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Phase I Environmental Site Assessment

Vacant Land - Palladium Drive at Huntmar Drive
Ottawa, Ontario

Prepared For

2325483 Ontario Inc.

June 17, 2015

Report: PE3551-1

Table of Contents

EXECUTIVE SUMMARY.....	ii
1.0 INTRODUCTION.....	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION	3
4.0 RECORDS REVIEW	4
4.1 General.....	4
4.2 Environmental Source Information	4
4.3 Physical Setting Sources	7
5.0 INTERVIEWS	9
6.0 SITE RECONNAISSANCE.....	10
6.1 General Requirements.....	10
6.2 Specific Observations at Phase I Property	10
7.0 REVIEW AND EVALUATION OF INFORMATION	11
7.1 Land Use History	11
7.2 Conceptual Site Model.....	12
8.0 CONCLUSIONS	14
9.0 STATEMENT OF LIMITATIONS	15
10.0 REFERENCES	16

List of Figures

Figure 1 - Key Plan
Figure 2 - Topographic Map
Drawing PE3551-1 - Site Plan
Drawing PE3551-2 - Surrounding Land Use Plan

List of Appendices

Appendix 1 Current Plan of Survey
 Aerial Photographs
 Site Photographs

Appendix 2 MOECC Freedom of Information Request
 TSSA Correspondence
 MOECC Water Well Records
 HLUI Request

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by 2325483 Ontario Inc. to conduct a Phase I - Environmental Site Assessment of the vacant property located between #173 and #211 Huntmar Drive, just south of Palladium Drive in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Historically, the site has never been developed. It was used for agricultural purposes until some time between 1977 and 1988, at which time the western portion of the property became tree covered, while the eastern part continued to be used for agricultural purposes. The neighbouring historical land use was similar to the subject site, with occasional farmsteads. No potentially contaminating activities were identified with the historical use of the subject site or neighbouring properties.

Following the historical research, a site visit was conducted to assess the subject site and Phase I-ESA study area. The site visit did not identify any PCAs on site. Several PCAs were identified on properties in the Phase I study area, however, they were not considered to represent areas of potential environmental concern on the subject property.

Conclusion

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

1.0 INTRODUCTION

At the request of 2325483 Ontario Inc. (Cavanagh Developments) Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I-ESA) of a vacant property located to the southwest of Palladium Drive at Huntmar Drive, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I-ESA by Mr. Chris Collins and Mr. Mark Purchase of Cavanagh Developments. Cavanagh's offices are located at 9094 Cavanagh Road, Ashton, Ontario. Mr. Collins can be reached by telephone at (613) 257-2918.

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

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address: No civic address, located between #173 and #211 Huntmar Drive, Ottawa, Ontario.

Legal Description: Parts of Lot 1 and Lot 2, Concession 1, Geographic Township of Huntley, City of Ottawa, Ontario.

Property Identification
Number: 04487-0339

Location: The subject site is located approximately 260 m to the south of the intersection of Palladium Drive and Huntmar Drive.

Latitude and Longitude: 45° 17' 16" N, 75° 56' 07" W.

Site Description:

Configuration: Irregular.

Site Area: 55 hectares (approximate)

Zoning: DR – Development Reserve

Current Use: The site is currently undeveloped with the eastern portion being used for crops.

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

3.0 SCOPE OF INVESTIGATION

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

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

According to the city directories and aerial photos, the subject site has never been developed, although it has been used for agricultural crops.

National Archives

City directories and Fire Insurance Plans (FIPs) are not available for the subject area.

Chain of Title

A title search for the subject property was requested from Read Abstracts Ltd. of Ottawa, Ontario. At the time of issuing this report, the title search had not been received from Read Abstracts. Given that the site has never been developed, it is not expected that the title search will contain any significant information. The subject site is currently owned by Cavanagh.

Current Plan of Survey

A current plan of survey was reviewed as a part of this assessment. The survey plan was prepared by Stantec Geomatics Ltd., dated 2015. The survey plan shows the subject site in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on May 7, 2015. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuing this report, a response from the Ministry of Environment and Climate Change had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuing this report, a response from the Ministry of Environment and Climate Change had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response from the Ministry of Environment had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response from the MOECC had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Brownfields Environmental Site Registry

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

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. Based on the available information, no waste disposal sites were present within the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on May 7, 2015. The search did not reveal any 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 May 26, 2015 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA search returned a record of four (4) active underground tanks at 225 Huntmar Drive, approximately 175 m north of the subject site along Huntmar Drive. No records were returned for the subject property. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

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

City of Ottawa Historical Land Use Inventory

A request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on May 26, 2015 to the City of Ottawa. At the time of issuing this report, a response from the City had not been received. Should the City of Ottawa response contain any pertinent information, the client will be notified.

Previous Environmental Reports

Several Phase I Environmental Site assessments have been conducted by Paterson on similar properties in the vicinity of the current study area. No environmental concerns were identified in a review of these assessment reports.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1945 | Part of the subject property is being used for agricultural purposes. The surrounding properties are also agricultural. Huntmar Drive is present to the east of the subject site. No other roads are present in the Phase I study area. |
| 1959 | No significant changes have been made to the subject property or to neighbouring properties. |
| 1977 | Few changes have been made to the subject site or surrounding properties. The Trans-Canada Highway has been constructed further to the north of the subject site. |
| 1988 | No significant changes have been made to the subject site or surrounding properties. Previously agricultural properties on the west side of the subject site are now wooded. |

- 2002 (City of Ottawa website) The subject site and surrounding properties are predominantly vacant lands, with wooded and grassed areas. Palladium Drive and highway overpasses have been constructed to the north of the subject site. A residential subdivision is present to the south of the subject site, on the south side of Maple Grove Road.
- 2014 (City of Ottawa website) No significant changes have been made to the subject site or surrounding properties, with the exception of the police station and retail fuel outlet to the north of the site on Huntmar Drive, the commercial development of properties along Palladium Drive with automotive dealerships, and a residential subdivision to the south, along Maple Grove Road.

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

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 103 to 106 m ASL, and that the regional topography in the general area of the site slopes downward to the northeast. 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 attached mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” Mapping shows the subject site as situated on an area of organic deposits, offshore marine sediments, and till.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment.

Based on this information, bedrock in most of the site area consists of interbedded limestone and dolomite of the Gull River formation. Limestone of the Bobcaygeon formation is present at the southwest corner of the site. Overburden consists of organic deposits in the northwest portion of the site, plain till and Paleozoic rocks in the centre, and offshore marine sediments in the eastern part of the subject site. Drift thickness increases from west to east across the site, from 0-2 m to 15-25 m.

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 May 26, 2015. The search returned records of six (6) drinking water wells within the Phase I study area, and one (1) test hole, to the north of the Maple Grove Road and Alon Street intersection.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, or lakes were identified in the Phase I study area. The majority of the study area consists of vacant land. The Carp River is the closest significant water body and is present approximately 1 km to the east of the site.

Geotechnical Investigation

Geotechnical boreholes were placed throughout the subject site in June 2015. The test holes were distributed in a manner to provide general coverage of the proposed residential development. No unusual olfactory or visual observations of the soil and groundwater were made during the investigation, and no concerns were identified.

5.0 INTERVIEWS

Property Owner Representative

Mr. Chris Collins, of Thomas Cavanagh Construction Ltd., was not aware of any environmental concerns with respect to the subject site. The site is intended to be developed with residential dwellings.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted June 16, 2015. Weather conditions were overcast and sunny, with a temperature of approximately 25° C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Site

The subject site is undeveloped, with the eastern part of the site being used for agriculture. Based on the historical review, the site appears to have been undeveloped since at least 1945.

Underground Utilities

The subject site is located in a municipally serviced area; however, no services are expected to be on the site since the site has never been developed.

Neighbouring Properties

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

- North - Vacant land, a police station and retail fuel outlet, followed by Palladium Drive and Highway 417 and various automotive dealerships;
- South - Residential dwellings, complete and under construction;
- East - Huntmar Drive followed by vacant agricultural land with several residential dwellings;
- West - Vacant land.

Property use within the Phase I study area is shown on Drawing PE3551-2 Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site and neighbouring lands as well as any associated potentially contaminating activities dating back to the first aerial photo observed.

Table 1 - Land Use History – Palladium Drive at Huntmar Drive			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
1945 to present	Vacant / Agricultural	None	None

Table 2 - Land Use History – Surrounding Properties			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
1945 to 2007	Vacant / Agricultural	None	None
2007 to Present	Vacant, agricultural, residential, commercial	Retail fuel outlet at 225 Huntmar Drive, automotive dealerships on Palladium Drive	PCAs not considered to result in APECs on site

Potentially Contaminating Activities

A retail fuel outlet was identified as a potentially contaminating activity within the Phase I study area, located approximately 175 m to the north of the subject site on Huntmar Drive. Automotive dealerships on Palladium Drive, approximately 150 to 600 m to the north of the subject site, were also identified as a potentially contaminating activity.

Areas of Potential Environmental Concern

Based on the year of construction of the fuel outlet (2010 or 2011) and the automotive dealerships (2005-2014) and their distances from the subject site, the retail fuel outlet and automotive dealerships are not considered to have impacted the subject site, and are not considered to result in Areas of Potential Environmental Concern.

Contaminants of Potential Concern

There are no contaminants of potential concern on the subject property.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of organic deposits, till, and offshore marine sediment overburden soils. Groundwater flow is expected to reflect site topography and flow in an easterly direction.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Potential Concern were identified for the subject site.

Existing Buildings and Structures

The subject site is undeveloped.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is the Carp River, located approximately 1 km to the east of the site.

Areas of Natural Significance

There are no identified areas of natural provincial significance within the Phase I study areas.

Drinking Water Wells

There are records of six (6) drinking water wells within the Phase I study area. Five (5) were completed in the 1960s and 1970s, while one (1) was completed in 2001. These wells may be in current use.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently vacant/agricultural, commercial and residential. The residential properties consist of two- and three-storey duplexes and townhouses to the south of the subject site. The properties to the southwest, west, and northwest are vacant. The properties further to the north on Palladium Drive are automotive dealerships, with a police station and retail fuel outlet to the north of the east end of the subject site. The properties to the east of the subject site are agricultural fields and one property with a residential dwelling on Huntmar Drive.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

The retail fuel outlet located to the north of the subject site on Huntmar Drive and the automotive dealerships on Palladium Drive were identified as potentially contaminating activities, but based on their age and distance from the subject site, they are not considered to result in areas of potential environmental concern.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no areas of potential environmental concern on the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by 2325483 Ontario Inc. to conduct a Phase I - Environmental Site Assessment of the vacant property located between #173 and #211 Huntmar Drive, just south of Palladium Drive in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Historically, the site has never been developed. It was used for agricultural purposes until some time between 1977 and 1988, at which time the western portion of the property became tree covered, while the eastern part continued to be used for agricultural purposes. The neighbouring historical land use was similar to the subject site, with occasional farmsteads. No potentially contaminating activities were identified with the historical use of the subject site or neighbouring properties.

Following the historical research, a site visit was conducted to assess the subject site and Phase I-ESA study area. The site visit did not identify any PCAs on site. Several PCAs were identified on properties in the Phase I study area, however, they were not considered to represent areas of potential environmental concern on the subject property.

Conclusion

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

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of 2325483 Ontario Inc. Permission and notification from 2325483 Ontario Inc. and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



Mark S. D'Arcy, P.Eng



Report Distribution:

- 2325483 Ontario Inc. (2 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOECC Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites”, prepared by Golder Associates, 2004.
The City of Ottawa Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Current Plan of Survey, prepared by Stantec Geomatics Ltd., 2015.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3551-1 – SITE PLAN

DRAWING PE3551-2 – SURROUNDING LAND USE PLAN

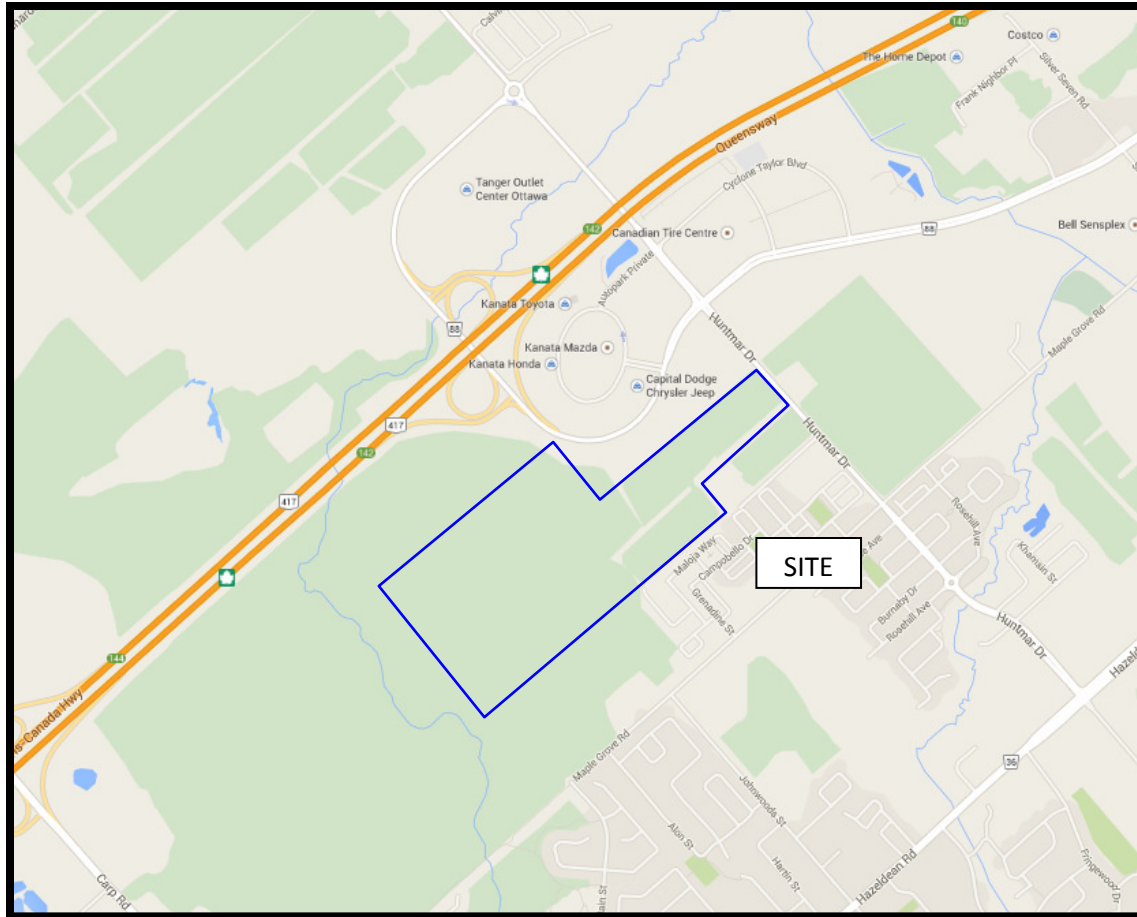


FIGURE 1
KEY PLAN

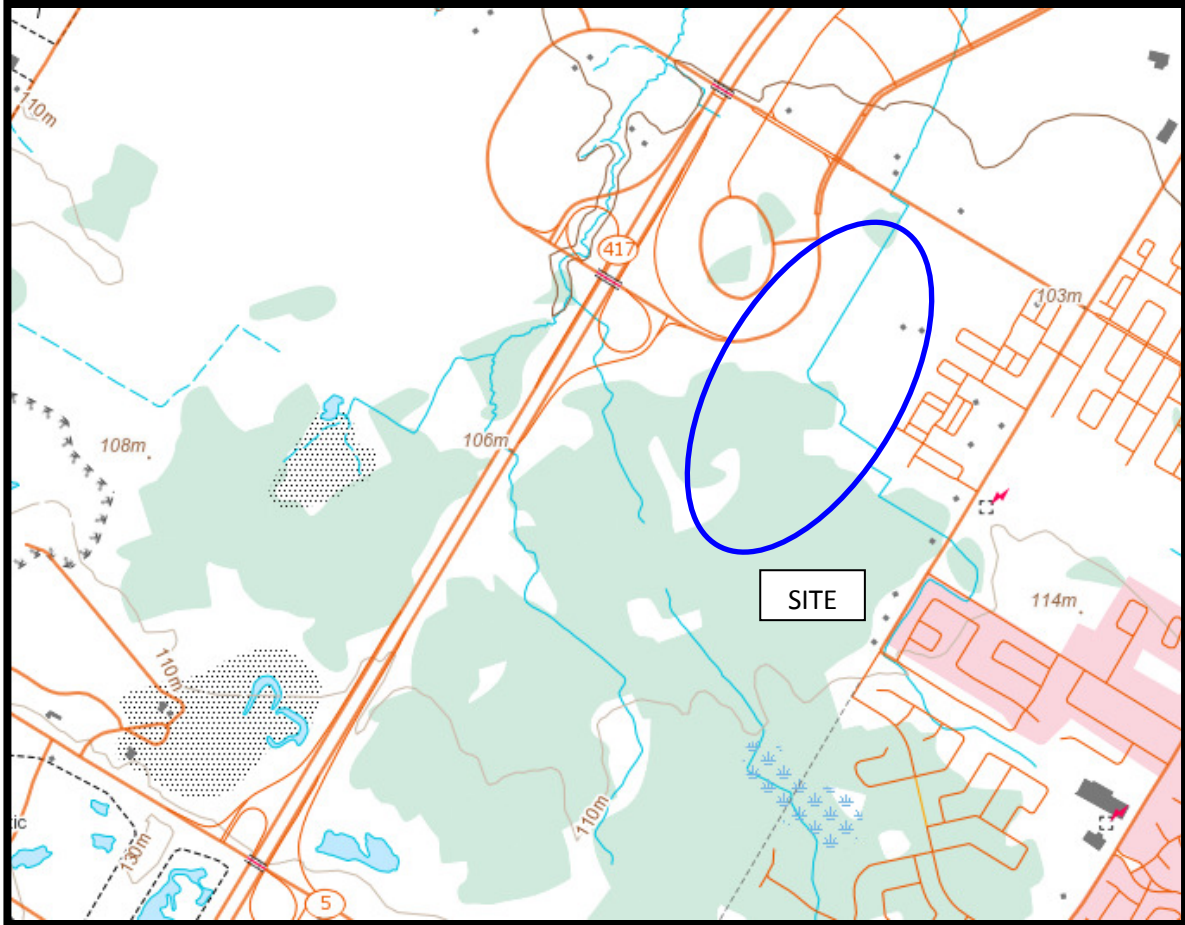
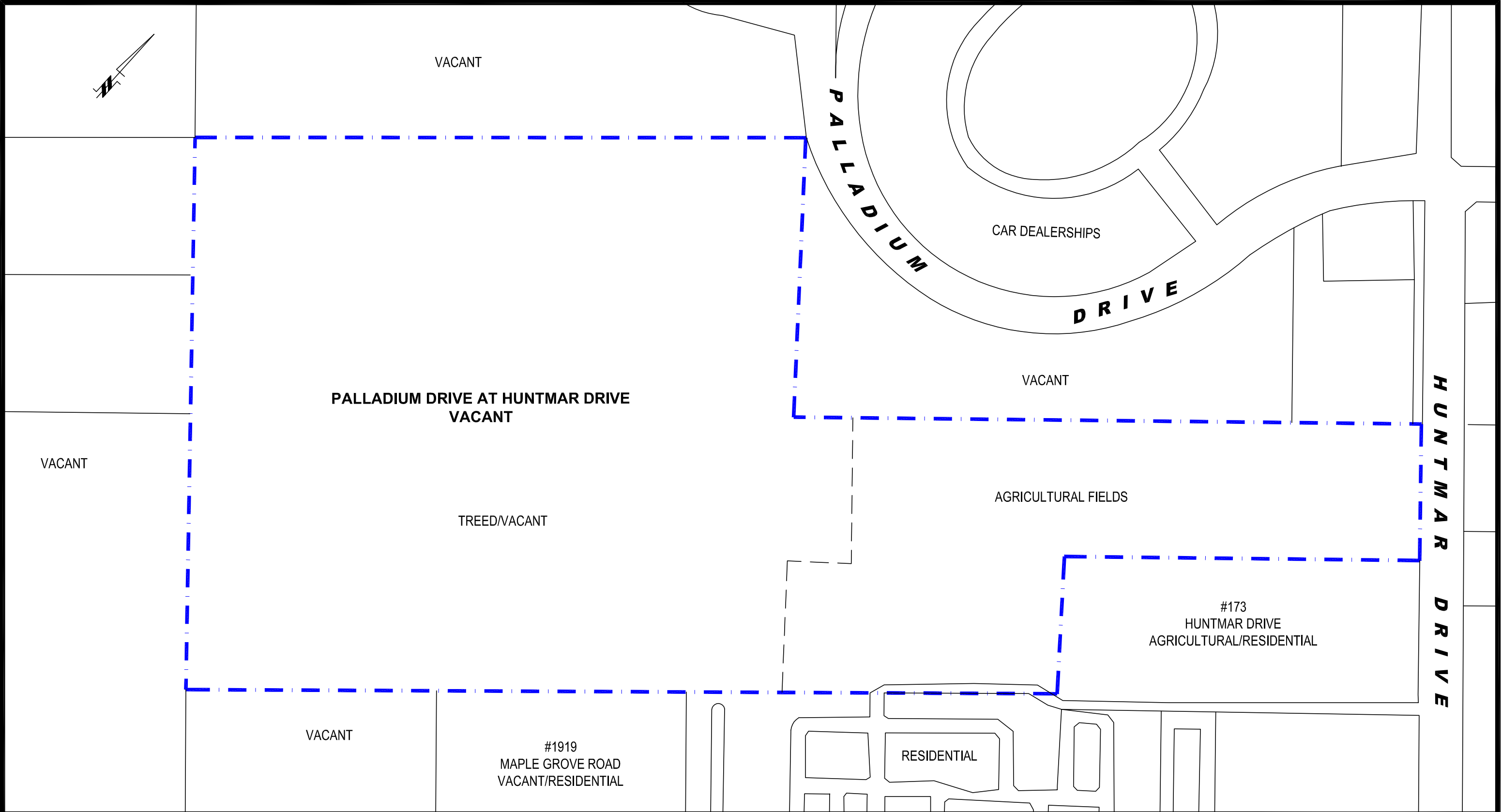


FIGURE 2
TOPOGRAPHIC MAP



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consulting engineers

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NO.	REVISIONS	DATE	INITIAL

2325483 ONTARIO INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
PALLADIUM DRIVE AT HUNTMAR DRIVE

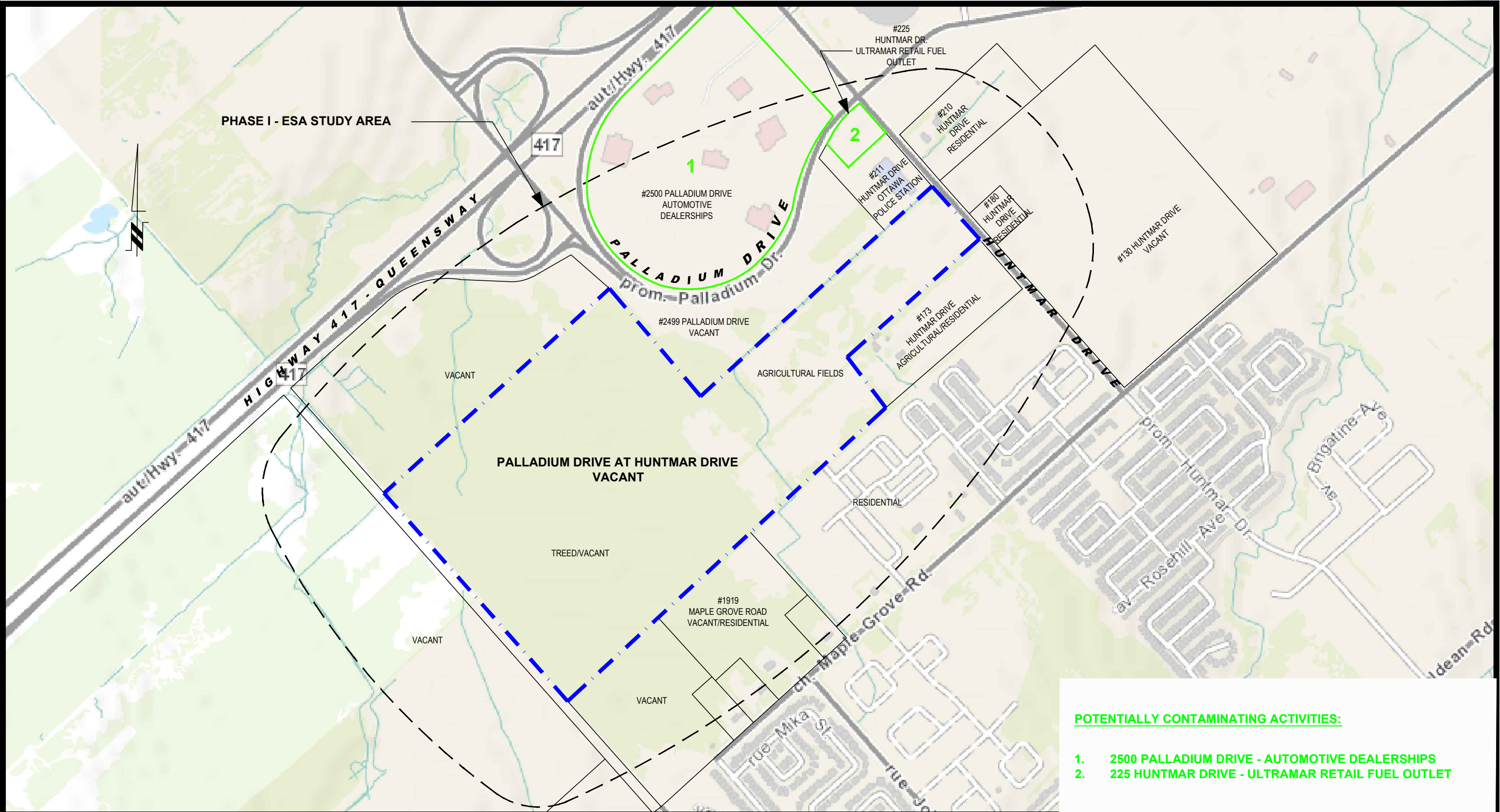
OTTAWA, ONTARIO

Title:

SITE PLAN

Scale:	1:4000	Date:	05/2015
Drawn by:	AG	Report No.:	PE3551-1
Checked by:	MD	Drawing No.:	PE3551-1
Approved by:	MSD		

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POTENTIALLY CONTAMINATING ACTIVITIES:

- 1. 2500 PALLADIUM DRIVE - AUTOMOTIVE DEALERSHIPS
- 2. 225 HUNTMAR DRIVE - ULTRAMAR RETAIL FUEL OUTLET

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NO.	REVISIONS	DATE	INITIAL

2325483 ONTARIO INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
PALLADIUM DRIVE AT HUNTMAR DRIVE

OTTAWA,
Title:

ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:8000	Date:	06/2015
Drawn by:	AG	Report No.:	PE3551-1
Checked by:	MD	Drawing No.:	PE3551-2
Approved by:	MSD		

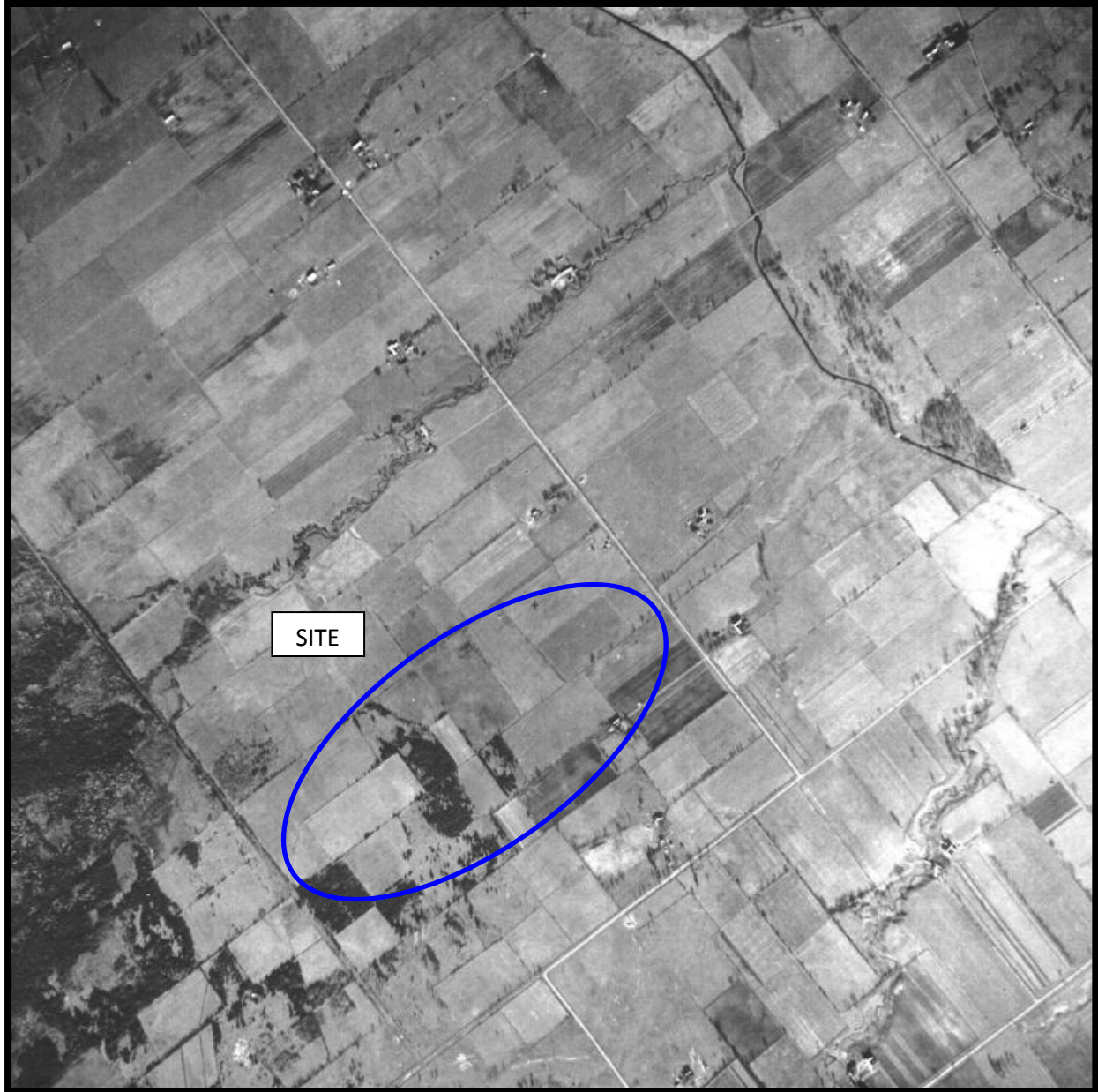
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APPENDIX 1

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

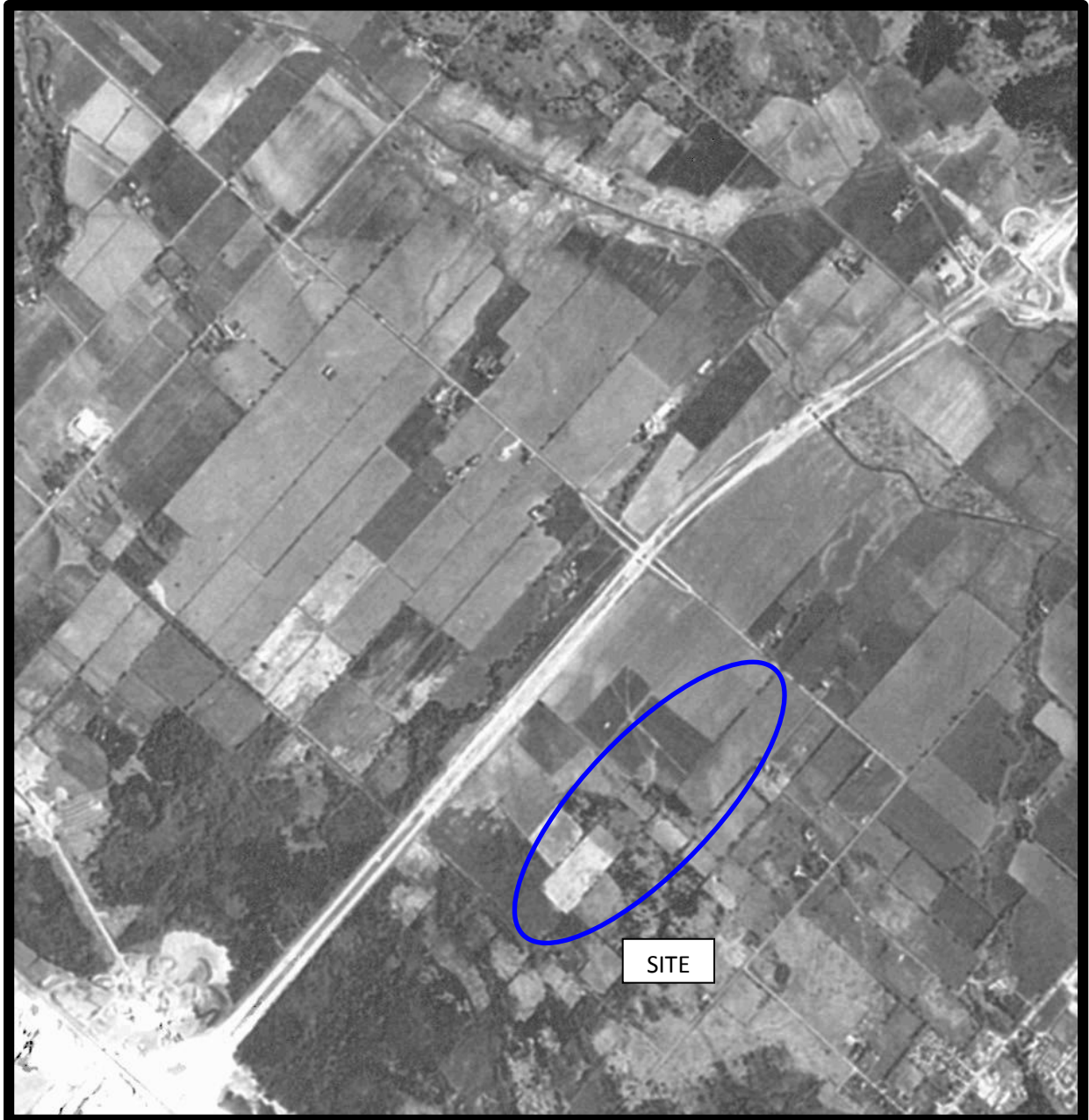
SITE PHOTOGRAPHS



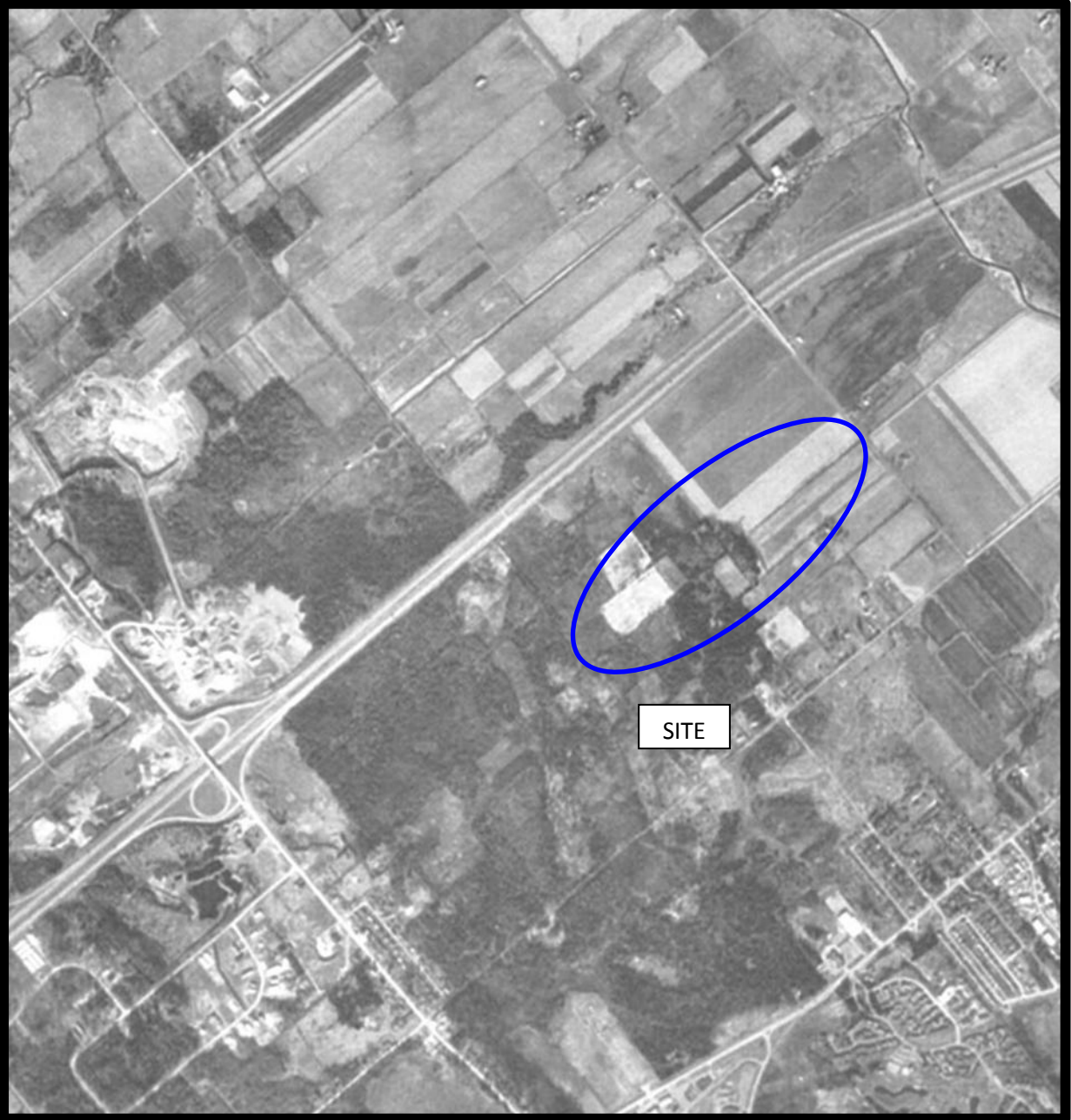
AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1959



AERIAL PHOTOGRAPH
1977



AERIAL PHOTOGRAPH
1988



AERIAL PHOTOGRAPH
1996

Site Photographs

PE3551

Palladium Drive at Huntmar Drive, Ottawa, ON

June 16, 2015



Photograph 1: Corn field at the eastern part of the subject site, looking west.



Photograph 2: corn field at the eastern part of the subject site, looking southeast. Huntmar Drive is visible to the left and centre.

Site Photographs

PE3551

Palladium Drive at Huntmar Drive, Ottawa, ON

June 16, 2015



Photograph 3: Central part of the subject site. Some paths had been cleared for access.



Photograph 4: The western edge of the subject site, looking north.

Site Photographs

PE3551

Palladium Drive at Huntmar Drive, Ottawa, ON

June 16, 2015



Photograph 5: Central part of the subject site.



Photograph 6: Central part of the subject site. Conditions were wet and partly sunny/overcast.

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

MOECC WATER WELL RECORDS

HLUI REQUEST



Ontario

Ministry of
Environment
and Energy

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 Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agramham@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. PE3551	Signature/Print Name of Requester Anna Graham <i>A. Graham</i>		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Part of Lots 1 and 2, Concession 1, Geographic Township of Huntley, City of Ottawa, Ontario				
Present Property Owner(s) and Date(s) of Ownership Thomas Cavanagh Developments (2325483 Ontario Inc.)				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			1986-present	
Orders			1986-present	
Spills			1986-present	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			1986-present	
Waste Generator number/classes			1986-present	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

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

Anna Graham

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: May-26-15 11:36 AM
To: Anna Graham
Subject: Re: Records search request Palladium Dr at Huntmar Drive

Good morning Anna,

Thank you for your inquiry.

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

225 Huntmar Dr, Ottawa has record of 4 active underground tanks and an active cylinder exchange facility.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West

Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: 1-877-682-8772

On Tue, May 26, 2015 at 11:26 AM, Anna Graham <AGraham@patersongroup.ca> wrote:

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 for properties located in the City of Ottawa, ON?

211 Huntmar Drive

225 Huntmar Drive

2499 Palladium Drive

1919 Maple Grove Road

2500 Palladium Drive

Lot 1 and Lot 2, Concession 1, Township of Huntley

Thank you!

Anna Graham, B.Sc., M.E.S.

patersongroup

solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: [\(613\) 226-7381 Ext. 228](tel:(613)226-7381)

Fax: [\(613\) 226-6344](tel:(613)226-6344)

Email: agraham@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.

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only

MUN 15005 CON 0001 LOT 001

RR#/Street Number/Name: Ottawa Carleton City/Town/Village: West Carleton Site/Compartment/Block/Tract etc.: 1

1919 maple Grove Rd. City/Town/Village: Stittsville

GPS Reading: NAD 83 Zone 18 Easting 426984 Northing 5014858 Unit Make/Model: magellan Mode of Operation: ☐ Undifferentiated ☒ Averaged ☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
	Sand + gravel			0	4.6
grey	limestone			4.6	39.6

Hole Diameter			Construction Record				Test of Well Yield			
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down	Recovery
0	39.6	15.75						Subpump	Time min	Water Level Metres
								Pump intake set at - (metres)	Static Level	Time min
								Pumping rate (litres/min)	1	7.58
								Duration of pumping	2	8.88
								Final water level end of pumping	3	9.70
								Recommended pump type	4	10.26
								Recommended pump depth	5	10.65
								Recommended pump rate	10	11.62
								If flowing give rate - (litres/min)	20	12.04
								If pumping discontinued, give reason.	30	12.32
									40	12.46
									50	12.60
									60	12.70

Water Record

Water found at: 36.9 Metres Kind of Water: Not tested

After test of well yield, water was ☒ Clear and sediment free ☐ Other, specify Not tested

Chlorinated ☒ Yes ☐ No

Plugging and Sealing Record

Depth set at - Metres From 6.1 To 0 Material and type (bentonite slurry, neat cement slurry) etc. Cement Slurry Volume Placed (cubic metres) .4767

Method of Construction

Water Use

Final Status of Well

Well Contractor/Technician Information

Name of Well Contractor: A. Rod Drilling Ltd Well Contractor's Licence No. 1119

Business Address (street name, number, city etc.): RR#1 Richmond, Ont

Name of Well Technician (last name, first name): Puxell Shannon Well Technician's Licence No. 72122

Signature of Technician/Contractor: [Signature] Date Submitted: 2004 06 28

Location of Well

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

120' maple Grove Rd

0.1km

John Woods

Audit No. z 14530 Date Well Completed: 2004 06 11

Was the well owner's information package delivered? ☒ Yes ☐ No Date Delivered: 2004 06 14

Ministry Use Only

Data Source: 1119 Contractor: 1119

Date Received: JUL 08 2004 Date of Inspection: 2004 06 14

Remarks: 1534762 Well Record Number: 1534762



Well Record

Regulation 903 Ontario Water Resources Act

page ____ of ____

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 - All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
 - Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
 - **All metre measurements shall be reported to 1/10th of a metre.**
 - Please print clearly in blue or black ink only.
- | | |
|--|--------------------------|
| | Ministry Use Only |
|--|--------------------------|

Ministry Use Only																				
MUN						CON									LOT					

SSION

Site/Compartment/Block/Tract etc.

☐ Undifferentiated ☒ Averaged☐ Differentiated, specify [illegible]

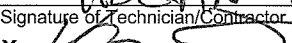
Hole Diameter			Construction Record					Test of Well Yield					
Depth	Metres	Diameter	Inside diam centimetres	Material	Wall thickness centimetres	Depth		Pumping test method	Draw Down		Recovery		
From	To	Centimetres				From	To		Time min	Water Level Metres	Time min	Water Level Metres	
0	28.04	15.23						Pump intake set at - (metres)	Static Level				
								Pumping rate - (litres/min)	1		1		
								Duration of pumping ____ hrs + ____ min	2		2		
								Final water level end of pumping ____ metres	3		3		
								Recommended pump type. <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	4		4		
								Recommended pump depth. ____ metres	5		5		
								Recommended pump rate. (litres/min)	10		10		
								If flowing give rate - (litres/min)	20		20		
								If pumping discontinued, give reason.	25		25		
									30		30		
									40		40		
									50		50		
									60		60		
Water Record			Casing										
Water found at Metres	Kind of Water		15.88	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass	.48	0	7.62						
				<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete									
			<input type="checkbox"/> Galvanized										
			<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass										
			<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete										
			<input type="checkbox"/> Galvanized										
			<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass										
			<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete										
			<input type="checkbox"/> Galvanized										
Screen			No Casing or Screen										
Outside diam	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass	Slot No.											
	<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete												
	<input type="checkbox"/> Galvanized												
After test of well yield, water was			Open hole										
<input checked="" type="checkbox"/> Clear and sediment free			7.01					28.04					
<input type="checkbox"/> Other, specify													
Chlorinated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													

Plugging and Sealing Record				<input checked="" type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at - Metres		Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)		
From	To				
7.01	0	Neat Cement Slurry	0.454		

Method of Construction			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input checked="" type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Cooling & air conditioning	

Final Status of Well			
<input type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other) _____
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input checked="" type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information	
Name of Well Contractor	Well Contractor's Licence No.
AIR ROCK DRILLING CO LTD	1119
Business Address (street name, number, city etc.)	
Rt 1 Richmond Ont K9A 2Z0	
Name of Well Technician (last name, first name)	Well Technician's Licence No.
DUGAN DAN	T3058
Signature of Technician/Contractor	Date Submitted
	2007 MAY 03

Location of Well			
<p>In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.</p>			
<p>Audit No. Z 39991</p>	<p>Date Well Completed 2006 03 03</p>		
<p>Was the well owner's information package delivered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Date Delivered NA</p>		

Ministry Use Only			
Data Source		Contractor	
Date Received		Date of Inspection	
MM	DD	YYYY	MM DD
Remarks		Well Record Number	



WATER WELL RECORD

314/5d

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

11 1513317

MUNICIP. 15005

CON. CAN

LOT 25-27

COUNTY OR DISTRICT: Con 1 TOWNSHIP: Huntley CITY/TOWN/VILLAGE: 3 CON., BLOCK, TRACT, SURVEY, ETC.: Con 1 DATE COMPLETED: 28 DAY 03 MO 73 YR

1513317 18 427649 3015345 4 337 4 26 JAN 12, 1975 44

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
grey	clay			0	35
grey	clay	stones		35	55
grey	limestone			55	108

31 00352105 00552105 0108215

32

41 WATER RECORD

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

51 CASING & OPEN HOLE RECORD

DEPTH - FEET	MATERIAL	WALL THICKNESS INCHES
10-11	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	188
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE

DEPTH TO TOP OF SCREEN

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CEMENT GROUT, LEAD PACKER, ETC.)
FROM TO		
10-13 14-17		
18-21 22-25		
26-29 30-33 80		

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER	0020 GPM	01 00 HOURS MINS
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING
19-21 00030 FEET	22-24 024 FEET	15 MINUTES 26-28 029 FEET 30 MINUTES 29-31 030 FEET 45 MINUTES 32-34 030 FEET 60 MINUTES 35-37 030 FEET
IF FLOWING GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
	GPM	FEET
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
1 <input checked="" type="checkbox"/> SHALLOW 2 <input type="checkbox"/> DEEP	030 FEET	0010 GPM

LOCATION OF WELL

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

HUNTLEY I

300'

0-1 mi

MAK CH-

JOHN ST.

GOW BORN

DRILLERS REMARKS:

FINAL STATUS OF WELL

1 <input checked="" type="checkbox"/> WATER SUPPLY	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
2 <input type="checkbox"/> OBSERVATION WELL	6 <input type="checkbox"/> ABANDONED, POOR QUALITY
3 <input type="checkbox"/> TEST HOLE	7 <input type="checkbox"/> UNFINISHED
4 <input type="checkbox"/> RECHARGE WELL	

WATER USE

1 <input checked="" type="checkbox"/> DOMESTIC	5 <input type="checkbox"/> COMMERCIAL
2 <input type="checkbox"/> STOCK	6 <input type="checkbox"/> MUNICIPAL
3 <input type="checkbox"/> IRRIGATION	7 <input type="checkbox"/> PUBLIC SUPPLY
4 <input type="checkbox"/> INDUSTRIAL	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING
<input type="checkbox"/> OTHER	9 <input type="checkbox"/> NOT USED

METHOD OF DRILLING

1 <input checked="" type="checkbox"/> CABLE TOOL	6 <input type="checkbox"/> BORING
2 <input type="checkbox"/> ROTARY (CONVENTIONAL)	7 <input type="checkbox"/> DIAMOND
3 <input type="checkbox"/> ROTARY (REVERSE)	8 <input type="checkbox"/> JETTING
4 <input type="checkbox"/> ROTARY (AIR)	9 <input type="checkbox"/> DRIVING
5 <input type="checkbox"/> AIR PERCUSSION	

CONTRACTOR

NAME OF WELL CONTRACTOR: Henry Mairis Well Drilling LICENCE NUMBER: 3644

NAME OF DRILLER OR BORER: 326 Richmond Ont.

SIGNATURE OF CONTRACTOR: Henry Mairis SUBMISSION DATE: 3 DAY 04 MO 73 YR

OFFICE USE ONLY

DATA SOURCE: 1 CONTRACTOR: 3644 DATE RECEIVED: 130873

DATE OF INSPECTION: 1 INSPECTOR: K

REMARKS:

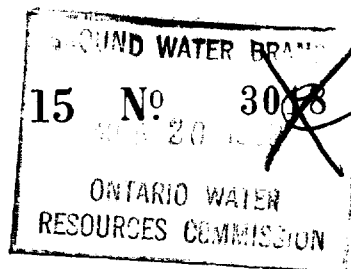
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31 G S d



UTM 18 2 427250 E

5 R 5015800 The Ontario Water Resources Commission Act

Elev. 4 R 0335 **WATER WELL RECORD**

Basin 251 Caledon

Township, Village, Town or City

Huntley

Con. 1 Lot 2

Date completed

19
(day)Oct
month1962
year

ess. STITTVILLE CnV.

Casing and Screen Record

Inside diameter of casing 6 1/4"

Total length of casing 62'

Type of screen none

Length of screen -

Depth to top of screen -

Diameter of finished hole 6"

Pumping Test

Static level 20'

Test-pumping rate 7 G.P.M.

Pumping level 40'

Duration of test pumping 2 hrs

Water clear or cloudy at end of test cloudy

Recommended pumping rate 7 G.P.M.

with pump setting of 40 feet below ground surface

Well Log**Overburden and Bedrock Record**

clay

fine sand

large gravel

limestone

From
ft.To
ft.

0

40

40

55

55

61

61

69

Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)

53 - 69

slight
sulphur

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

farm

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

Drilling or Boring Firm

McLean Water Supply Ltd

Address 1532 Raven Ave

Licence Number

758

Name of Driller or Borer

B. Foster

Address

Date OCT 23 / 62

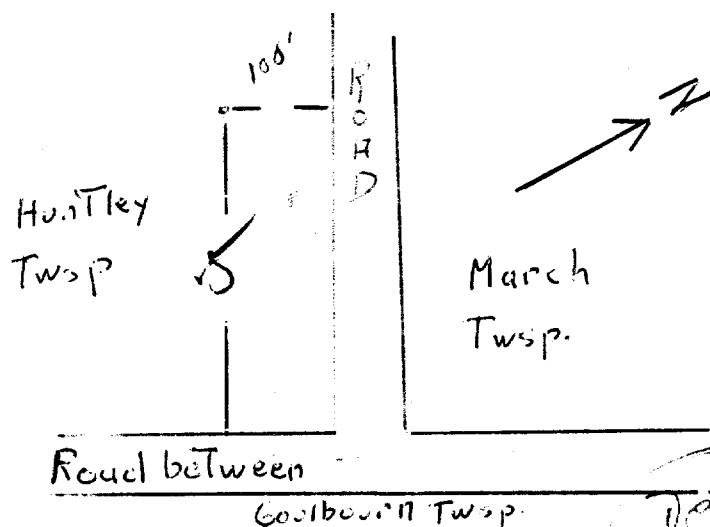
(Signature of Licensed Drilling or Boring Contractor)

Form 7 10M-62-1152

OWRC COPY

Location of Well

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



CSC:58



3,9/5 d

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

11

1513570 -

MUNICIPAL
115006

50

CON. *[Signature]*

101

COUNTY OR DISTRICT		TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE		CON., BLOCK, TRACT, SURVEY, ETC.		LOT	
Carleton		March		1		002	
OWNER (SURNAME FIRST)		DATE COMPLETED				AB-53	
[REDACTED]		Box 125 Manotick, Ont.				DAY 25 MO. 09 YR. 73	
[REDACTED]		015767		4 333		4 26	
[REDACTED]		JAN 12, 1975		44			

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

[31] 0925/05		0062305		0069305/2		0090815		0030215		0260815							
[32]																	
[41] WATER RECORD		[51] CASING & OPEN HOLE RECORD										SCREEN		SIZE(S) OF OPENING (SLOT NO.) 31-33 DIAMETER 34-38 LENGTH 39-40			
WATER FOUND AT - FEET		KIND OF WATER		IN-PIPE DIAM. INCHES		MATERIAL		WALL THICKNESS INCHES		DEPTH - FEET		MATERIAL AND TYPE		INCHES		FEET	
10-13		1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR		11 <input checked="" type="checkbox"/> STEEL		12 188		13 0		14 0071		15-16		17-18		19-20	
15-18		2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL		21 <input type="checkbox"/> GALVANIZED		22 0		23 0		24 0		25-26		27-28		29-30	
20-23		1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR		31 <input type="checkbox"/> CONCRETE		32 0		33 0		34 0		35-36		37-38		39-40	
25-28		2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL		41 <input checked="" type="checkbox"/> OPEN HOLE		42 0		43 0		44 0		45-46		47-48		49-50	
30-33		1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR		51 <input type="checkbox"/> STEEL		52 0		53 0		54 0		55-56		57-58		59-60	
		2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL		61 <input type="checkbox"/> GALVANIZED		62 0		63 0		64 0		65-66		67-68		69-70	
				71 <input type="checkbox"/> CONCRETE		72 0		73 0		74 0		75-76		77-78		79-80	
				81 <input checked="" type="checkbox"/> OPEN HOLE		82 0		83 0		84 0		85-86		87-88		89-90	
				91 <input type="checkbox"/> STEEL		92 0		93 0		94 0		95-96		97-98		99-100	
				101 <input type="checkbox"/> GALVANIZED		102 0		103 0		104 0		105-106		107-108		109-110	
				111 <input type="checkbox"/> CONCRETE		112 0		113 0		114 0		115-116		117-118		119-120	
				121 <input checked="" type="checkbox"/> OPEN HOLE		122 0		123 0		124 0		125-126		127-128		129-130	
				131 <input type="checkbox"/> STEEL		132 0		133 0		134 0		135-136		137-138		139-140	
				141 <input type="checkbox"/> GALVANIZED		142 0		143 0		144 0		145-146		147-148		149-150	
				151 <input type="checkbox"/> CONCRETE		152 0		153 0		154 0		155-156		157-158		159-160	
				161 <input checked="" type="checkbox"/> OPEN HOLE		162 0		163 0		164 0		165-166		167-168		169-170	
				171 <input type="checkbox"/> STEEL		172 0		173 0		174 0		175-176		177-178		179-180	
				181 <input type="checkbox"/> GALVANIZED		182 0		183 0		184 0		185-186		187-188		189-190	
				191 <input type="checkbox"/> CONCRETE		192 0		193 0		194 0		195-196		197-198		199-200	
				201 <input checked="" type="checkbox"/> OPEN HOLE		202 0		203 0		204 0		205-206		207-208		209-210	
				211 <input type="checkbox"/> STEEL		212 0		213 0		214 0		215-216		217-218		219-220	
				221 <input type="checkbox"/> GALVANIZED		222 0		223 0		224 0		225-226		227-228		229-230	
				231 <input type="checkbox"/> CONCRETE		232 0		233 0		234 0		235-236		237-238		239-240	
				241 <input checked="" type="checkbox"/> OPEN HOLE		242 0		243 0		244 0		245-246		247-248		249-250	
				251 <input type="checkbox"/> STEEL		252 0		253 0		254 0		255-256		257-258		259-260	
				261 <input type="checkbox"/> GALVANIZED		262 0		263 0		264 0		265-266		267-268		269-270	
				271 <input type="checkbox"/> CONCRETE		272 0		273 0		274 0		275-276		277-278		279-280	
				281 <input checked="" type="checkbox"/> OPEN HOLE		282 0		283 0		284 0		285-286		287-288		289-290	
				291 <input type="checkbox"/> STEEL		292 0		293 0		294 0		295-296		297-298		299-300	
				301 <input type="checkbox"/> GALVANIZED		302 0		303 0		304 0		305-					

71	PUMPING TEST METHOD		30	PUMPING RATE		R-14	DURATION OF PUMPING		15-16	00-18
	1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER		C605		GPM	01	HOURS		00	18
	STATIC LEVEL		WATER LEVEL END OF PUMPING		25	WATER LEVELS DURING		1 <input type="checkbox"/> PUMPING 2 <input type="checkbox"/> RECOVERY		
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES				
	028 FEET	0888 FEET	26-28 088 FEET	29-31 088 FEET	088 FEET	088 FEET	35-37 088 FEET			
IF FLOWING, GIVE RATE		38-41	PUMP INTAKE SET AT		WATER AT END OF TEST				42	
RECOMMENDED PUMP TYPE		GPM	RECOMMENDED PUMP SETTING		43-45	RECOMMENDED PUMPING RATE		46-49		
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP			100 FEET			C605		GPM		
50-53		020.1								

<p>FINAL STATUS OF WELL</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>WATER USE</p> <p>01</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>METHOD OF DRILLING</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.

GOULBORNE TWP.

MARCH TOWNSHIP

LOT 1

LOT 2


180'

.4 mile

HUNTLEY

DRILLERS REMARKS:

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER
	Capital Water Supply Ltd.		1558
	ADDRESS		
	Box 490 Stittsville		
	NAME OF DRILLER OR BORER		LICENCE NUMBER
	Lenny Dryman		
	SIGNATURE OF CONTRACTOR	SUBMISSION DATE	
	Walter Sawrock	DAY 27 MO. 9 YR. 73	

OFFICE USE ONLY	DATA SOURCE	58	CONTRACTOR	59-63	DATE RECEIVED	63-68	BO
	1		1558		20 11 73		
	DATE OF INSPECTION		INSPECTOR				
REMARKS:							
				CSS.38 P - R.			

City of Ottawa – ISCS Department

INFORMAL REQUEST FOR INFORMATION PROCESS

INFORMATION SHEET

What is the informal Request for Information process?

The City of Ottawa provides an informal process through which parties conducting research on existing or former uses of a site, often for a Phase I Environmental Site Assessment or in conjunction with an application for a development approval, can request and obtain information from the City of Ottawa regarding properties located within its boundaries. As of January 1st, 2001, this process also incorporates information from the Historical Land Use Inventory (“HLUI”), which was compiled by the former Region of Ottawa-Carleton. This database was recently updated current to 2005 data.

This informal process provides applicants with a streamlined way in which to obtain useful information from the City of Ottawa. It is called an **informal process** because it allows applicants to request information outside of the legislated process found in the *Municipal Freedom of Information and Protection of Privacy Act* (“MFIPPA”).

What does the City of Ottawa do when it receives an informal Request for Information?

Once the City of Ottawa receives a request for information along with the appropriate consent and signed disclaimer, the search process is triggered. Staff members from the Planning and Growth Management Branch of the Infrastructure Services and Community Sustainability Department review the Request for Information and the consent to ensure that they are complete and, if necessary, clarify any details with the requester. The request is then circulated to the following Departments within the City of Ottawa:

- City Operations: Environmental & Health Protection Division (Public Health);
- Infrastructure Services and Community Sustainability: Sewer Use Program;
- Infrastructure Services and Community Sustainability: Environmental Programs (Waste Diversion);
- City Manager’s Office: Real Estate Services Division;
- City Manager’s Office: Legal Services Division.

Staff members of the Planning and Growth Management Branch also conduct a search of the HLUI database.

The nature of the information that the Departments may have on a particular property will vary, depending on their scope of activities and mandate. Document retention periods and recording methods will also determine which information may be available regarding a particular property. As a result, the amount of information available on a property will vary on a case-by-case basis. Any information that is found regarding a particular property is then

pooled and reviewed by staff within the City of Ottawa's Planning and Growth Management Branch. The information is then provided to the requester, together with any necessary explanations.

What are the advantages of using the informal Request for Information process?

This process was put into place to assist applicants conducting research on a particular site in obtaining certain information. The streamlined circulation and search process has been designed to ensure that those departments that are most likely to have relevant information available regarding properties are canvassed. The staff members involved in this process are all familiar with environmental assessments and land use planning. At present, there are no fees associated with this process.

While the time required to process requests will vary depending on each property, the City of Ottawa attempts to provide a response within a 30 day time period.

Who can submit an informal Request for Information?

This process is available to individual and corporate landowners alike. Consultants and other third parties may also make requests on behalf of any landowner with the landowner's written consent.

What about MFIPPA?

This informal process is designated to operate as a limited alternative to the access to information process found in MFIPPA.

MFIPPA is a provincial statute affecting all municipalities and local boards in Ontario. It regulates public access to information contained in municipal records and sets out rules regarding protection of individual privacy. MFIPPA provides a formalized process for access to information by the public, whereby individuals may request, in writing, access to information under the custody and control of the City of Ottawa. MFIPPA also prescribes an application fee as well as processing fees for each request. Deposits are required for requests involving a substantial amount of municipal records.

Although all individuals and corporations are free to make formal requests for information under MFIPPA, the City's informal Request for Information process provides requesters with an alternative route for obtaining certain information that is in the custody and control of the City of Ottawa.

What impact does MFIPPA have on the City's informal Request for Information process?

The City of Ottawa must follow the rules in MFIPPA with respect to disclosure of information, regardless of whether the request for the information has been made formally under MFIPPA or informally under the City's informal Request for Information process. As

a result, the City of Ottawa may be unable to release certain information that is in its custody and control with respect to some properties.

How is an informal Request for Information submitted?

Request for Information form: Requesters must fill out the attached 'Request for Information' form and submit it to the City of Ottawa's Planning and Growth Management Branch. The location of the subject property must be clearly indicated on the form.

Consent to Disclose Information: Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.

Description of the Property: In order to assist the City of Ottawa in its search for information, please provide as much information as possible about the property, including:

- Both the municipal address and the legal description of the property;
- A site plan or key plan of the property, its location and particular features;
- A clear description of what information you are interested in receiving; and,
- Any significant dates or time frames you would like researched.

Disclaimer: Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning and Growth Management Branch. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.

Where can I get more information about this process?

You may contact Mark Young with the Planning Division at (613) 580-2424 ext. 14743 or HLUI@ottawa.ca to obtain further information regarding the City of Ottawa's informal Request for Information process.

Questions, comments and suggestions are always welcome.



DISCLAIMER

For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the HISTORICAL LAND USE INVENTORY ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Paterson Group Inc. ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Copyright is reserved to the City.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. All information collected under this request and all records provided in response to this request are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended.

Signed: Anna Graham
Per: Anna Graham, M.E.S.
(Please print name)
Title: Environmental Assessor
Company: Paterson Group Inc.

Dated: May 26, 2015



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3551

Request for Information
(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Anna Graham
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- north part of lot 1 and south part of lot 2
Concession: 1 (Township of Huntley)
Street: Palladium Dr. at Huntmar Rd City/Town: Ottawa
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owners: 2325483 Ontario Inc.
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: (x) vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use
infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land
use in the area of the site.

2. CONFIDENTIALITY

- a) Consent Required: (x) Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: (x) Owner () Tenant () Purchaser () Legal**

*Will not be processed as a request for information pursuant to MFIPPA.

**(Consent letters must contain the information required, give authorization to requestor, and be dated and signed)

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

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

Environmental Engineering

Geotechnical Engineering

Materials Testing Quality Control

Building Science

Hydrogeology

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

**Anna Graham,
M.E.S.**

patersongroup

POSITION

Environmental Assessor

EDUCATION

McGill University, B.Sc. 2010
Biology and English Literature

Queen's University, M.E.S. 2012
Environmental Studies

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

Civica Infrastructure Inc.
Municipal Water Resources Engineering - Vaughan
Project Support Coordinator, Project Proposal Writer

SELECT LIST OF PROJECTS

Phase I Environmental Site Assessments – various, Ottawa
Flood Mapping Project Coordination – Credit Valley Conservation Authority
Manhole Survey Tool Design and Data Processing – City of Markham
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of Peterborough
Drainage Study

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology