**

#### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada, the subject site is located in an area of dolomite bedrock, with a 15 to 25 m thick overburden consisting of glaciofluvial deposits and hummocky to rolling glacial till. Groundwater is expected to flow to the north, towards the Jock River.

#### **Water Bodies**

There are no water bodies present on the subject site or within the Phase I Study area. The nearest water body to the subject site is the Jock River, located approximately 1.6 km north of the subject property.

## **Existing Buildings and Structures**

The subject site is not developed with any buildings and currently exists as vacant land.

## **Areas of Natural Significance**

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

## **Water Wells**

A search of the MECPs website for all drilled well records within 250 m of the subject site was conducted on January 28, 2019. Based on the online mapping search results, two (2) drinking water well records and one (1) well abandonment record was identified as being within the Phase I study area. However, a review of these well records indicate that they are not physically present within the Phase I study area.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I study area consists mainly of vacant grassland (south and west), residential dwellings (north and east), a public park (north), and a primary school (east). No concerns were identified with the current neighbouring land use.

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

As per Section 6.1 of this report, there were no potentially contaminating activities or areas of potential environmental concern identified on the subject site or within the Phase I study area.

## **Contaminants of Potential Concern**

No contaminants of potential concern were identified on the subject site.

## **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 PCAs or APECs associated with the subject site. 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.

## **7.0 CONCLUSION**

### **Assessment**

Paterson Group was retained by Mattamy Homes to conduct a Phase I – Environmental Site Assessment (Phase I ESA) of the vacant property located west of Alex Polowin Avenue and south of Des Soldats-Riendeau Street, 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.

Based on a review of historical sources, the subject site and surrounding properties have historically been used for agricultural purposes. No historical potentially contaminating activities were identified on the Phase I property. A farmhouse and several farm buildings were present immediately north of the subject property and utilized part of the subject site for agricultural purposes from at least 1956 to 2008. Two (2) small farm buildings, associated with the neighbouring farmhouse, were present on the subject site from at least 1956 until demolished sometime between 1999 and 2008. The neighbouring farmhouse and farm buildings were demolished sometime after 2008. No concerns were identified with the historical use of the subject site or any lands within the Phase I study area.

Following the historical review, a site inspection was conducted on January 28, 2019. The subject site is currently vacant and stripped of topsoil and native vegetation. The surrounding land use consisted of residential dwellings and a primary school. Numerous soil stockpiles were identified throughout the subject property. It is our understanding that this material is excess native soil, placed on site during the development of the surrounding residential neighbourhood. Based on this, and our observations made during the geotechnical investigation, this soil is not considered to pose a concern to the subject property.

No potentially contaminating activities or areas of potential environmental concern were identified on the subject site or within the Phase I study area.

### **Conclusion**

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



## 8.0 STATEMENT OF LIMITATIONS

This Phase I – Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04, as amended, 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 as well as 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 Mattamy Homes. Permission and notification from Mattamy Homes and Paterson Group will be required to release this report to any other party.

### **Paterson Group Inc.**



Nick Sullivan, B.Sc.



Mark S. D'Arcy, P.Eng., QP<sub>ESA</sub>



### **Report Distribution:**

- Mattamy Homes
- Paterson Group Inc.

## **9.0 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**

MECP Freedom of Information and Privacy Office.  
MECP Municipal Coal Gasification Plant Site Inventory, 1991.  
MECP document titled “Waste Disposal Site Inventory in Ontario”.  
MECP Brownfields Environmental Site Registry.  
MECP Water Well Inventory.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
Ministry of Natural Resources and Forestry: Areas of Natural Significance.  
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 eMap website.

### **Local Information Sources**

Previous Engineering Reports.  
Plan of Subdivision prepared by J.D. Barnes Limited and dated January 2019.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4536-1 – SITE PLAN**

**DRAWING PE4536-2 – SURROUNDING LAND USE PLAN**

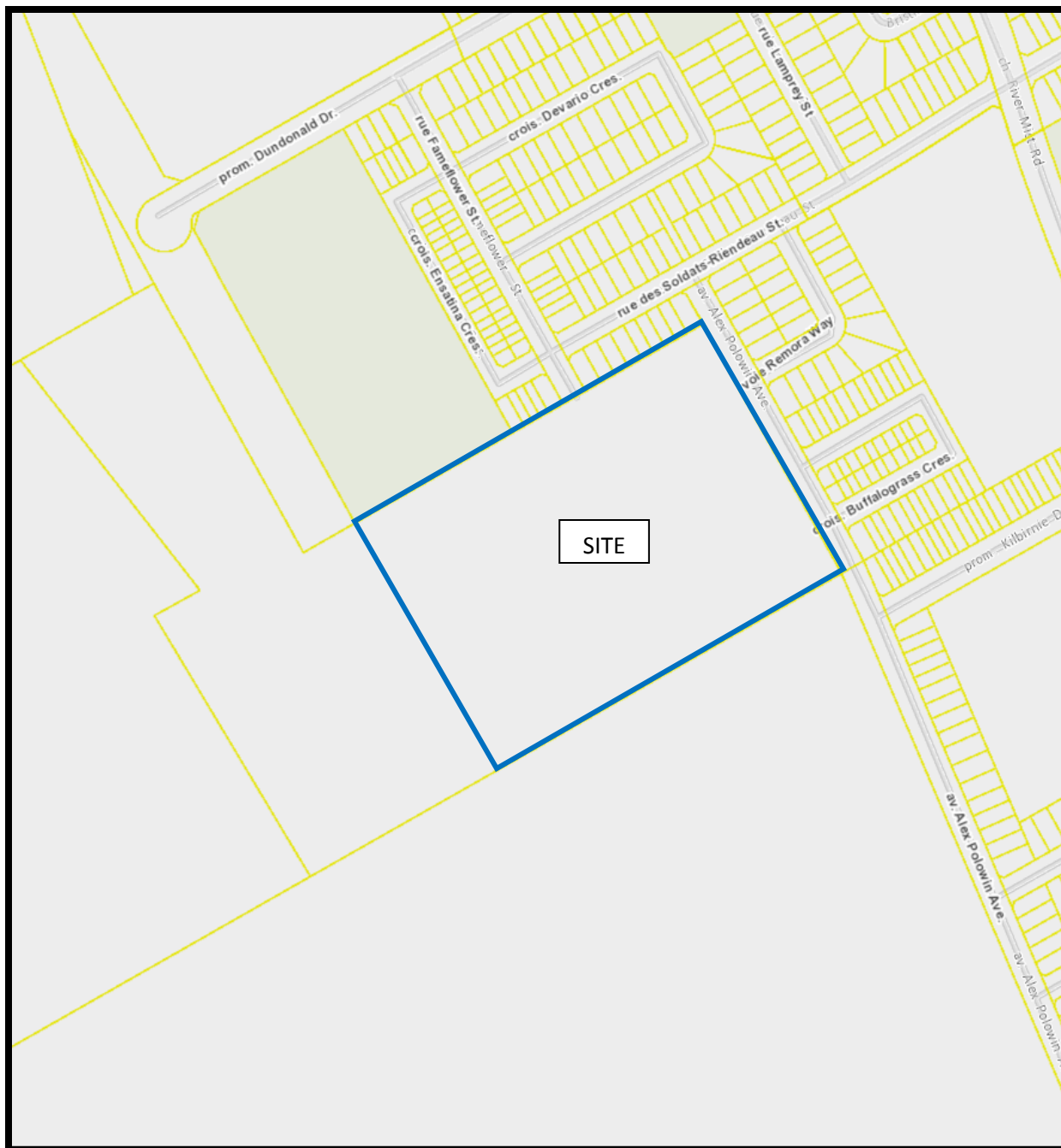


FIGURE 1  
KEY PLAN

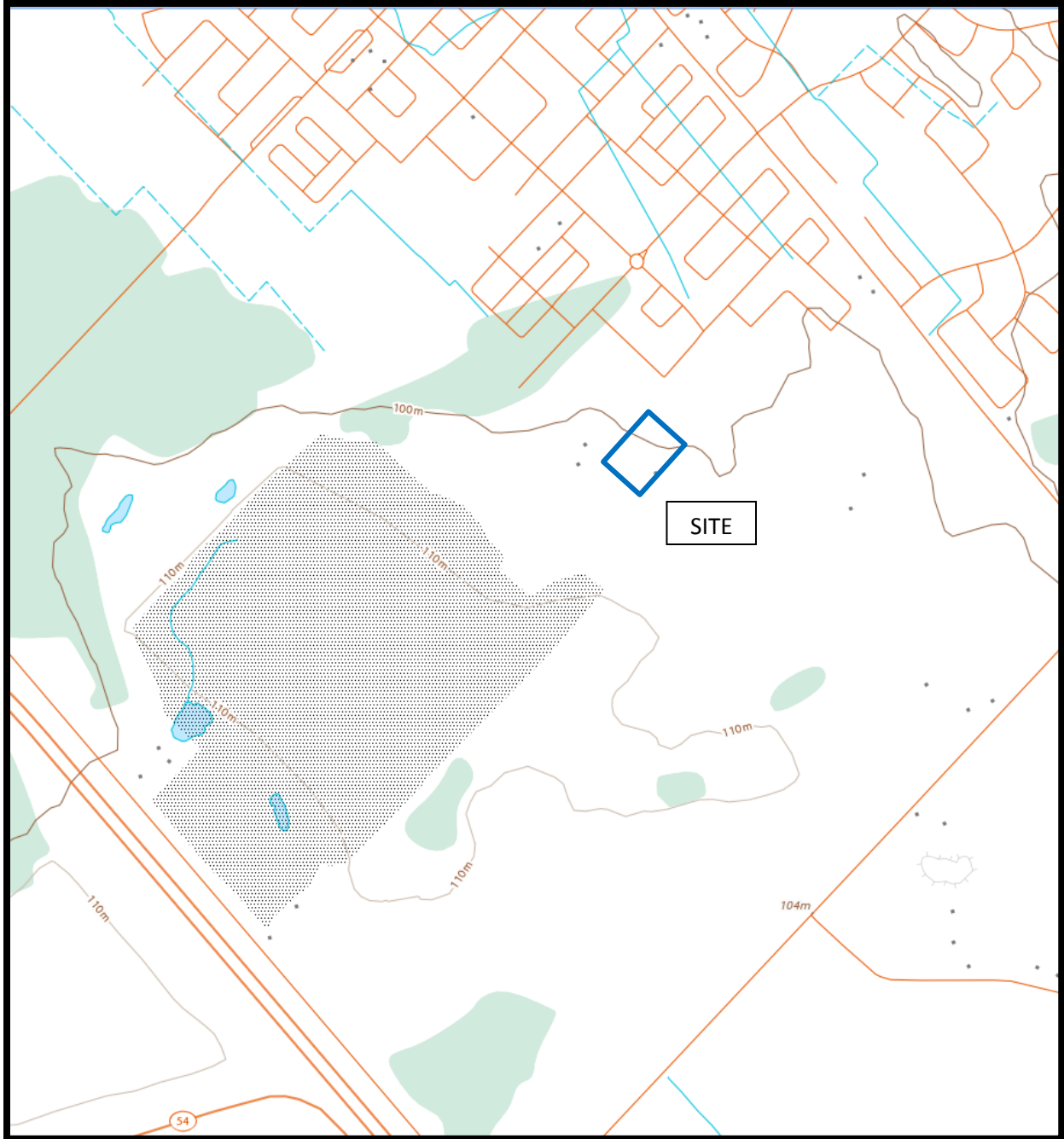
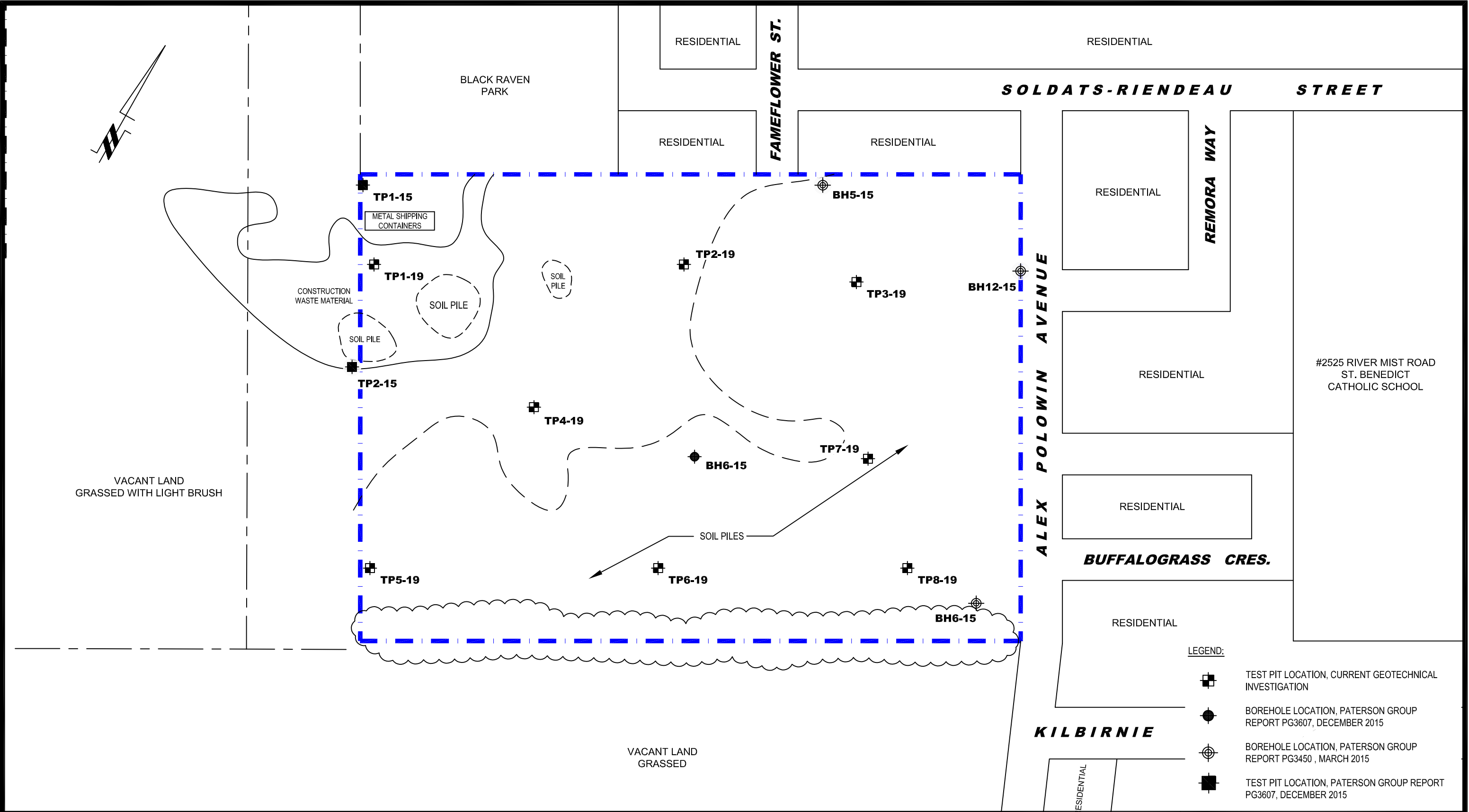


FIGURE 2  
TOPOGRAPHIC MAP



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NO.	REVISIONS	DATE	INITIAL

MATTAMY HOMES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

HALF MOON BAY SOUTH RESIDENTIAL DEVELOPMENT - GREENBANK RD.

OTTAWA, ONTARIO

Title:

SITE PLAN

Scale:	1:1500	Date:	01/2019
Drawn by:	MPG	Report No.:	PE4536-1
Checked by:	NS	PE4536-1	Revision No.:
Approved by:	MSD		

p:\autocad drawings\environmental\pe4536\pe4536-1 site plan.dwg

[illegible]

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NO.	REVISIONS	DATE	INITIAL

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Scale:	1:4000	Date:	01/2019
Drawn by:	MPG	Report No.:	PE4536-1
Checked by:	NS	<div style="font-size: 2em; font-weight: bold;">PE4536-2</div>	
Approved by:	MSD		

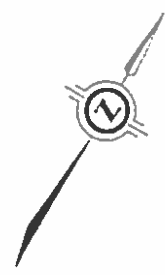
# **APPENDIX 1**

**PLAN OF SUBDIVISION**

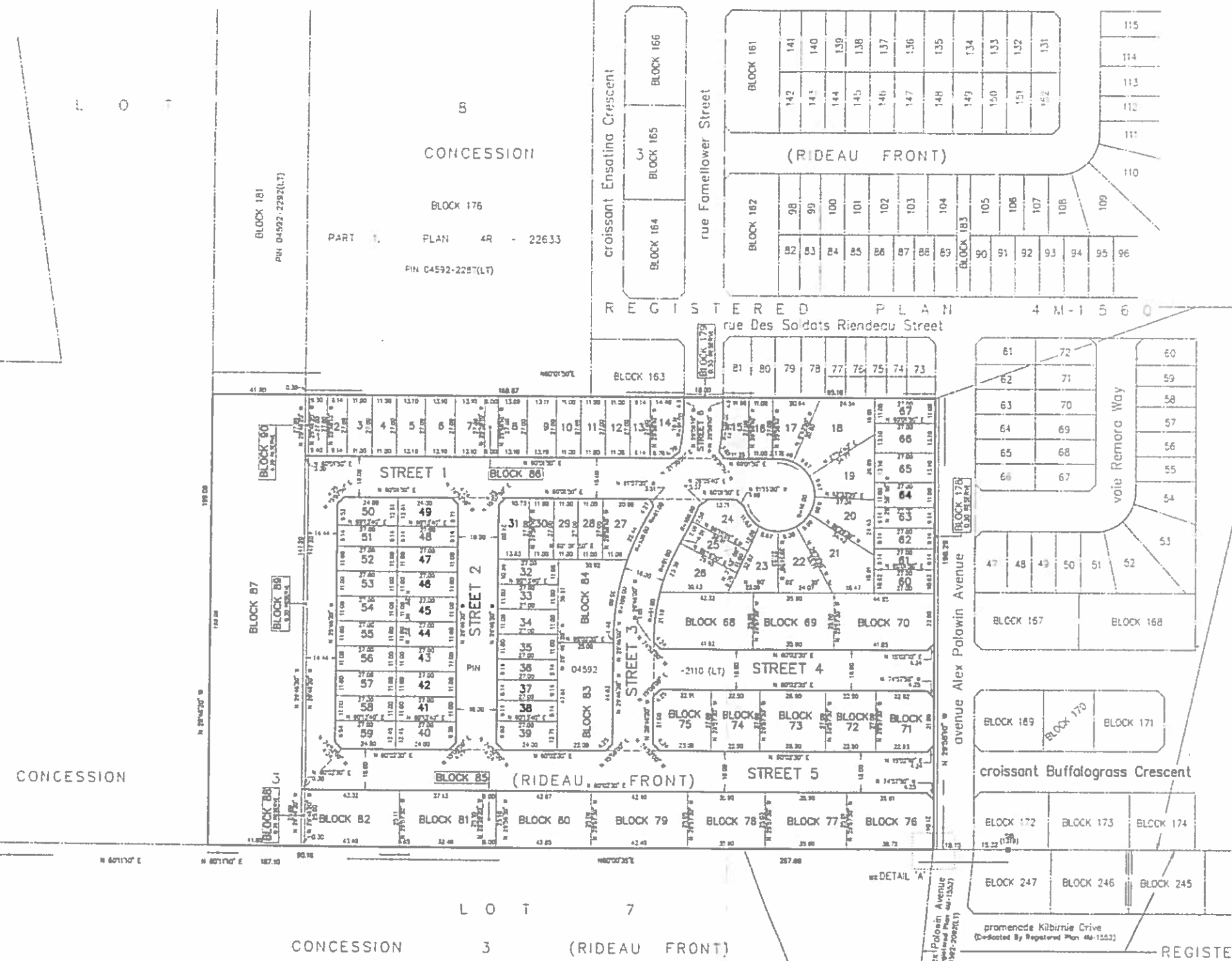
**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

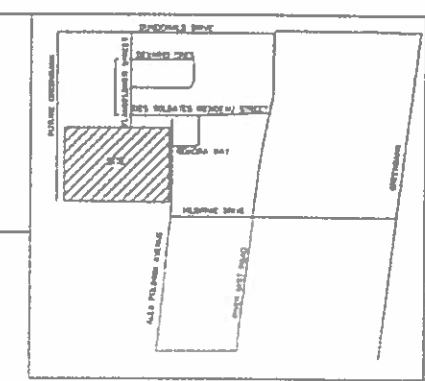
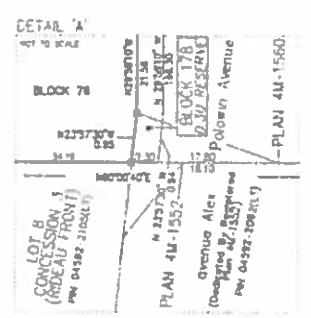




PART 2, PLAN 5R-1 3403  
PART 1, PLAN 4R-743  
PIN 04592-0037(LT)



SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN OUR LETTER DATED 2017  
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF 2018  
FELICE PETR, P. ENG. MANAGER  
DEVELOPMENT REVIEW & SUBURBAN SERVICES  
PLANNING AND GROWTH MANAGEMENT DEPARTMENT  
CITY OF OTTAWA



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

ADDITIONAL INFORMATION As required under section 51(17) of the Planning Act R.S.O. 2001

- (a) - As shown on this Plan.
- (c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (f)(i) - Full Municipal Services.
- (j) - Offshore Marine Deposits of this city and all, Bedrock, Glacial Formation, Invertebrate.

DRAFT PLAN OF SUBDIVISION OF  
PART OF LOT 8  
CONCESSION 3 (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA

J.D. BARNES LIMITED  
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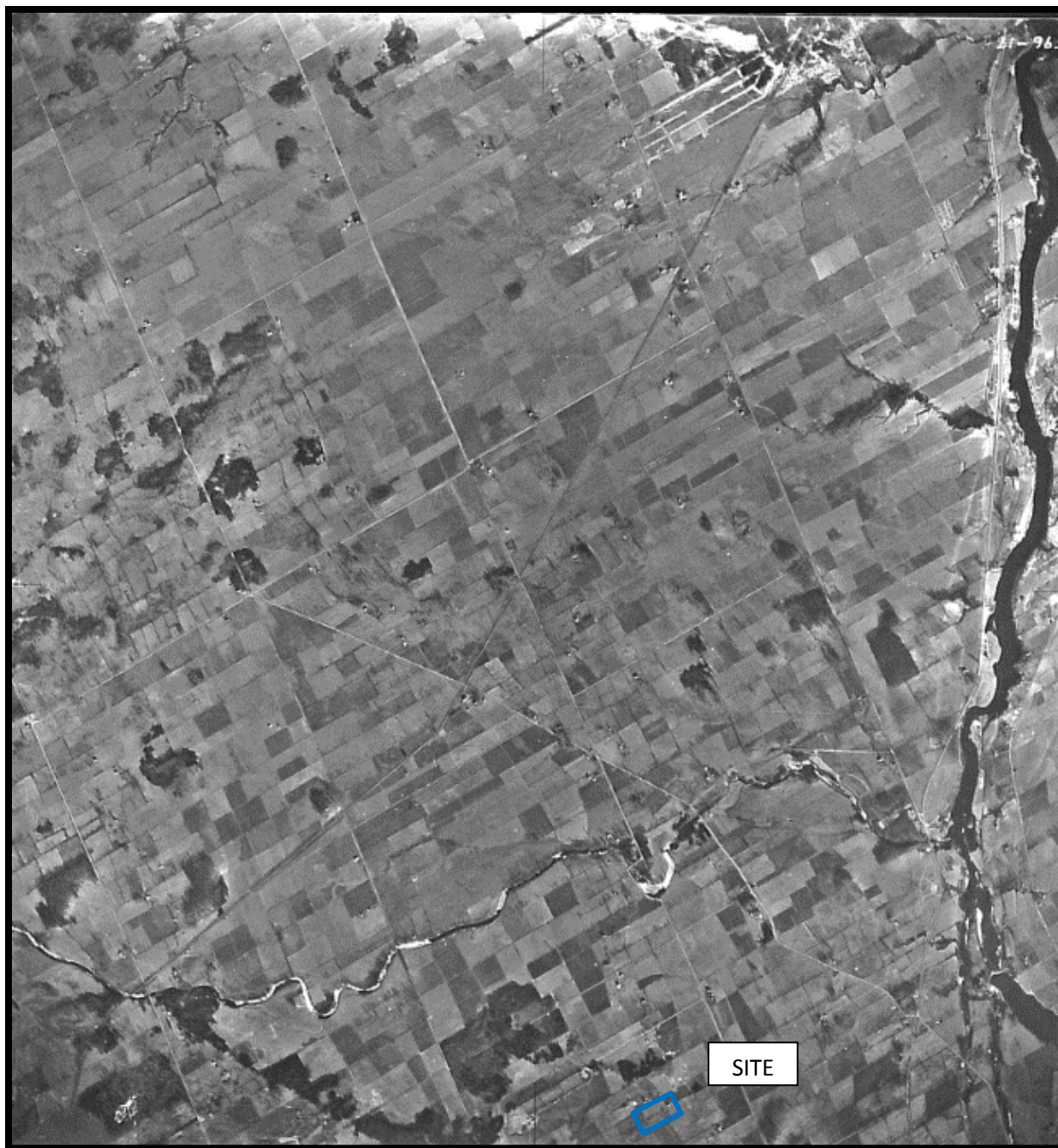


Schedule of Land Use		
Land Use	Blocks/Lots	AREA (ha)
Singles	Lots 1 to 67	2.23
Regular Townhomes	Blocks 68 to 70, 76 to 84	1.22
Back to Back Townhomes	Blocks 71 to 75	0.34
Walkway	Blocks 85 and 86	0.03
0.50m Reserve	Blocks 88 to 93	0.01
Streets	Street 1 to 6, BLOCK 93	2.83
Total		6.46

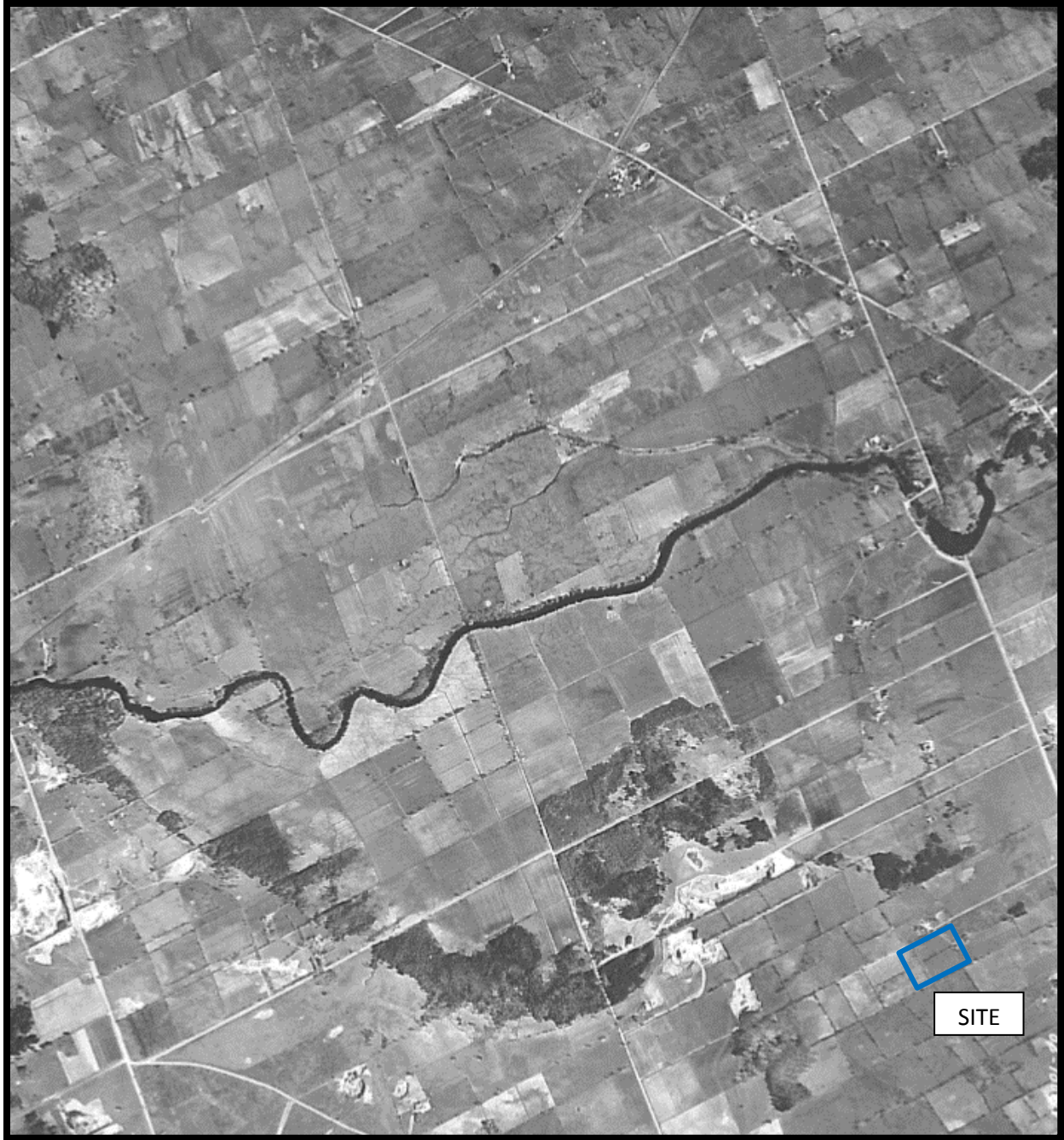
SURVEYOR'S CERTIFICATE  
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON 201

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
3000 BAYVIEW AVE. SUITE 200 OTTAWA, ON K2H 1P1  
T: 613-731-1344 F: 613-731-1343 www.jdbarnes.com

DRAWN BY	EC	CHECKED BY	CF	REFERENCE NO.	18-10-127-00
FILE: C:\18-10-127-00\Drawings\Draw Plan\18-10-127-00\Drawings\Draw Plan.dwg					
PLOTED: 1/7/2018					

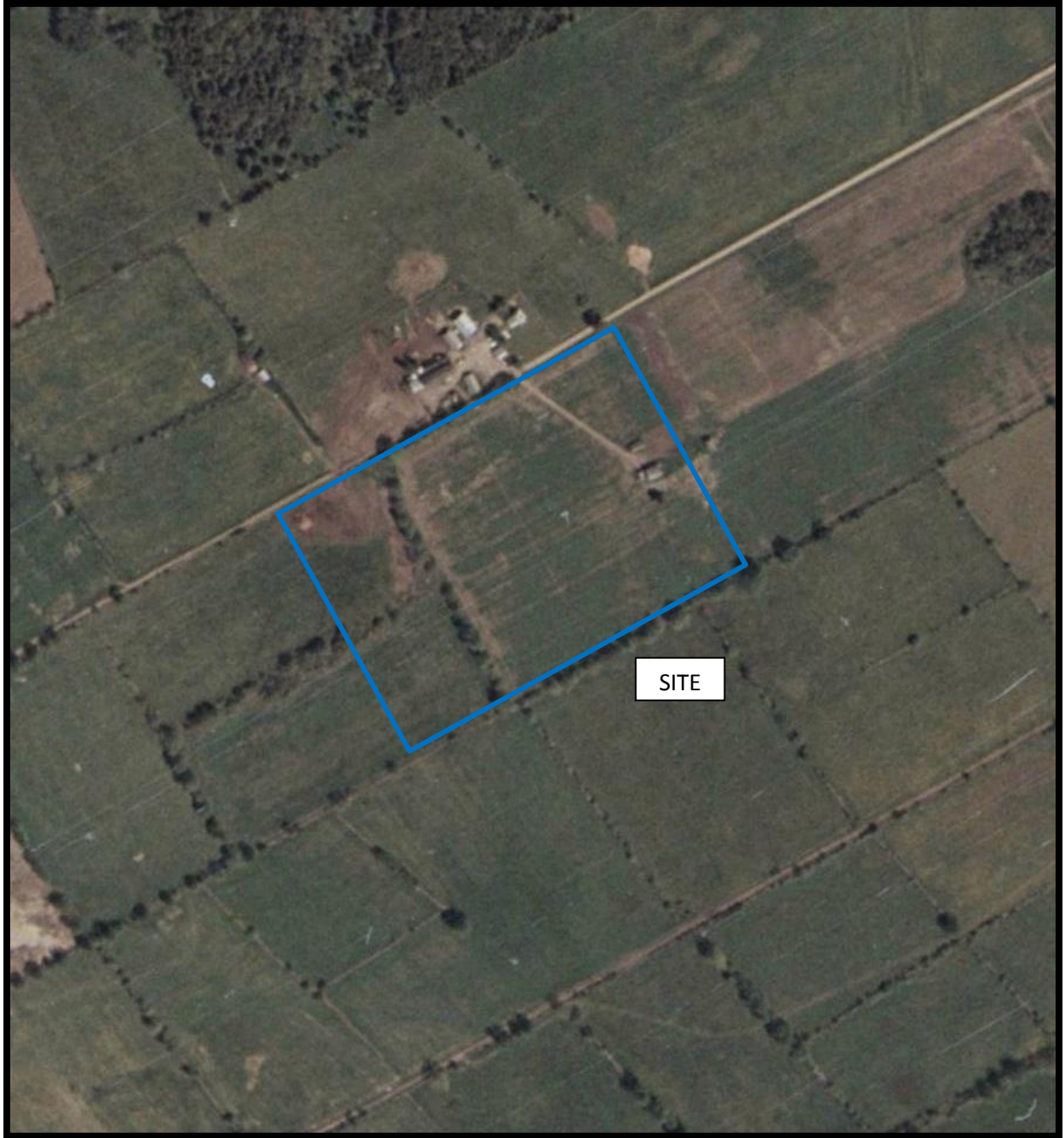


AERIAL PHOTOGRAPH  
1956



AERIAL PHOTOGRAPH  
1963





AERIAL PHOTOGRAPH  
1976



AERIAL PHOTOGRAPH  
1987





AERIAL PHOTOGRAPH  
1999



AERIAL PHOTOGRAPH  
2008





AERIAL PHOTOGRAPH  
2017



## Site Photographs

PE4536

Half Moon Bay South, Ottawa, Ontario

January 28, 2019



Photograph 1: View of the eastern portion of the property, facing west from Alex Polowin Avenue.



Photograph 2: View of the northern portion of the property, facing south from Fameflower Street.

## Site Photographs

PE4536

Half Moon Bay South, Ottawa, Ontario

January 28, 2019



Photograph 3: View of the western portion of the property, facing east.



Photograph 4: View of the western portion of the property, facing north.



## Site Photographs

PE4536

Half Moon Bay South, Ottawa, Ontario

January 28, 2019



Photograph 5: View of construction materials located on the western portion of the property.



Photograph 6: View of a small metal shipping container and a small metal bin containing construction materials located on the western portion of the property.

# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION SEARCH REQUEST**

**MECP WATER WELL RECORDS**

**TSSA CORRESPONDENCE**

## 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 Nick Sullivan Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: nsullivan@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  <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	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE4536	Signature/Print /Name of Requester Nick Sullivan		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> ) Half Moon Bay South (Greenbank Road), Ottawa, Ontario - Part of Lot 8, Concession 3 (Rideau Front), Geographic Township of Nepean, Now the City of Ottawa.				
Present Property Owner(s) and Date(s) of Ownership Mattamy Homes				
Previous Property Owner(s) and Date(s) of Ownership				
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 <b>AND</b> 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. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> 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.

Well ID Number: 7285378  
 Well Audit Number: Z237261  
 Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	FAMEFLOWER STREET NO CIVIC
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	NEPEAN
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 441990.00 Northing: 5010050.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
----------------	----------------------	-----------------	---------------------	------------	----------

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
12 ft	0 ft	HOLEPLUG	
0 ft	12 ft		

## Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

## Status of Well

Abandoned-Other

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1119

Results of Well Yield Testing

After test of well yield, water was	
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	
Duration of Pumping	
Final water level	
If flowing give rate	
Recommended pump depth	
Recommended pump rate	
Well Production	
Disinfected?	Y

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
----------------------	------

Hole Diameter

Depth From	Depth To	Diameter
------------	----------	----------

Audit Number: Z237261

Date Well Completed: January 13, 2017

Date Well Record Received by MOE: April 18, 2017

Updated: June 28, 2018

Rate [Rate](#)

Share [facebook](#) [twitter](#) [Print](#)

Tags







## Nick Sullivan

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** January-29-19 2:58 PM  
**To:** Nick Sullivan  
**Subject:** RE: Records Search Request (PE4536)

Hello Nick,

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  
Toronto, Ontario M9W 6N9  
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)



---

**From:** Nick Sullivan <nsullivan@Patersongroup.ca>  
**Sent:** January 28, 2019 9:44 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records Search Request (PE4536)

Good Morning,

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, Ontario:

Greenbank Road: 3718, 3960;  
Dundonald Drive: 675, 670;  
Borrisokane Road: 3809, 3713;  
River Mist Road: 2525, 2535;  
Ramsgrange Street: 120.

Thank you very much!

Best Regards,  
Nick Sullivan

**patersongroup**  
solution oriented engineering

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 208  
Fax: (613) 226-6344  
Email: [nsullivan@patersongroup.ca](mailto:nsullivan@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.

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Nick Sullivan, B.Sc.



Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Junior Environmental Scientist

## EDUCATION

McMaster University, B.Sc. 2016  
Earth & Environmental Science

Niagara College, Cert. 2017  
Environmental Management & Assessment

## EXPERIENCE

*2018 – Present*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Junior Environmental Scientist

## SELECT LIST OF PROJECTS

Phase I Environmental Site Assessments - Ottawa & Brockville  
Contaminated Soil and Groundwater Sampling - Ottawa & Kingston  
Borehole Drilling and Rock Core Sampling - Ottawa  
Outdoor Education Interpreter - Canadian Parks & Wilderness Society  
Invasive Species Management - Credit Valley Conservation Authority  
Public Trail Assessments - Niagara Peninsula Conservation Authority

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