

REPORT ON

PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
27, 33 AND 35 SCISSONS ROAD  
KANATA SOUTH WARD  
OTTAWA, ONTARIO

Submitted to:

Olympia Homes  
1914 Merivale Road  
Ottawa, Ontario  
K2G 1E8

Attention: Mr. J. Angelosante

DISTRIBUTION

7 copies – Olympia Homes  
2 copies – Morey Associates Ltd.

April 2015

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April 2015

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## EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Morey Associates Ltd. for Olympia Homes. The subject site for this assessment consists of the properties located at 27, 33 and 35 Scissons Road in the Kanata South Ward in the City of Ottawa, Ontario.

The purpose of the Phase I Environmental Site Assessment was to identify, if possible, through non-intrusive investigation, consisting of a review of current and historical information and observations of site conditions during a site reconnaissance visit, the existence of any significant, actual or potential environmental liabilities associated with the property. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768 for conducting environmental site assessments and in general conformity with our interpretation of Ontario Regulation 153/04 as applicable in view of the environmental setting for the site.

The Phase I ESA was based on a site reconnaissance visit carried out on April 16, 2015 together with a review of available geological, topographical and historical information for the site.

Currently, a portion of this site is in use for single family residential purposes. Adjacent land uses consist of vacant NCC land and single family dwelling development.

The results of this Phase I ESA indicate the potential environmental related issues identified at the site are the potential for vehicular noise, dust and vibrations, associated with Scissons Road which borders the east side of the site, and the possible presence of PCB's, ACM, ODS, lead and UFFI at the site. Any PCB's or ODS materials within the buildings (dwellings) at the site are not required to be removed under the present conditions or regulations. Any of the above mentioned substances encountered during demolition of the present buildings should be handled and disposed of in an environmentally acceptable manner.



A furnace fuel storage tank(s) may have existed at the site in association with the dwellings at the site. However, no visual or olfactory evidence of the presence of fuel oil was observed at the test pits put down for a recent geotechnical investigation at the site. The ERIS information does not indicate any spills or leaks with regards to any possible fuel storage tank(s) at the subject site.

No major environmental concern has been indentified for the site and no further investigation is considered warranted at this time.



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## 1.0 INTRODUCTION

The subject site for this assessment consists of the properties located at 27, 33 and 35 Scissons Road in the Kanata South Ward in the City of Ottawa, Ontario (see Key Plan, Figure 1).

For the purposes of this assessment, project north will be considered to lie in a direction parallel to Scissons Road at the site (see Key Plan, Figure 1).

The subject site for this assessment consists of about a 0.7 hectare, irregular shaped property, with some 119 metres frontage on the west side of Scissons Road in the Kanata South Ward in the City of Ottawa, Ontario. The site is bordered on the north, west and south sides by existing residential development and on the east by Scissons Road. The ground surface at the site is relatively flat. Two single family dwellings with private driveways exist at the site in the southwest and north portion of the site. It is understood that the existing dwellings at the site including the foundations are to be demolished and removed and that a proposed single family dwelling development is currently planned for the site.

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during a site reconnaissance visit conducted on April 16, 2015. The historical information consisted of a historical air photograph review, title search review, information from the City of Ottawa and Environmental Risk Information Service Ltd. (ERIS).

The scope of the Phase I ESA is sufficient to identify existing and/or potential environmental liabilities which are obvious from visual examination of surface features and from available sources of information. This level of work is a method of risk reduction, not risk elimination. No building materials, soil, water, liquid, gas, or chemical product sampling and/or testing on or in the vicinity of the subject site were carried out as part of this assessment. This assessment included only a cursory overview of the present neighbouring land uses and does not constitute a complete assessment of the adjacent facilities.

Sections 2.0 and 3.0 of this report provide details of the site and information review. Section 4.0 outlines the site reconnaissance findings. Section 5.0 outlines issues of potential environmental



concerns which were identified. Sections 6.0 and 7.0 present a summary of the assessment and limitations of the report, respectively.

## **2.0 SITE DESCRIPTION**

### **2.1 Location and Legal Description**

The subject site for this assessment consists of about a 0.7 hectare, irregular shaped parcel of land consisting of the properties located at 27, 33 and 35 Scissons Road, in the Kanata South Ward in the City of Ottawa, Ontario (see Key Plan, Figure 1). The legal descriptions for the properties 27 and 35 Scissons Road are shown in the title search documents which are provided as Attachment A following the text of this report.

### **2.2 Site and Area Characteristics**

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

The site is bordered on the north, west and south sides by existing residential development and on the east by Scissons Road with vacant National Capital Commission (NCC) lands beyond. The site is occupied by two older, single family dwellings located in the southwest portion and north portion of the site.

Outside of the dwellings areas the site, in general, is grass covered with the exception of two asphaltic concrete surfaced driveways which service the two dwellings. The ground surface across the site is, in general, relatively flat with a relatively gentle downward gradient from the east to the west. Scissons Road is somewhat elevated with respect to the site towards the northern portion of the site. Trees and shrubs border the north, west and south property lines and are also scattered throughout the site.



## **2.3 Sewage Disposal**

The existing dwellings at the site are likely serviced by private sewage systems. Based on underground service locate information carried out for a subsurface investigation at the site in 2013 by Morey Associates Ltd. no sanitary sewers service the site.

## **2.4 Water Supply**

The existing dwellings at the site are likely serviced by private onsite wells. A cased well was observed at the site at the rear of the existing dwelling in the north portion of the site. Based on underground service locate information carried out for a subsurface investigation at the site in 2013 by Morey Associates Ltd. no watermains service the site.

## **2.5 Past and Present Property Uses and Activities**

A chain of title for this site (see Attachment A) was provided by Wentzell Titles Ltd. Based on a review of the title search information the property is indicated to have been owned by individuals. The current owner of the site is Pegasus Development Corporation.

## **3.0 HISTORICAL INFORMATION REVIEW**

In order to assess some of the historical conditions at the property, a preliminary review of information from the following sources was conducted:

- Topographical and geological maps
- National Air Photo Library - Energy Mines and Resources, Ottawa, Ontario
- Environmental Risk Information Service Ltd. (ERIS) report
- City of Ottawa (website)
- Ministry of the Environment (website)





### **3.1 Geological, Topographical and Hydrogeological Setting**

The results of a geotechnical investigation carried out at the site by Morey Associates Ltd. and a review of the surficial geology map for the site indicates that the site is underlain by shallow bedrock with a relatively thin veneer of overburden material. Bedrock geology maps indicate that the bedrock underlying the site consists of limestone of the Ottawa Formation.

Based on a review of the topographical information for the site area it is expected that the upper groundwater flow at the site is to the south towards the Jock River which exists some four kilometres to the south of the site. No water course exists at the site.

### **3.2 Air Photograph Review**

A review of air photographs of the site for the years 1945, 1978, 1983, 1996, 2002 and 2012 was carried out as part of this Phase I ESA (see Attachment B). The 1945 air photograph shows the site as a vacant field with some trees. The 1978, 1983 and 1996 air photographs show the site developed with two single family dwellings at the site and several dwellings to the east and north of the site. The 2002 and 2012 air photographs show the two single family dwellings at the site and significant residential developments to the north, south and east of the site.

### **3.3 Environmental Risk Information Service Ltd. (ERIS)**

Environmental Risk Information Service Ltd. (ERIS) was contacted to carry out current and historical environmental database information research in order to identify the existence of any significant actual or potential environmental liabilities associated with the subject property and/or associated with the properties located within a 250 metre radius around the subject property (see "Map" in Attachment C). The databases researched by ERIS include federal, provincial and private sector databases. An executive summary of the ERIS information is provided as Attachment C following the text of this report.

Based on a review of the ERIS information for the subject property, no significant actual or potential environmental liabilities were identified in the ERIS information for the subject property.

Based on the ERIS information no service stations or landfills exist within 250 metres of the site.



Based on the review of the ERIS information for the properties located within a 250 metre radius around the subject property, no significant actual or potential environmental liabilities were identified in the ERIS information for the properties located within a 250 metre radius around the subject property.

### **3.4 City of Ottawa**

Based on the City of Ottawa website, at the time of preparation of this report, the zoning for the site is Development Reserve Zone (DR).

### **3.5 Fire Insurance Records**

Fire insurance map research results provided by ERIS indicates no information was found for the subject site or adjacent properties (see Attachment C).

### **3.6 Ministry of the Environment**

Site information related to the location of landfill sites was reviewed on the Ministry of the Environment website. Based on a review of the information shown on the Ministry of the Environment website, no former or current landfill sites exist within 250 metres of the subject site.

## **4.0 SITE RECONNAISSANCE**

On April 16, 2015 a walk-through site reconnaissance was conducted at the subject property by a member of Morey Associates Ltd. engineering staff. The site is located within an area of residential development.

The site is bordered on the north, west and south sides by existing residential development and on the east by Scissons Road with vacant National Capital Commission (NCC) lands beyond. The site is occupied by two older, single family dwellings (one dwelling is two storeys and one dwelling is single storey), located in about the southwest portion and north portion of the site. Based on review of the above mentioned air photographs and on available aerial photographs shown on the above mentioned City of Ottawa website, the two existing dwellings at the site are likely to have been



constructed between the years 1945 and 1965. The exterior of the existing two storey dwelling consists of vinyl siding and asphalt shingles. An air conditioning unit was observed within a window of the two storey dwelling. The exterior of the single storey dwelling consists of stucco/stone and asphalt shingles. A cased well was observed just to the rear of the single storey dwelling.

No service stations were observed within 250 metres of the site.

Outside of the dwellings areas the site, in general, is grass covered with the exception of two asphaltic concrete surfaced driveways which service the two dwellings. The ground surface across the site is, in general, relatively flat with a relatively gentle downward gradient from the east to the west. Scissons Road is somewhat elevated from the site towards the northern portion of the site. Trees and shrubs border the north, west and south property lines and are also scattered throughout the site.

Fill material was observed spread at the site to the east of the existing two-storey dwelling and the west of Scissons Road as well as to the north of the existing single storey dwelling. The surface of the fill material consisted of overburden/soil materials and some straw. Based on visual observations of the surface of the fill material it appeared to be recently placed at the site. Based on correspondence with a representative for Olympia Homes, Mr. J. Angelosante, it is understood that the fill material was placed on site by the current owner of the site and that the fill material is from a known, uncontaminated source.

No ground surface staining or distressed vegetation was observed at the time of the site reconnaissance. No evidence of underground or above ground storage tanks was observed at the site.

#### **4.1 Storage**

No storage of hazardous materials was observed. Based on the indicated past usage of the property, past storage of hazardous materials is considered unlikely.





## **4.2 Storage Tanks**

No evidence of above ground or below ground storage tanks were observed at the site. In view of the estimated age of the dwellings at the site it is possible that a furnace oil storage tank(s) may have existed at the site. No visual or olfactory evidence of the presence of fuel oil was observed at the test pits put down for the above mentioned geotechnical investigation at the site. The ERIS information does not indicate any spills or leaks with regards to any storage tank(s) at the subject site.

## **4.3 Polychlorinated Biphenyls (PCB)**

The use of PCB's in electrical equipment such as transformers, capacitors, fluorescent light ballasts, etc. was common up to about 1980. In view of the likely age of the dwellings at the site, it is considered possible that any fluorescent lighting within the dwellings may contain PCB's.

It is not a requirement to remove materials containing PCB's. Any handling or removal of PCB containing equipment should be carried out in accordance with Ontario Regulation 362, PCB Waste Management under the Environmental Protection Act of Ontario, R.S.O. 1990.

## **4.4 Suspect Asbestos Containing Materials (ACM)**

The common use of friable ACM in construction decreased in the mid 1970's. Buildings constructed prior to about 1980 may contain some ACM. Examples where ACM can exist include floor, wall or ceiling tiles, heating/cooling pipes and insulation/non-combustible materials. In view of the age of the dwellings at the site, it is considered possible that the dwellings may contain some ACM.

Under Ontario regulations, it is not a requirement to remove asbestos from a building unless it is damaged or is likely to be disturbed during renovations or demolition work, etc. Applicable regulations define "asbestos containing material" as material that contains 0.5 percent or more asbestos by dry weight. Any removal of asbestos containing materials should be carried out in accordance with the procedures in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.





#### **4.5 Solid Waste Disposal Practices**

No disposal of solid waste was observed at the site.

#### **4.6 Adjacent Properties**

The site is bordered on the north, west and south sides by existing residential development and on the east by Scissons Road with vacant National Capital Commission (NCC) lands beyond.

No service stations were observed within 250 metres of the site.

#### **4.7 Noise, Dust and Vibrations**

There is potential for vehicular noise, dust and vibrations to exist from the use of Scissons Road which borders the east side of the site.

#### **4.8 General Storage and Debris (Housekeeping)**

At the time of the site reconnaissance, housekeeping at the site is considered to be fair.

#### **4.9 Ozone-Depleting Substances (ODS)**

Certain chemicals, recognized as ozone depleting substances (ODS), break down in the stratosphere and release chlorine or bromine, which in turn destroy the stratospheric ozone layer. Most of these substances are also greenhouse gases. Ozone depleting substances are used as foam blowing agents, solvents, in fire extinguishers, and as refrigerants for air conditioning and refrigeration applications. ODS could exist within any air conditioning units, refrigerators and fire extinguishers at the site.

#### **4.10 Lead**

Lead is commonly associated with old pipes, pipe solder, and lead paint. In 1976 Canadian Regulations limited the amount of lead in interior paint to 0.5 percent by weight. Due to the likely age of the dwellings at the site, paints and pipes in the dwelling could contain lead.



#### **4.11 Urea Formaldehyde Foam Insulation (UFFI)**

The majority of UFFI was installed in new and existing construction in Canada between 1975 and 1978 as part of the Canadian Home Insulation Program. In view of the likely age of the dwellings at the site it is considered that UFFI could exist within the dwelling.

### **5.0 POTENTIAL ENVIRONMENTAL ISSUES**

In summary, based on the information gathered during this Phase I ESA, the following issues of potential environmental concern have been identified.

- There is potential for vehicular noise, dust and vibrations to exist from the use of Scissons Road which borders the east side of the site.
- In view of the likely age of the dwellings at the site, there is potential for the presence of PCB's, ACM, ODS, lead and UFFI at the site. Any PCB's or ODS materials within the dwellings at the site are not required to be removed under the present conditions or regulations. It is expected that the existing dwellings at the site will be demolished for the construction of the above mentioned proposed single family dwelling development. Any of the above mentioned substances encountered during the demolition should be handled and disposed of in an environmentally acceptable manner.

### **6.0 CONCLUSIONS**

The results of this Phase I ESA suggest that the potential risks associated with this site are limited to those outlined in Section 5 above. No major environmental concern has been identified for the site. It is considered that no further investigation is warranted at this time.

### **7.0 LIMITATIONS AND USE OF REPORT**

The results of this Phase I ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.



This report was prepared for the exclusive use of Olympia Homes and is based on data and information collected during the Phase I ESA of the property conducted by Morey Associates Ltd. This report may not be relied upon by any other person or entity without the express written consent of Olympia Homes and Morey Associates Ltd. In evaluating this site, Morey Associates Ltd. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented have been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.

The conclusions provided herein represent the best judgement of Morey Associates Ltd. based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities. If new information is discovered during future work, including excavations, borings or other studies, Morey Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,

Morey Associates Ltd.

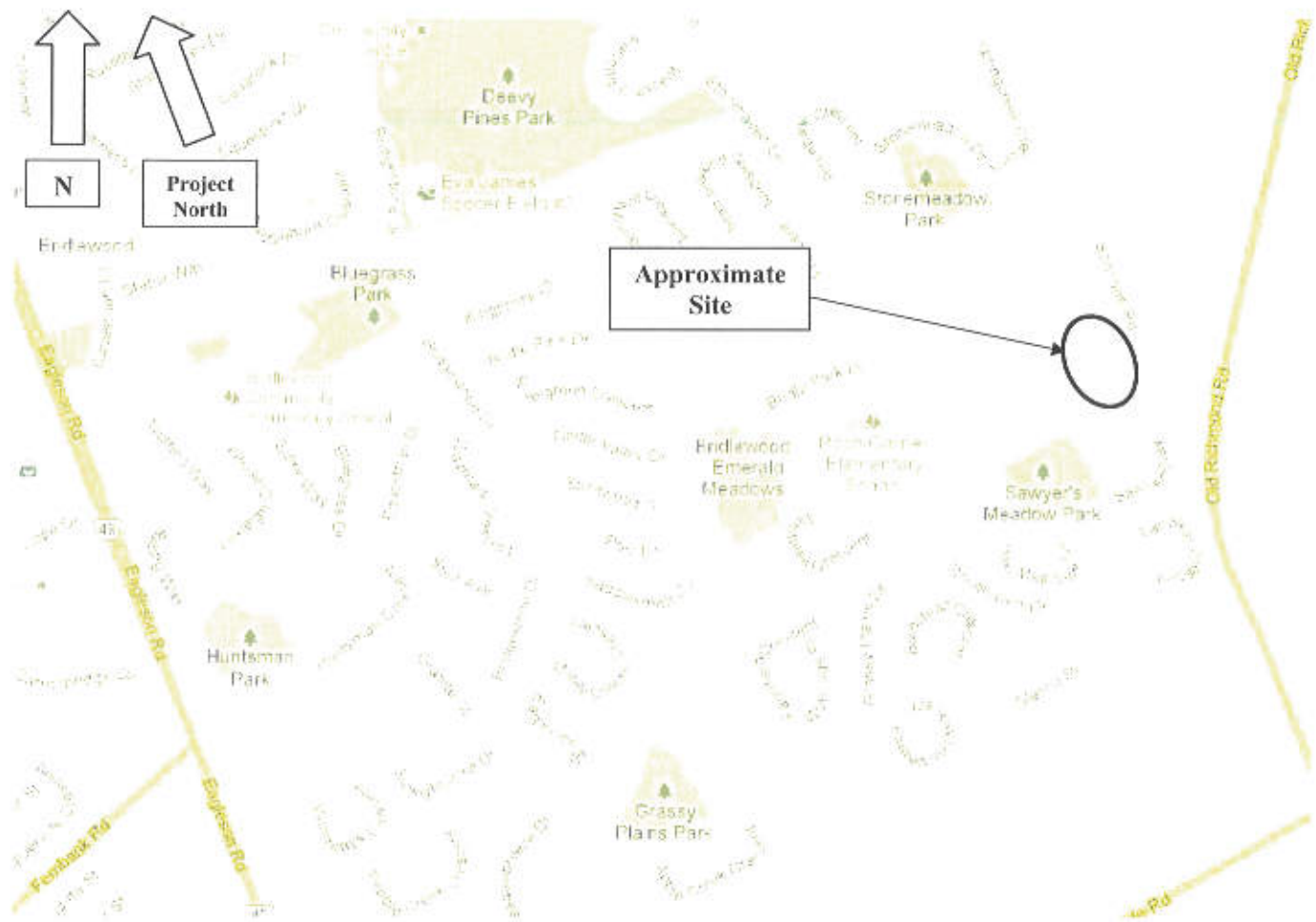
D.G. Morey B.A.Sc. (Civil Eng.)



C.R. Morey, M.Sc. (Eng.), P. Eng.

## KEY PLAN

## FIGURE 1



NOT TO SCALE





ATTACHMENT A

TITLE SEARCH DOCUMENTATION

*Attn: Randy Perry*

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	May 1 1840	Lewin	Benia o'Neary
R09566	Will	Mar 20 1856	Benia o'Neary	Benia o'Neary
R019259	Will	Apr 18 1902	James o'Neary	Benia o'Neary
NP43535	Deed	Dec 6 1932	Estate of Benia o'Neary	Estate of Elizabeth o'Neary
NP64492	Deed	Jul 22 1950	Estate of Elizabeth o'Neary	o'Neary o'Neary
CR338738	Deed	Oct 11 1955	o'Neary o'Neary	Raymond T. Nuttall (part)
CR390103	Deed	June 25 1959	o'Neary o'Neary	John S. Benia (part)
CR489091	Deed	Jan 27 1965	John S. Benia	Raymond T. Nuttall (part)

# ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR664612	Deed	Dec 5 1973	Raymond I. Arthur	Ray E. Deena
CR703851	Assignment in 1977	Feb 17 1977	Ray E. Deena	(Note as in CR 338738 & 489091) Raymond I. Arthur
CR705213	Quit claim 1977	May 9 1977	Donald A. MacLeod, Twister	Raymond I. Arthur
CE707577	Deed	Apr 29 1977	Raymond I. Arthur	Joseph C. Buite
NS23319	Deed	Aug 1 1978	Joseph C. Buite	John MacLeod
N311603	Deed	Oct 31 1985	John MacLeod	Harry Stanley Taylor Barlene Curanda
OC855228	Deed also application	May 27 2008	Barlene Curanda Bradley	Harry Stanley Taylor
OC1230297	Deed	May 2 2011	Harry Stanley Taylor	Regina Development Corporation (Grant owner)

\* Legal for this Parcel - Paid Feb 28, Commission & Release Trust as in N311603 previously  
Towns of Neenah, City of Ottawson. PIN 04742-0824, Re: 35 Wisconsin.

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
† Plot - See Page 1 up with 1 <sup>st</sup> instrument no. CR 39 0103 (also CR 338732), for the previous owners of the chain of title contained below				
CR 394050	Deed	Oct 3 1959	John E. Aronson	John Taborsky John Taborsky
CR 413744	Deed	Oct 25 1960	John Taborsky John Taborsky	Frederick Walter Cowell & Lewis
OC 1246341	Deed	June 16 2011	Frederick Walter Cowell & Lewis	John Cowell Pegasus Development Corporation (Current owner)
† Total description for this Parcel - Part of Lot 28, Concession 6, Pegasus Tract, as in instrument no. CR 413744, together with a Part of Map as set out in CR 394050, formerly Township of Pegasus, City of Ottawa. PIN 04742-0823 Re: 27 Arsona.				

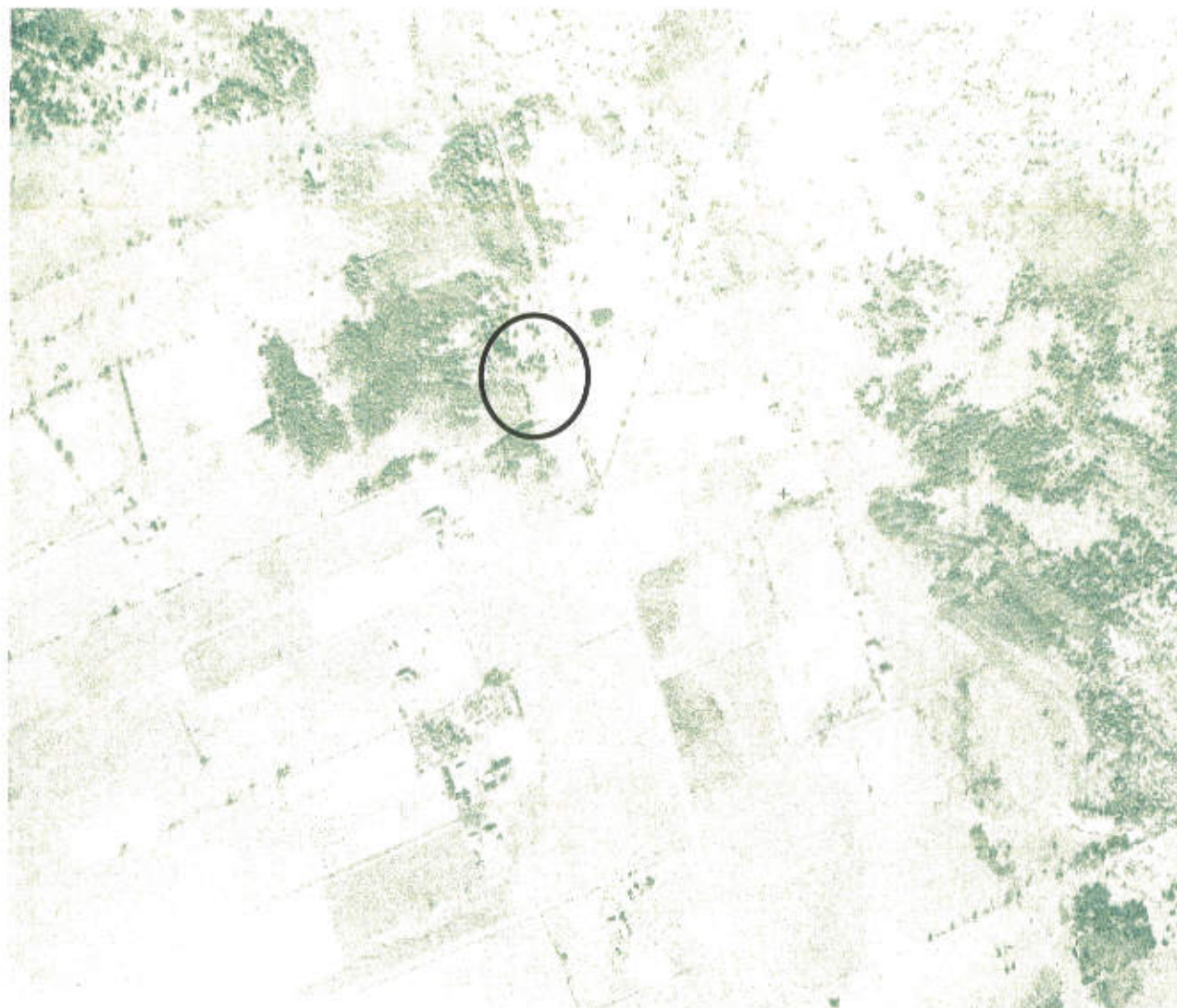




## ATTACHMENT B

### AIR PHOTOGRAPHS

## AIR PHOTOGRAPH



1945

# AIR PHOTOGRAPH



1978



## AIR PHOTOGRAPH



1983



## AIR PHOTOGRAPH



1996



## AIR PHOTOGRAPH



2002



## AIR PHOTOGRAPH



~2012



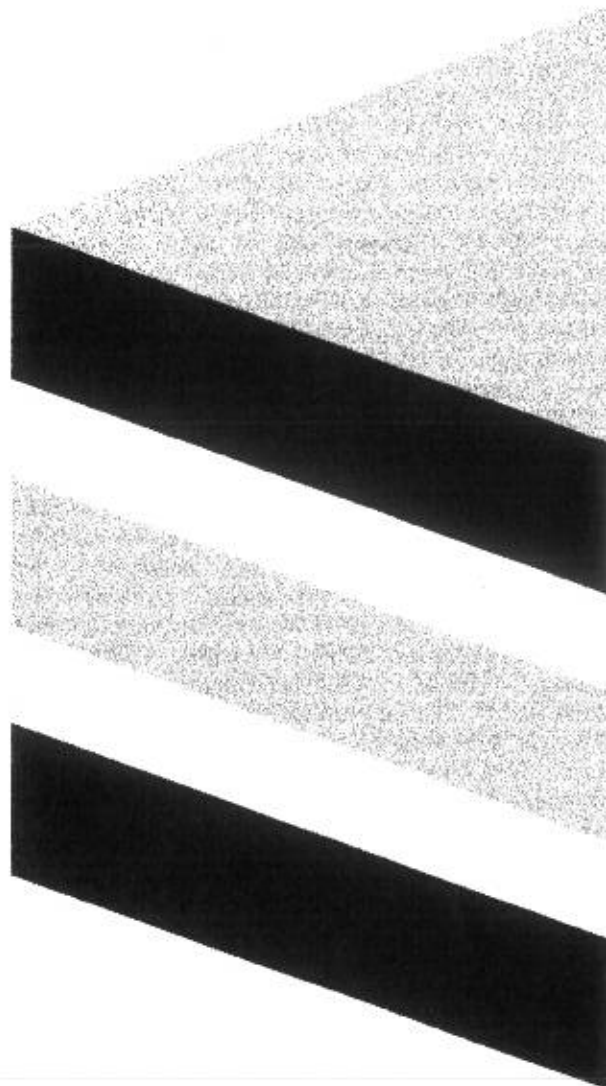
## ATTACHMENT C

### ERIS INFORMATION EXECUTIVE SUMMARY





# DATABASE REPORT



**Project Property:**

015121 - Phase I ESA - 35, 33, 27 Scissons Road  
Ottawa, ON  
35 Scissons Rd  
Ottawa ON K2M2T1  
015121

**P.O. Number:**

Standard Report

**Report Type:**

**Order #:**

20150407075

**Requested by:**

Morey Associates Ltd

**Date:**

April 13, 2015

**Ecolog ERIS Ltd.**

Environmental Risk Information  
Service Ltd. (ERIS)

A division of Glacier Media Inc.

P: 1.866.517.5204

E: [info@erisinfo.com](mailto:info@erisinfo.com)

[www.erisinfo.com](http://www.erisinfo.com)



## **FIRE INSURANCE MAP RESEARCH RESULTS**

**Date: 4/13/2015**

**Order Number: 20150407075**

**35 Scissons Rd, Ottawa, ON, K2M2T1**

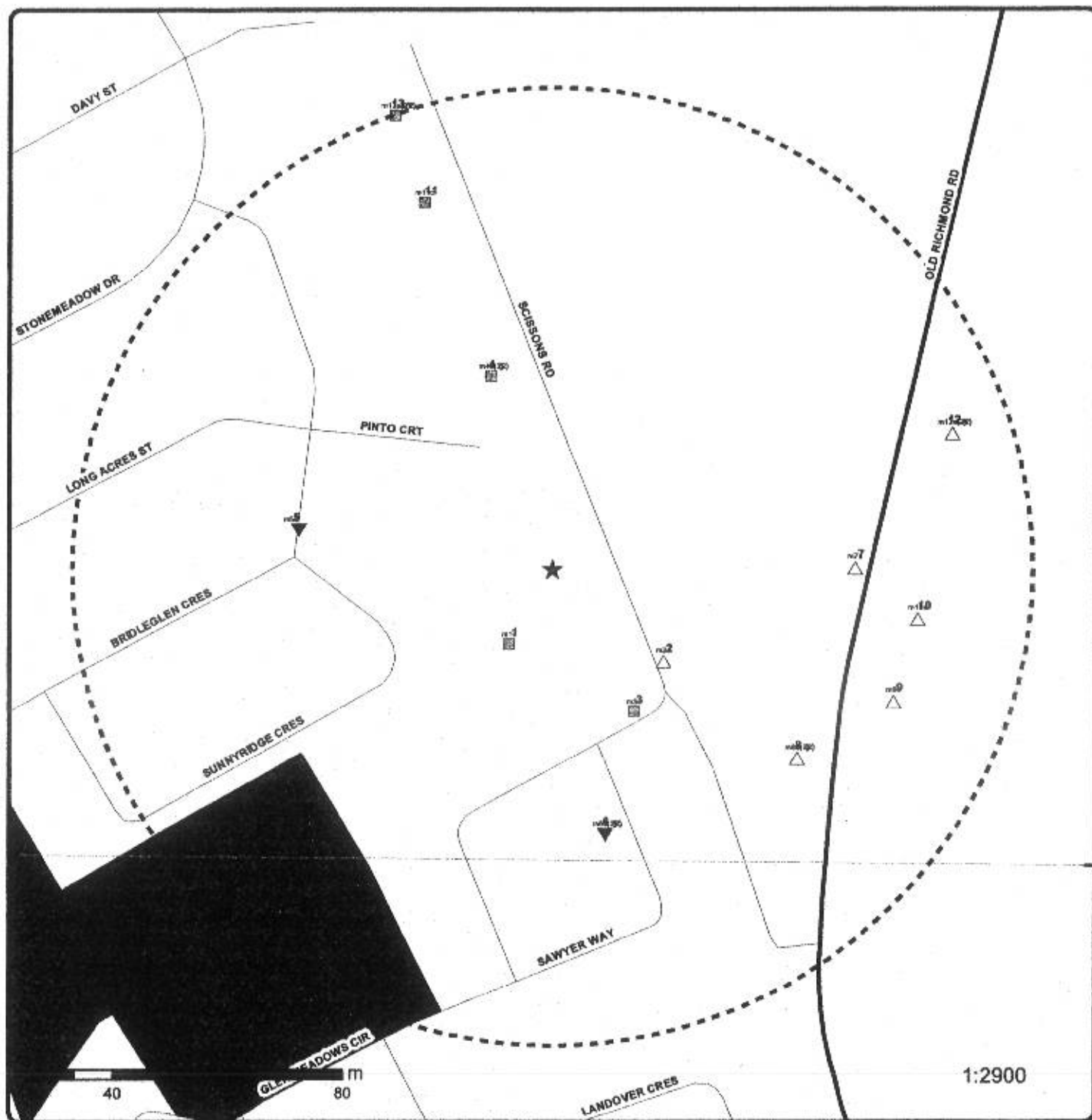
ERIS has searched our in-house collection of Fire Insurance Maps for the address at:

35 Scissons Rd, Ottawa, ON, K2M2T1

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

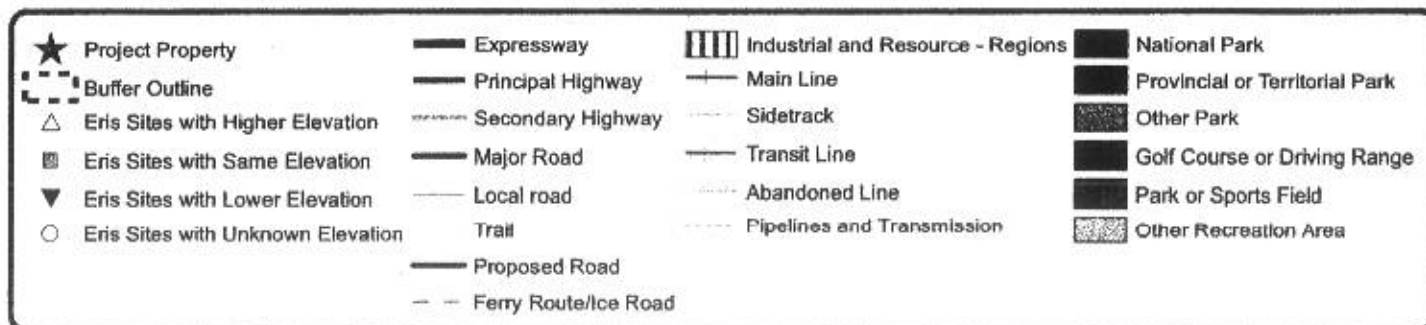
*Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.*



## Map

Order No: 20150407075

Address: 35 Scissons Rd, Ottawa, ON, K2M2T1



## Executive Summary

### Property Information:

**Project Property:** 015121 - Phase I ESA - 35, 33, 27 Scissons Road, Ottawa, ON  
35 Scissons Rd Ottawa ON K2M2T1

**P.O. Number:** 015121

### **Coordinates:**

**Latitude:** 45.284705  
**Longitude:** -75.840011  
**UTM Northing:** 5,014,921.50  
**UTM Easting:** 434,123.02  
**UTM Zone:** UTM Zone 18T

**Elevation:** 381 FT  
116.00 M

### Order Information:

**Order No.:** 20150407075  
**Date Requested:** 14/04/2015  
**Requested by:** Morey Associates Ltd  
**Report Type:** Standard Report

### Additional Products:

**Fire Insurance Maps** Canadian Fire Insurance Maps



## Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	5	5
CA	<i>Certificates of Approval</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	0	0
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defence &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defence &amp; Canadian Forces Spills</i>	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	13	13
		<b>Total:</b>	0	18	18

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev diff m</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
<u>1</u>	WWIS		lot 28 con 6 ON	SSW/45.3	0.00	<u>12</u>
<u>2</u>	WWIS		Ottawa ON	SE/75.6	0.27	<u>12</u>
<u>3</u>	WWIS		lot 27 con 6 ON	SSE/85.8	0.00	<u>13</u>
<u>4</u>	BORE		ON	NNW/105.6	0.00	<u>13</u>
<u>4</u>	WWIS		lot 28 con 6 ON	NNW/105.6	0.00	<u>14</u>
<u>5</u>	WWIS		lot 28 con 6 ON	W/133.9	-1.00	<u>14</u>
<u>6</u>	BORE		ON	S/142.2	-0.71	<u>15</u>
<u>6</u>	WWIS		lot 27 con 6 ON	S/142.2	-0.71	<u>15</u>
<u>7</u>	WWIS		lot 27 con 5 ON	E/157.7	2.00	<u>16</u>
<u>8</u>	BORE		ON	SE/161.8	1.00	<u>16</u>
<u>8</u>	WWIS		lot 27 con 5 ON	SE/161.8	1.00	<u>17</u>
<u>9</u>	WWIS		lot 27 con 5 ON	ESE/190.8	1.16	<u>17</u>
<u>10</u>	WWIS		ON	E/191.8	2.00	<u>18</u>
<u>11</u>	WWIS		lot 28 con 6 ON	NNW/202.0	0.00	<u>18</u>
<u>12</u>	BORE		ON	ENE/219.3	2.29	<u>19</u>
<u>12</u>	WWIS		lot 27 con 5 ON	ENE/219.3	2.29	<u>19</u>
<u>13</u>	BORE		ON	NNW/249.5	0.00	<u>20</u>
<u>13</u>	WWIS		lot 28 con 6 ON	NNW/249.5	0.00	<u>20</u>



## Executive Summary: Summary By Data Source

### **BORE - Borehole**

A search of the BORE database, dated 1875-Jul 2014 has found that there are 5 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	ON	NNW	105.60	<u>4</u>
	ON	SE	161.82	<u>8</u>
	ON	ENE	219.32	<u>12</u>
	ON	NNW	249.47	<u>13</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	ON	S	142.24	<u>6</u>

### **WWIS - Water Well Information System**

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 13 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	lot 28 con 6 ON	SSW	45.33	<u>1</u>
	Ottawa ON	SE	75.60	<u>2</u>
	lot 27 con 6 ON	SSE	85.81	<u>3</u>
	lot 28 con 6 ON	NNW	105.60	<u>4</u>
	lot 27 con 5 ON	E	157.71	<u>7</u>
	lot 27 con 5 ON	SE	161.82	<u>8</u>
	lot 27 con 5 ON	ESE	190.81	<u>9</u>
	ON	E	191.82	<u>10</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	lot 28 con 6 ON	NNW	201.99	<u>11</u>
	lot 27 con 5 ON	ENE	219.32	<u>12</u>
	lot 28 con 6 ON	NNW	249.47	<u>13</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	lot 28 con 6 ON	W	133.93	<u>5</u>
	lot 27 con 6 ON	S	142.24	<u>6</u>



## ATTACHMENT D

### QUALIFICATIONS OF ASSESSOR

**C.R. MOREY, P.Eng**

**LANGUAGE:** English

**EDUCATION:** B.Sc., Geological Engineering, Queen's University, Kingston, Ontario, 1973.  
M.Sc.(Eng.), Civil Engineering, Queen's University, Kingston, Ontario, 1977.  
Graduate courses in Civil and Geotechnical Engineering, Windsor and Carleton Universities, 1980 and 1982.

**PROFESSIONAL AFFILIATIONS:** Registered Professional Engineer Ontario  
Designated Consulting Engineer

**EXPERIENCE:**

**2012 – PRESENT** **Morey Associates Ltd. (Kemptville, Ontario)**  
**Senior Engineer**

Responsible for supervision of all technical aspects of projects carried out by the firm.

**2010 - 2012** **Levac Robichaud Leclerc Associates Ltd. (Rockland & Kemptville, Ontario)**  
**Director of Geotechnical Department**

Responsible for senior level supervision of geotechnical investigations, hydrogeological impact assessments and environmental site assessments and providing QA/QC for the related project letters, memos, reports and drawings.

**2005 – 2010** **Kollaard Associates Inc. (Kemptville, Ontario)**  
**Principal**

Responsible for mentoring of professional staff, project letter and report reviews, senior level project supervision, business development, and assisting in office administration.

**1994 – 2005** **Morey Houle Chevrier Engineering Ltd. (Kemptville, Ontario)**  
**President**

Responsible for the managerial and technical aspects of the operation of the firm carrying out geotechnical and hydrogeological investigations, environmental site assessments, and construction inspection and testing. Geotechnical and hydrogeological expert witness for Ontario Municipal Board hearings and Ontario Court Provincial Division trials.



**1980 - 1994**

**Golder Associates Ltd. (Windsor & Ottawa, Ontario)**  
**Geotechnical Engineer then Associate**

Responsible for subsurface investigations and design of roadways, retaining walls, airport runways, residential and commercial developments, buried services, septic systems, wharves, building foundations, dams, municipal drains, stormwater management facilities, building flood proofing.

**PUBLICATIONS:**

Co-author of two papers regarding retrogressive landslides in sensitive marine deposited silty clay of the Ottawa Valley area, published by the Geological Survey of Canada.