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**Phase I Environmental Site Assessment
Update**

151 Chapel Street
Ottawa, Ontario

Prepared For

Trinity Development Group

March 29, 2019

Report: PE2930-LET.04

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March 29, 2019
File: PE2930-LET.04

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Attention: **Mr. Mathew Laing**

Subject: **Phase I - Environmental Site Assessment Update**
Vacant Lot – 151 Chapel Street
Ottawa, Ontario

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment Update (Phase I ESA Update) for the aforementioned property. This report updates a previous Phase I ESA report completed by Paterson, dated March 25, 2013, and is intended to meet the requirements of a Phase I ESA, as per O.Reg. 153/04, as amended, under the Environmental Protection Act. This report is to be read in conjunction with the previous Phase I ESA (PE2930-REP.01), which is appended to this report – Appendix B.

Site Information

The subject site addressed 151 Chapel Street is situated on the northeast quadrant of the Chapel Street and Rideau Street intersection, in the City of Ottawa, Ontario. The site is zoned for Traditional Mainstreet. The subject site was formerly occupied by a synagogue and community centre that was demolished in October of 2015. The subject site is currently vacant with plans for future residential and commercial development. An updated configuration of the subject site is shown on Drawing PE2930-10 - Site Plan, which is appended to this report.

Records Review

Phase I ESA Study Area Determination

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

First Developed Use Determination

According to the city directories, the addresses constituting the subject site included listings of an elementary school (Robinson Primary School) and residential dwellings in 1885. No other listings were listed prior to 1885. The chain of title indicated that the first property transaction occurred in 1912. For the purpose of this report, and based on the above information, the first developed use of the site was determined to be residential and institutional in 1885.

Previous Environmental Reports

- ❑ 'Phase I Environmental Site Assessment, 151 Chapel Street, Ottawa, Ontario', prepared by Paterson Group, dated March 23, 2013.

Based on the findings of the Phase I ESA, two (2) areas of potential environmental concern (APECs) with respect to the subject site were identified, which included the historical presence of an exterior fuel oil underground storage tank (UST) located on the northwest corner of the site and a former retail fuel outlet (RFO) 40 m east of the site at 481 Rideau Street (northwest corner of Rideau Street and Augusta Street). A Phase II ESA was recommended to assess the APECs on the Phase I Property.

- ❑ 'Phase II Environmental Site Assessment, Institutional Building, 151 Chapel Street, Ottawa, Ontario', prepared by Paterson Group, dated April 9, 2013.

The Phase II ESA consisted of drilling four (4) boreholes, three (3) of which were completed as monitoring wells. Soil samples were obtained and analyzed for metals, benzene, toluene, ethylbenzene, and xylenes (BTEX) and petroleum hydrocarbons (PHCs), fractions F1-F4. Soil retrieved from the location of the former UST nest (BH4-13) exceeded the MECP Table 3 Standards for PHC F1, F2, and F3. All other sample results were in compliance with the selected MECP Table 3 Standards.

Groundwater samples were obtained and analyzed for volatile organic compounds (VOCs) and PHCs. Groundwater results were in compliance with the selected MECP

standards. Based on the results of the Phase II ESA, Paterson recommended that an environmental site remediation program, involving the removal of PHC impacted soil be completed concurrently with the redevelopment of the site.

- 'Supplemental Phase II Environmental Site Assessment, 151 Chapel Street, Ottawa, Ontario', prepared by Paterson Group, dated March 11, 2016.

A Supplemental Phase II ESA was conducted for the purpose of delineating impacts caused by the former UST, post-demolition. The Supplementary Phase II ESA consisted of drilling 21 boreholes, four (4) of which were completed as monitoring wells in 2015. Soil samples were obtained and analyzed for polycyclic aromatic hydrocarbons (PAHs), BTEX and PHCs (F1-F4). Several PAH parameters in soil retrieved from the BH21-15 were in exceedance of the MECP Table 3 Standards. PHC and BTEX parameters in soil retrieved from BH2-15 and BH1-15 also exceeded the selected MECP Standards. All other sample results were in compliance with the selected MECP standards.

Groundwater samples were obtained and analyzed for BTEX and PHCs (F1-F4). Groundwater results were in compliance with the selected MECP standards. Based on the results of the Phase II ESA, Paterson recommended that an environmental site remediation program, involving the removal of all contaminated soil, be completed concurrently with site redevelopment.

Based on the results of the 2016 Phase II ESA, the impacted soil in the immediate vicinity of the former UST nest remains an APEC on the Phase I Property.

Geotechnical Investigation

A geotechnical Investigation (PG2757-REP.01) was conducted by Paterson in November 2012. Three (3) boreholes were drilled onsite to assess subsurface conditions. The soil profile consisted of an asphaltic concrete surface, followed by silty sand fill material mixed with gravel, cobbles and various construction debris, underlain by a native sand and/or silty clay. Fill of an unknown quality was identified throughout the site during subsurface investigation.

Plan of Survey

A plan of survey, prepared by Annis, O'Sullivan, Vollebekk Ltd., was reviewed as part of this assessment. The survey plan consists of a topographical plan and has not yet been dated or deposited as a Registered Plan. The survey plan shows the subject site in its current configuration.

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on March 5, 2019. The subject site was not listed in the NPRI database. No new records of pollutant release were listed in the database for properties located within the Phase I Study Area.

Ministry of the Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the MECP Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Submissions

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Incident Reports

A request was submitted to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Waste Management Records

A request was submitted to the MECP FOI office for information with respect to waste management records. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No Municipal Coal Gasification Plant Sites are located within the Phase I study area.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry (ESR) was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. One Record of Site Condition (RSC) was filed for a former retail fuel outlet (RFO) located at 479 Rideau Street (formerly 481 Rideau Street), approximately 40 m east of the subject site. According to the ESR, 432m³ of contaminated soil was removed from the property. Groundwater was tested as part of the RSC process; no groundwater remediation was required. Based on the cross-gradient location with respect to the Phase I Property, the former RFO is not considered to have impacted the subject site.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment 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. There are no former waste disposal sites located within 250 m of 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 website of the Ontario Ministry of Natural Resources (MNR) on March 5, 2019. The search did not reveal 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 March 6, 2019, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. A response from the TSSA indicated that no records were listed in the TSSA registry for the subject site or the adjacent properties.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. There are no closed landfill sites within the vicinity of the Phase I study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A search of the City of Ottawa's Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. The HLUI search identified two (2) activities associated with the Phase I Property and twenty (20) activities associated with properties

within the Phase I Study Area, nine (9) of which are potentially contaminating activities (PCAs). The onsite activity (Activity #13290) was listed as Suburban Drywall in 2005. Based on the nature of this onsite activity, it is not considered to pose an environmental concern. Activity #7442 (lumber and building materials yard) was located on 135 Chapel Street, which is considered to be on the subject property. Based on the redevelopment of the property in the 1950s and previous environmental investigations and excavations, the former activity (#7442) is not considered to have had impacted the Phase I Property. Similarly, three (3) activities listed under 481 Rideau Street (adjacent property to the east) are not considered to have had impacted the subject site, based on our previous environmental work conducted on the subject property.

The five remaining activities (#10213, 2665, 3359, 6162 and 10857) are not considered to have had impacted the Phase I Property, based on the separation distance and/or orientation with respect to the subject site, and with extensive redevelopment in the area. The HLUI database 2005 records are appended to this report.

Aerial Photographs

The latest aerial photograph in the original Phase I ESA report was from 2008. A review of aerial photographs from 2014 and 2017 show that the synagogue was demolished in 2015. The 2017 aerial photograph shows the site as a vacant lot with no building or structures. No significant changes were noted in the surrounding lands from 2014 to 2017.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the elevation of the subject site is situated at 64 m above seal level (ASL), and that the regional topography in the general area of the site slopes down in a northerly direction. According to the maps, the nearest water body is the Rideau River, located approximately 560 m north of the site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication 'The Physiography of Southern Ontario, Third Edition' was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as "clay plains interrupted by ridges of rock or sand".

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of middle Ordovician interbedded shale and limestone of the Verulam Formation. Overburden soils are shown as fluvial sand and silt, with a drift thickness on the order of 5-15 m.

Water Well Records

A search of the MECP 's web site for all drilled well records within 250 m of the subject site was conducted on March 5, 2019. The search returned eleven (11) water well records, all of which appear to be monitoring wells. Based on the results of the water well search and the availability of city water in the Phase I Study Area, it is our opinion that there are no drinking water wells remaining within the Phase I Study Area. A copy of the water well records is appended to this report.

Property Owner Representative Interview

Mr. Trevor Lahey of Trinity Development Group Inc. was interviewed at the site visit as part of this assessment. Mr. Lahey is the property manager and has been with Trinity Development Inc. since 2016. According to Mr. Lahey, there has been no work conducted on the phase I Property since the 2016 Phase II ESA. Mr. Lahey was not aware of any environmental concerns with respect to the subject site.

Site Reconnaissance

Our site reconnaissance visit was conducted on March 21, 2019. Weather conditions were overcast, with a temperature of approximately 0° C. Ms. Mandy Witteman from the Environmental Department of Paterson Group conducted the site inspection. In addition to the site, the uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site visit.

The subject site was covered in snow at the time of the site visit. The site currently exists as a vacant lot, fenced along the perimeter of the property. No buildings were noted on the property. The former community centre/synagogue was demolished in October 2015. A large pit currently exists in place of the former building. Remnants of the foundation wall along the east and south were noted, and an exterior concrete staircase on the central-western side of the property. The edges of the site are vegetated with grass and some low brush with some detection of gravel and rocks along the perimeter of the pit where

the previous building once stood. Site drainage consists primarily of infiltration. The site and regional topography slope down in a northerly direction towards the Ottawa River.

There were no unidentified substances or stained snow observed on the subject site. The surrounding properties were also observed during the site visit and are shown on Drawing PE2930-11 – Surrounding Land Use Plan.

Review and Evaluation of Information

Land Use History

The following table indicates the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

TABLE 1. Land Use History – 151 Chapel Street			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concerns
Prior to 1885	Vacant/Undeveloped	None	None
1885-1949	Residential dwellings and a School	None	None
1949-2015	Synagogue and Community Centre	Presence of a (former) fuel oil UST	Yes
2015-present	Vacant land	Presence of contaminated soil on site as a result of a former fuel oil UST	Yes

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Based on the 2013 Phase I and Phase II ESAs, two (2) onsite PCAs were identified on the Phase I Property. As per Table 2 of O.Reg 153/04, a description of the PCAs that represent APECs on the Phase I Property are listed below:

- ☐ *Item 28: Gasoline and Associated Products Storage in Fixed Tanks* – Historical presence of a former fuel oil underground storage tank (UST) on the subject site.
- ☐ *Item 30: Importation of Fill Material of Unknown Quality* – Presence of fill material on the subject site.

The locations of the APECs are shown on Drawing PE2930 -10 – Site Plan.

Contaminants of Potential Concern (CPC)

The contaminants of potential concern (CPCs) include BTEX, PAHs, PHCs and metals in soil and/or groundwater.

Conceptual Site Model

Geological and Hydrogeological Setting

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of middle Ordovician interbedded shale and limestone of the Verulam Formation. Overburden soils are shown as fluvial sand and silt, with a drift thickness on the order of 5-15 m.

The regional topography slopes downwards in a northerly direction. The inferred groundwater flows in a northerly direction.

Contaminants of Potential Concern

The contaminants of potential concern (CPCs) include BTEX, PAHs, PHCs and metals in soil and/or groundwater.

Existing Buildings and Structures

The subject site is currently vacant. The previous building and structures were removed in 2015. Remnants of the former foundation walls were present onsite. It is our understanding that the foundation walls will be removed concurrently with site redevelopment.

Areas of Natural Significance and Water Bodies

No areas of natural significance or water bodies were identified on the site or within the Phase I Study Area.

Drinking Water Wells

No domestic water wells were identified on the subject site or study area.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area is currently a mix of commercial offices/retail businesses, residential, and institutional. No environmental concerns were identified with the use of neighbouring lands.

Potentially Contaminating Activities

Potentially Contaminating Activities (PCAs) at the Phase I Property include the historical presence of a fuel oil UST and fill material of an unknown quality.

Areas of Potential Environmental Concerns

As previously discussed, the historical presence of a former heating oil UST and presence of fill material of an unknown quality on the subject site have been identified as PCAs that are considered to represent areas of potential environmental concern (APECs). Based on the findings of the 2016 Phase II ESA, contaminated soil and the unknown quality of the fill material on the subject site both remain APECs on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The original Phase I ESA identified the presence of a former UST as well as imported fill material of an unknown quality as PCAs on the subject site, representing APECs on the Phase I Property. Subsequently, a Phase II ESA was conducted in 2013 and 2016. Analytical results found BTEX, PAH and PHC contaminated soil in the immediate vicinity of where the former UST was situated. No remediation has been conducted since the 2016 Phase II ESA. Therefore, the impacted soil onsite remains an APEC on the Phase I Property.

Conclusions

The results of the records review, previous reports, and site inspection indicated that contaminated soil remains a potential environmental concern to the subject site. Based on the results of this Phase I ESA, **a Phase II Environmental Site Assessment is required for the property.**

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work and O.Reg. 153/04. The conclusions presented herein are based on information gathered from a historical review and field inspection program. The findings of the Phase I ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. 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 Trinity Development Group Inc. Permission and notification from Trinity Development Group Inc. and this firm will be required to release this report to any other party.

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

Paterson Group Inc.



Mandy Witteman, M.A.Sc.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- ☐ Trinity Development Group Inc. (1 copy)
- ☐ Paterson Group (1 copy)

Appendix A:

- ☐ Figure 1 - Key Plan
- ☐ Figure 2 - Topographic Map
- ☐ Drawing PE2930-10 - Site Plan
- ☐ Drawing PE2930-11 - Surrounding Land Use Plan
- ☐ HLUI Database Records
- ☐ Well Records

Appendix B:

- ☐ Phase I ESA 2013 Report (PE2930-REP.01)

APPENDIX A

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE2930-10 – SITE PLAN

DRAWING 2930-11-SURROUDING LAND USE PLAN

HLUI DATABASE RECORDS

WELL RECORDS

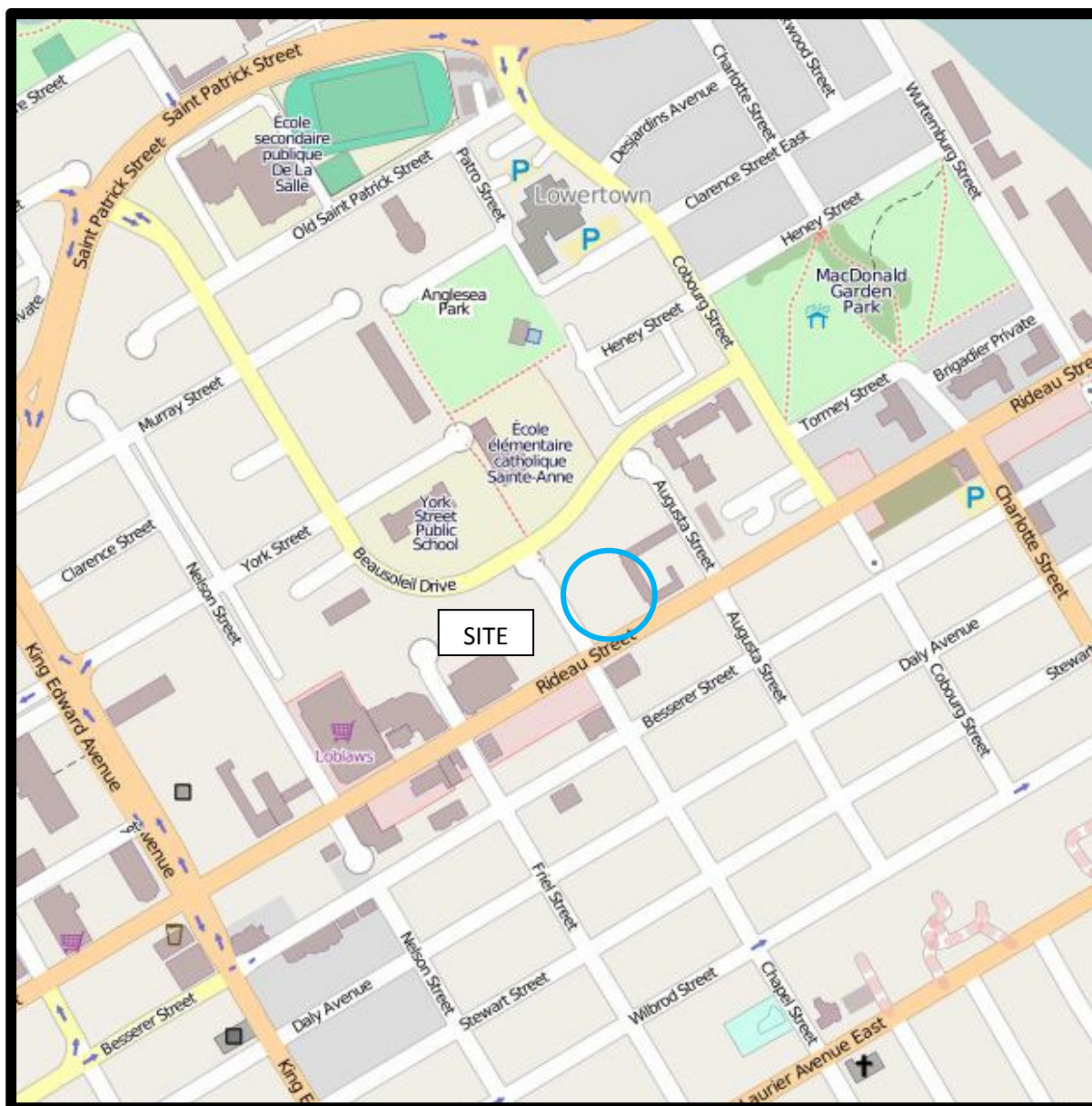


FIGURE 1
KEY PLAN

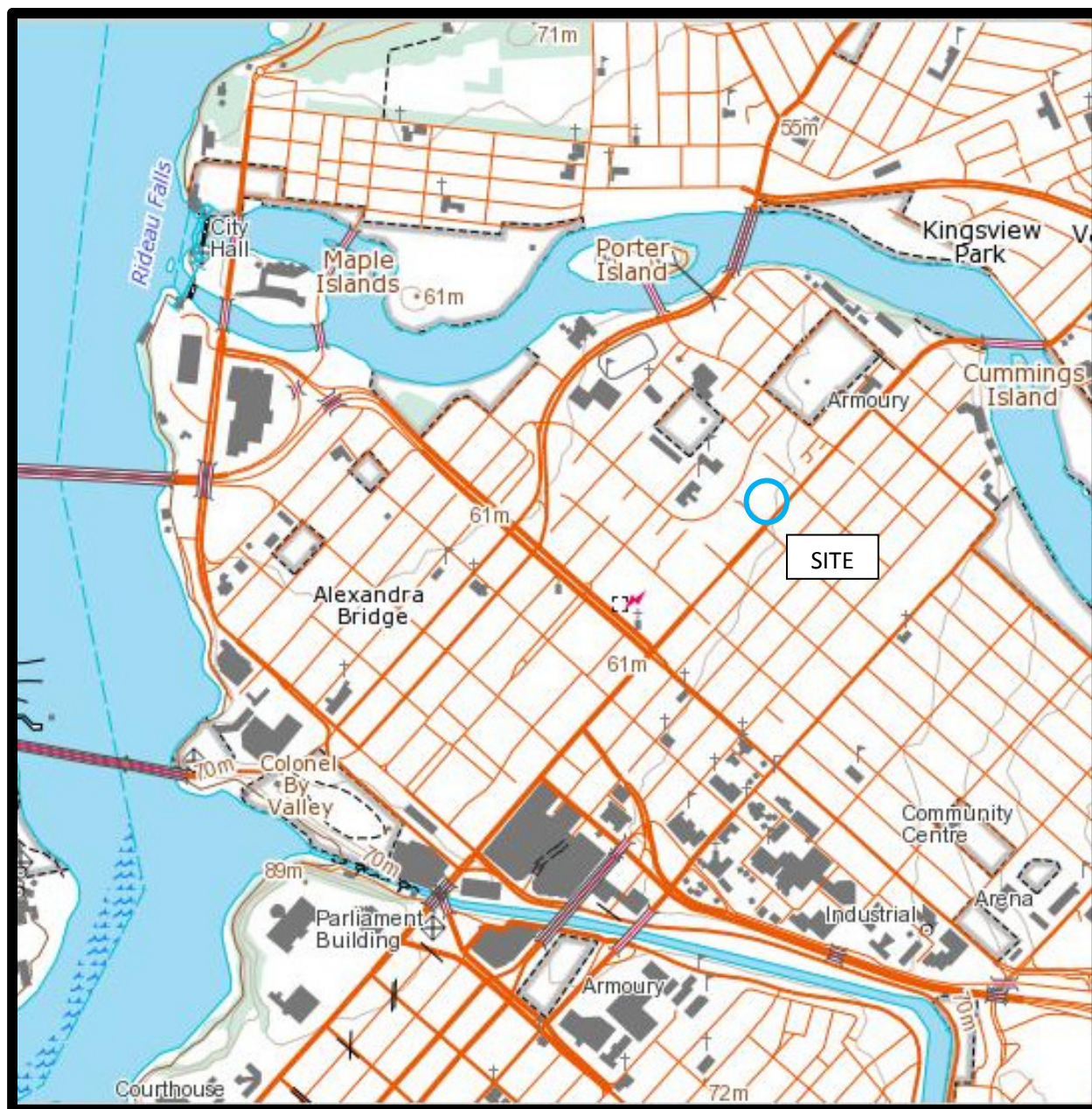
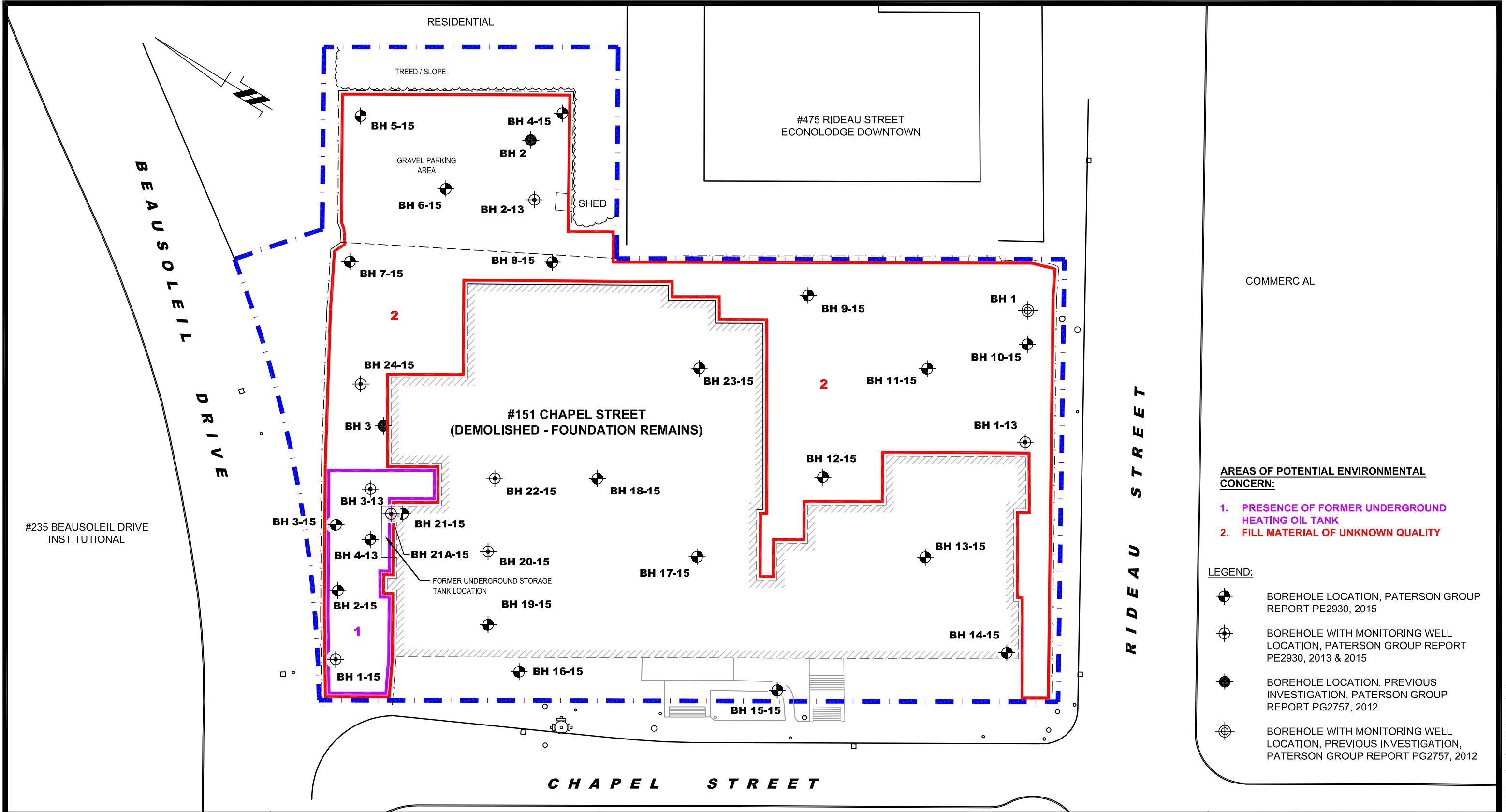


FIGURE 2
TOPOGRAPHIC MAP



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

1. PRESENCE OF FORMER UNDERGROUND HEATING OIL TANK
2. FILL MATERIAL OF UNKNOWN QUALITY

LEGEND:

- BOREHOLE LOCATION, PATERSON GROUP REPORT PE2930, 2015
- BOREHOLE WITH MONITORING WELL LOCATION, PATERSON GROUP REPORT PE2930, 2013 & 2015
- BOREHOLE LOCATION, PREVIOUS INVESTIGATION, PATERSON GROUP REPORT PG2757, 2012
- BOREHOLE WITH MONITORING WELL LOCATION, PREVIOUS INVESTIGATION, PATERSON GROUP REPORT PG2757, 2012

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NO.	REVISIONS	DATE	INITIAL

TRINITY DEVELOPMENT GROUP	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE	
151 CHAPEL STREET	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:500	Date:	03/2019
Drawn by:	MPG	Report No.:	PE2930-LET.04
Checked by:	MW	Drawing No.:	PE2930-10
Approved by:	MSD		



- POTENTIALLY CONTAMINATING ACTIVITIES:**
- 1. 151 CHAPEL STREET - PRESENCE OF FORMER UNDERGROUND HEATING OIL STORAGE TANK
 - 2. FILL MATERIAL OF UNKNOWN QUALITY
 - 3. 110-116 COBOURG STREET - OTC BUS GARAGE (1940s-1950s)
 - 4. 375 RIDEAU STREET - DRY CLEANER (2000s)
 - 5. 391 RIDEAU STREET - VAIL'S FABRIC CARE DRY CLEANING (1950s-1970s)
 - 6. 400-402 RIDEAU STREET - AUTO BODY SHOP (1940s-1970s)
 - 7. 430-432 RIDEAU STREET - COMMERCIAL PRINTERS LTD. (1960s)
 - 8. 450 RIDEAU STREET -AUTOMOBILE SERVICE STATION (1950s-1980s)
 - 9. 478 ½ RIDEAU STREET - DRY CLEANER (1940s-1960s)
 - 10. 490 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (1950s)
 - 11. 497 RIDEAU STREET - DRY CLEANER (1960s-1990s)
 - 12. 481 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (1950s-2000s)

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NO.	REVISIONS	DATE	INITIAL

TRINITY DEVELOPMENT GROUP

PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE

151 CHAPEL STREET

OTTAWA, ONTARIO

Title:

SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	03/2019
Drawn by:	MPG	Report No.:	PE2930-LET.04
Checked by:	MW	PE2930-11	Revision No.:
Approved by:	MSD		

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File Number: D06-03-19-0036

April 2, 2019

Paterson Group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Attn: Mandy Witteman

Sent via email to mwitteman@patersongroup.ca

Dear Mandy Witteman,

**Re: Information Request
151 Chapel Street, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- The City's Environmental Remediation Unit found that the subject property is within 500 M of former landfill Ur-37 Southwest Corner of King Edward and York Streets. The City of Ottawa has no information regarding the current environmental conditions of this former landfill as the site is under private ownership.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

- There is one (1) activity associated with the Subject Property: Activity Number is 13290.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

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www.ottawa.ca

- There are seventeen (17) activities associated with properties located within 50m of the Subject Property: Activity Numbers 11476, 167, 6944, 12987, 10213, 2626, 7442, 10229, 11748, 2665, 14777, 3359, 5059, 12014, 5059, 6162 and 10857.

Please note that Activity Numbers 11476, 10213, 7442, 14777, and 3359 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above, including the HLUI database's location of the Activity Numbers with a PIN Certainty of "2".

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all

information from the HLUI database 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.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact me, Bess MacLaughlin Nakashima, at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'B. MacLaughlin', with a long horizontal flourish extending to the right.

Bess MacLaughlin Nakashima

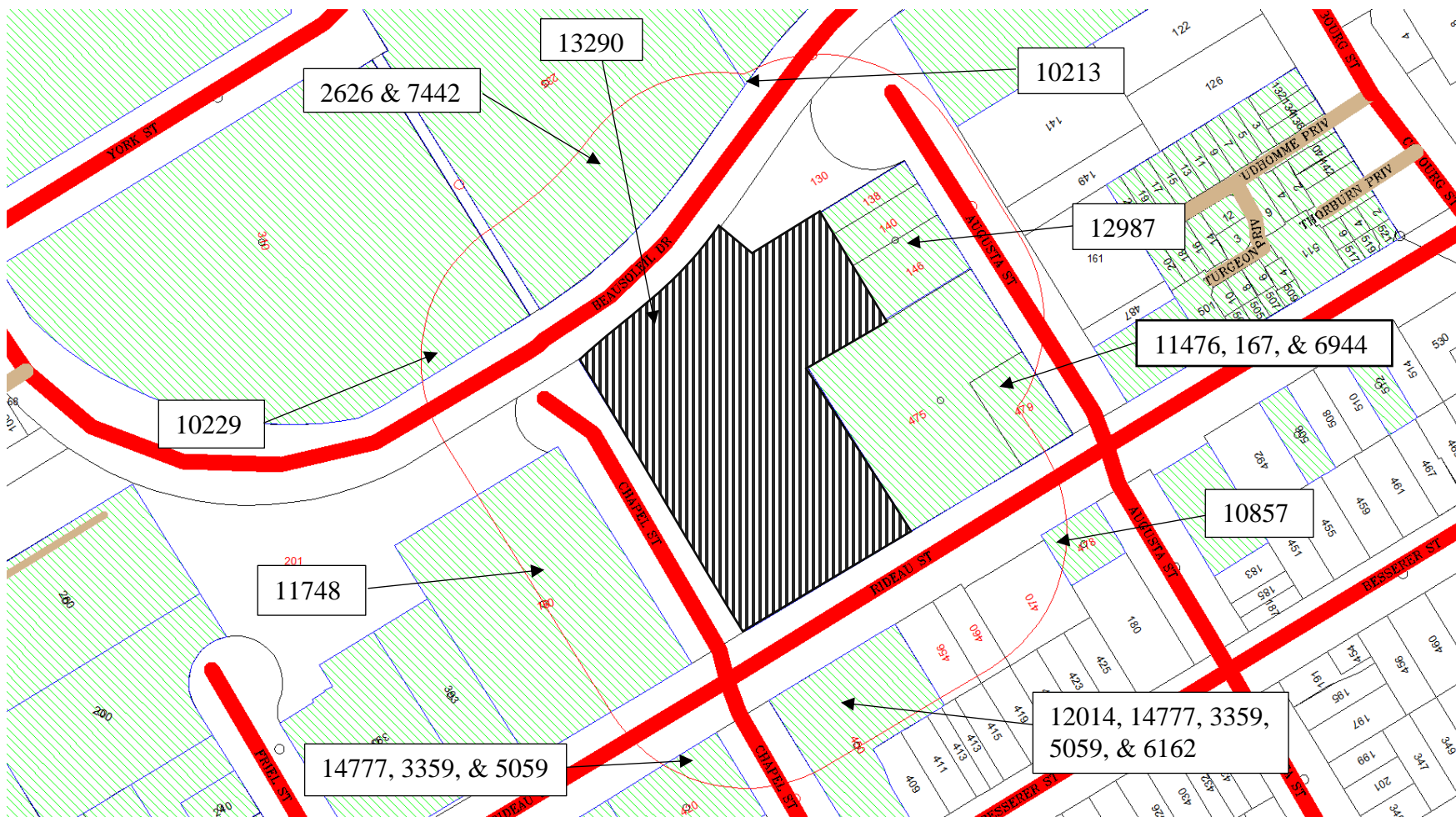
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/BMN

Attach: 11

cc: File no. D06-03-19-0036




Scale 1: n/a

151 Chapel Street
Ottawa, ON
File # D06-03-19-0036
Bess MacLaughlin Nakashima



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __670HB4
AREA (Square Metres): 3727.343

Report: RPTC_OT_DEV0122
Run On: 26 Mar 2019 at: 15:47:14

Study Year
1998

PIN
042130189

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11476 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) :
Related PINS: 042130189
Name: PIONEER PETROLEUMS
Address: 481 RIDEAU STREET,
Facility Type: Motor Vehicles, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
447190	0
811111	0

Company Name	Year of Operation
PIONEER PETROLEUMS	c. 2001
PIONEER PETROLEUMS	c. 2005



CITY OF OTTAWA
HLUI ID: __670HB4
AREA (Square Metres): 3727.343

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:47:14

Study Year
1998

PIN
042130189

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 167 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 042130189

Name: ANCHOR MOTEL (1974) LIMITED

Address: 481 RIDEAU STREET, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Property Assessment

NAICS	SIC
447190	0
447110	0

Company Name

ANCHOR MOTEL (1974) LIMITED

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __670HB4
AREA (Square Metres): 3727.343

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:47:14

Study Year
1998

PIN
042130189

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6944 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 59
Related PINS: 042130189
Name: INDEPENDENT TAXI GARAGE
Address: 481 RIDEAU STREET, OTTAWA
Facility Type: Motor Vehicle Repair Shops
Comments 1: FIP1901, FIP1922 - vacant lot M. 1948 - lists as grocery store but FIP1948 shows gas & auto repair garage - oiling noted in garage
Comments 2:
Generator Number:
Storage Tanks: 2 UST - property is NW corner of Rideau & Augusta Sts. - tanks are parallel to Rideau, end to end & at right angles to Augusta St.
HL References 1: M.1900, M.1910, M.1920, M. 1922,M.1930, M.1940, M. 1948, M. 1949, M.1950, M. 1956, M.1960, M.1970, M.1980, M.1980; SC98; FIP1901-12-18,vol2; FIP1912-12-18,vol1; FIP1922-12-18,vol1; FIP1948-212-18; FIP1956-212-4-18
HL References 2:
HL References 3:

NAICS	SIC
447190	633
811119	635
811199	633
811121	635
485310	458
485320	458
447110	633
811112	635

Company Name

Pennock Motors
Pioneer Petroleums (Quinte) Service Station
Capital City Gas
Independent Taxi Garage
Charlebois Body Shop

Year of Operation

c. 1948-1960
c. 1998
c. 1970
c. 1980
c. 1970



CITY OF OTTAWA
HLUI ID: __670H63
AREA (Square Metres): 1248.845

Report: RPTC_OT_DEV0122
Run On: 26 Mar 2019 at: 15:48:38

Study Year
1998

PIN
042130188

Multi-NAIC
N

Multiple Activities
N

Activity ID: 12987 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 3546
Related PINS: 042130188
Name: TALOS CONSTRUCTION
Address: 150 AUGUSTA STREET, OTTAWA
Facility Type: Highway and Heavy Construction
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
238910	412

Company Name	Year of Operation
Talos Construction	c. 1980

**CITY OF OTTAWA**

HLUI ID: __679G62

AREA (Square Metres): 13863.376

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:49:32

Study Year
1998PIN
042130214Multi-NAIC
YMultiple Activities
N

Activity ID: 10213 **Multiple PINS:** Y

PIN Certainty: 2 **Previous Activity ID(s) :** 4324

Related PINS: 042130195

Name: OTTAWA TRANSPOTATION COMMISSION

Address: COBOURG STREET, OTTAWA

Facility Type: Public Passenger Transit Systems Industries

Comments 1: FIP1901 - vacant lot M. 1922 - lists as Ottawa Electric Railway Car Barn M. 1948 - lists as Ottawa Electric Railway Co. FIP1922, FIP1948 - no tank

Comments 2: 106 - 110

Generator Number:

Storage Tanks: 1 UST (gasoline 1956) - tank is at right angle to street in front of building

HL References 1: M.1900, M.1910, M.1920, M.1922, M.1930, M.1940, M.1948, M.1950, M.1956; FIP1901-12-15,vol2; FIP1912-12-15,vol1; FIP1922-12-15,vol1; FIP1948-213-15; FIP1956-213-1-15

HL References 2:

HL References 3:

NAICS	SIC
485990	457
482112	453
485110	457
811310	551
488990	457
415190	551
811111	551
913910	835
485510	457
415120	551
482113	453
485410	457
487110	457
415110	551
483116	453
485210	457
482114	453
488210	453

Company Name

Ottawa Street Railway

Ottawa Transportation Commission

Ottawa Electric Railway Co.

Year of Operation

c. 1912

c. 1956

c. 1920-1948



CITY OF OTTAWA
HLUI ID: __679G2L
AREA (Square Metres): 10243.411

Report: RPTC_OT_DEV0122
Run On: 26 Mar 2019 at: 15:50:17

Study Year
1998

PIN
042130110

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2626 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 042130110
Name: CECLF - SAINTE-ANNE
Address: 340 YORK STREET, OTTAWA
Facility Type: Elementary and Secondary Education
Comments 1: SAINTE-ANNE
Comments 2:
Generator Number: ON1285729
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
611110	0

Company Name	Year of Operation
CECLF - SAINTE-ANNE	c. 2001
CECLF - SAINTE-ANNE	c. 2000
CECLF - SAINTE-ANNE	c. 2005



CITY OF OTTAWA
HLUI ID: __679G2L
AREA (Square Metres): 10243.411

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:50:17

Study Year
1998

PIN
042130110

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7442 **Multiple PINS:** N
PIN Certainty: 2 **Previous Activity ID(s) :** 1812
Related PINS: 042130110
Name: JOSEPH DOLAN AND SONS LIMITED
Address: 135 CHAPEL STREET, OTTAWA
Facility Type: Lumber and Building Materials, Wholesale
Comments 1: Coal and Wood Large Property 3/4 of a block in depth The yard runs behind #137-143 Chapel St. It also runs behind #134-135 Augusta and 461-473 Rideau St.
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: FIP1901-12-18,Vol2; FIP1912-12-18,Vol1; FIP1922-12-18,Vol1, M.1900, M.1910, M.1920, M.1922, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
416320	563
483116	453
324121	369
488210	453
444120	563
416340	563
482114	453
416310	563
444110	563
482112	453
482113	453
444190	563

Company Name

Joseph Dolan and Sons Ltd.

Year of Operation

c. 1920-1930



CITY OF OTTAWA

HLUI ID: __67904U

AREA (Square Metres): 11589.085

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:50:59

Study Year
2005

PIN
042130111

Multi-NAIC
N

Multiple Activities
N

Activity ID: 10229 **Multiple PINS:** Y
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 042130111
Name: OTTAWA-CARLETON DISTRICT SCHOOL BOARD - YORK STREET PUBLIC SCHOOL
Address: 310 YORK STREET, OTTAWA
Facility Type: Elementary and Secondary Education
Comments 1: York Street PS
Comments 2:
Generator Number: ON2842691
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2003 PID

NAICS	SIC
611110	0

Company Name	Year of Operation
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - YORK STREET PUBLIC SCHOOL	c. 2005
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - YORK STREET PUBLIC SCHOOL	c. 2003



CITY OF OTTAWA
HLUI ID: __670HEI
AREA (Square Metres): 4883.811

Report: RPTC_OT_DEV0122
Run On: 26 Mar 2019 at: 15:51:33

Study Year
1998

PIN
042130180

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11748 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 042130180

Name: RIDEAU FRIEL CLINIC

Address: 421 RIDEAU STREET, OTTAWA

Facility Type: Hospitals

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
622111	0

Company Name

RIDEAU FRIEL CLINIC

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __670HEI
AREA (Square Metres): 4883.811

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:51:33

Study Year
1998

PIN
042130180

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2665 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 4949
Related PINS: 042130180
Name: CHRISTINA MARKETING CHRISTINA COPY CENTRES
Address: 425 RIDEAU STREET, OTTAWA
Facility Type: Commercial Printing Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98
HL References 2:
HL References 3:

NAICS	SIC
323115	281
323116	281
323119	281
323114	281

Company Name

Christina Marketing Christina Copy Centres

Year of Operation

c. 1998



CITY OF OTTAWA
HLUI ID: __679FK6
AREA (Square Metres): 1229.255

Report: RPTC_OT_DEV0122
Run On: 26 Mar 2019 at: 15:52:19

Study Year
1998

PIN
042110020

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 14777 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 3222
Related PINS: 042110020
Name: UPTOWN WOODWORK REG'D.
Address: 432 RIDEAU STREET, OTTAWA
Facility Type: Household Furniture Stores
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
442110	621

Company Name

Uptown Woodwork Reg'd.

Year of Operation

c. 1960



CITY OF OTTAWA
HLUI ID: __679FK6
AREA (Square Metres): 1229.255

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:19

Study Year
1998

PIN
042110020

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3359 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 1576, 1519
Related PINS: 042110020
Name: CHERITON GRAPHICS SYSTEMS LIMITED
Address: 432 RIDEAU STREET, OTTAWA
Facility Type: Commercial Printing Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1971, M.1980, S.1970/71
HL References 2:
HL References 3:

NAICS	SIC
323116	281
323115	281
323114	281
323119	281

Company Name

Cheriton Graphics Systems Ltd.
Commercial Printers Ltd.

Year of Operation

c. 1980
c. 1970-1971



CITY OF OTTAWA
HLUI ID: __679FK6
AREA (Square Metres): 1229.255

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:19

Study Year
1998

PIN
042110020

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5059
PIN Certainty: 1
Related PINS: 042110020
Name: RIDEAU COINWASH
Address: 436 RIDEAU STREET,
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3: 2005 Select Phone

Multiple PINS: N
Previous Activity ID(s) : 1578, 3219

NAICS	SIC
812310	972
812310	0
812330	972
812320	972
561740	972

Company Name	Year of Operation
RIDEAU COINWASH	c. 2001
Parker Cleaners	c. 1970
Spic and Span Cleaners	c. 1960
Eastview Vanier Cleaners	c. 1980
RIDEAU COINWASH	c. 2005



CITY OF OTTAWA

HLUI ID: __679BHI

AREA (Square Metres): 1994.515

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:56

Study Year

1998

2005

PIN

042120268

156220000

Multi-NAIC

Y

Y

Multiple Activities

Y

N

Activity ID: 12014 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 156220000

Name: REGROUPEMENT DES EDITEURS

Address: 450 RIDEAU STREET,

Facility Type: Combined Publishing and Printing Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS SIC

512230 0

511130 0

Company Name

REGROUPEMENT DES EDITEURS

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679BHI
AREA (Square Metres): 1994.515

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:56

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042120268	Y	Y
2005	156220000	Y	N

Activity ID: 14777 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 3222
Related PINS: 042110020
Name: UPTOWN WOODWORK REG'D.
Address: 432 RIDEAU STREET, OTTAWA
Facility Type: Household Furniture Stores
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
442110	621

Company Name	Year of Operation
Uptown Woodwork Reg'd.	c. 1960



CITY OF OTTAWA
HLUI ID: __679BHI
AREA (Square Metres): 1994.515

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:56

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042120268	Y	Y
2005	156220000	Y	N

Activity ID: 3359 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 1576, 1519
Related PINS: 042110020
Name: CHERITON GRAPHICS SYSTEMS LIMITED
Address: 432 RIDEAU STREET, OTTAWA
Facility Type: Commercial Printing Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1971, M.1980, S.1970/71
HL References 2:
HL References 3:

NAICS	SIC
323116	281
323115	281
323114	281
323119	281

Company Name	Year of Operation
Cheriton Graphics Systems Ltd.	c. 1980
Commercial Printers Ltd.	c. 1970-1971



CITY OF OTTAWA
HLUI ID: __679BHI
AREA (Square Metres): 1994.515

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:56

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042120268	Y	Y
2005	156220000	Y	N

Activity ID: 5059 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 1578, 3219
Related PINS: 042110020
Name: RIDEAU COINWASH
Address: 436 RIDEAU STREET,
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
812310	972
812310	0
812330	972
812320	972
561740	972

Company Name	Year of Operation
RIDEAU COINWASH	c. 2001
Parker Cleaners	c. 1970
Spic and Span Cleaners	c. 1960
Eastview Vanier Cleaners	c. 1980
RIDEAU COINWASH	c. 2005

**CITY OF OTTAWA**

HLUI ID: __679BHI

AREA (Square Metres): 1994.515

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:52:56

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	042120268	Y	Y
2005	156220000	Y	N

Activity ID: 6162 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 1067

Related PINS: 042120268

Name: GRAHAM SERVICE STATION
Address: 450 RIDEAU STREET, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1: Name taken from M.1949, M.1954, M.1956.
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-25-118,vol2. FIP1912-25-118,vol1. FIP1948-215-118. FIP1956-215/2-118; M.1900, M.1910, M.1920, M.1930, M.1940, M.1949, M.1950, M.1954, M.1956, M.1960, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
811119	635
447110	633
811199	633
811121	635
811112	635
447190	633

Company Name	Year of Operation
Royal Service Station	c. 1940
Rein's Supertest	c. 1970
Graham Service Station	c. 1948-1960



CITY OF OTTAWA
HLUI ID: __679DW2
AREA (Square Metres): 375.224

Report: RPTC_OT_DEV0122
Run On: 26 Mar 2019 at: 15:54:09

Study Year
1998

PIN
042120005

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 10857 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 1222, 2192
Related PINS: 042120005
Name: PARKERS CLEANERS & DYERS LIMITED
Address: 479 RIDEAU STREET, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
812320	972
812310	972
561740	972
812330	972

Company Name	Year of Operation
Parkers Cleaners & Dyers Ltd.	c. 1960
Parkers Cleaners and Dyers	c. 1940-1950



CITY OF OTTAWA

HLUI ID: __679BVV

AREA (Square Metres): 7558.191

Report: RPTC_OT_DEV0122

Run On: 26 Mar 2019 at: 15:43:50

Study Year
2005

PIN
042130186

Multi-NAIC
N

Multiple Activities
N

Activity ID: 13290 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042130186

Name: SUBURBAN DRYWALL

Address: 151 CHAPEL STREET,

Facility Type: Exterior Close In Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
238310	0

Company Name

SUBURBAN DRYWALL

Year of Operation

c. 2005

Well ID Number: 7192718
Well Audit Number: Z157001
Well Tag Number: A138391

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

Well Location

Address of Well Location	470 RIDEAU ST.
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 446833.00
	Northing: 5031054.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SAND	GRVL	0 m	2.44 m
BRWN	CLAY	SILT	SOFT	2.44 m	3.1 m
GREY	CLAY	SILT	SOFT	3.1 m	6.1 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.3 m	FLUSHMOUNT/ CONCRETE	
.3 m	2.74 m	BENTONITE	
2.74 m	6.1 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.2 cm	PLASTIC	0 m	3.1 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 cm	PLASTIC	3.1 m	6.1 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

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

Draw Down & Recovery

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

Water Details

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

Hole Diameter

Depth From	Depth To	Diameter
0 m	6.1 m	8.25 cm

Audit Number: Z157001

Date Well Completed: November 05, 2012

Date Well Record Received by MOE: December 04, 2012

Property Owner's Information

First Name Trow Environmental	Last Name	Mailing Address (Street No./Name, RR) 154 Colonade St-S	Municipality Ottawa
Province ON	Postal Code K2E7J5	E-mail Address	Telephone No. (inc. area code) 613 225 9940

Cluster Well Information

Address of Well Location (Street Number/Name, RR) 481 Rideau St.		Lot	Concession	Township	County/District/Municipality
City/Town/Village Ottawa	Province Ontario	Postal Code	GPS Unit Make Garmin	Model Etrex	Unit Mode of Operation <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged

Well # on Sketch	Zone	UTM Coordinates Easting Northing	Full Depth of Hole (metres)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (metres)	Screen Interval (metres) From To	Annular Space Sealant Used	Static Water Level (metres)	Abandonment Sealant Used	Comments	Date of Completion (yyyy/mm/dd)
2	18	446833503112	9.75	10.92	Direct Push	PVC	5.18	5.18 9.75	Benseal				2008/12/8
3	18	446832503112	9.75	10.92	"	"	5.18	5.18 9.75	Benseal				2008/12/8
4	18	446845503110	6.12	10.92	"	"	1.5	1.5 6.1	Benseal				2008/12/8

Well Contractor and Well Technician Information

Business Name of Well Contractor Strata Soil Sampling	Business Address (Street Number/Name, RR) 2-147 West Beaver Creek A	Municipality Richmond Hill	Province ON
Postal Code L4B1C6	Business Telephone No. (inc. area code) 905 764 9304	Well Contractor's Licence No. 7241	Business E-mail Address stratasoil.com
Name of Well Technician (First Name, Last Name) Mike, Muir		Well Technician's Licence No. 3448	Date Submitted (yyyy/mm/dd) 3/4/08
		Signature of Technician <i>Mike Muir</i>	

Date 1st Well in Cluster Constructed (yyyy/mm/dd) 2008/12/8	Date Last Well in Cluster Constructed (yyyy/mm/dd) 2008/12/8
---	--

Ministry Use Only	
Date Received (yyyy/mm/dd) JAN 09 2009	Date Inspected (yyyy/mm/dd)
Audit No. C 01658	Remarks



Ministry of
the Environment

Well Tag No.

A117149

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Well Owner's Information

First Name: City of Ottawa Attn: Last Name / Organization: [Redacted] E-mail Address: [Redacted] ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name): 100 Constellation Crescent Municipality: Ottawa Province: ON Postal Code: K2G6J7S Telephone No. (inc. area code): 6113581024124

Well Location

Address of Well Location (Street Number/Name): 400 Clarence St Township: Lot: Concession:

County/District/Municipality: City/Town/Village: Ottawa Province: Ontario Postal Code: [Redacted]

UTM Coordinates: Zone: 18T Easting: 446216 Northing: 5030458N Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Brown	Sand	Clay	hard	0	3'
Gray	Clay	Silt	dense	3'	15'
3 MW's Set ON SITE IN Cluster					

Annular Space		
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)
0	3'	3/8" Bentonite chips
3'	15'	#2 Silica Sand

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole
<input checked="" type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
2"	Plastic	.25"	0'	5'
<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify				

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From
2.25"	Plastic	.10	5'

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From	To
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0'	15'
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		8"

Well Contractor and Well Technician Information			
Business Name of Well Contractor: Can. Env. Drilling & Contractors Inc.	Well Contractor's Licence No.: 7131213	Business Address (Street Number/Name): 4102 Perth Rd. Liversburg	Municipality: South Frontenac
Province: ON	Postal Code: K0H1X10	Business E-mail Address: Jonathan@canedc.com	
Bus. Telephone No. (inc. area code): 6133532231	Name of Well Technician (Last Name, First Name): FILLION JONATHAN	Well Technician's Licence No.: 33115	Signature of Technician and/or Contractor: [Signature] Date Submitted: 20120102

Results of Well Yield Testing			
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify		Draw Down	
If pumping discontinued, give reason:		Time (min)	Water Level (m/ft)
Pump intake set at (m/ft)		1	1
Pumping rate (l/min / GPM)		2	2
Duration of pumping hrs + min		3	3
Final water level end of pumping (m/ft)		4	4
If flowing give rate (l/min / GPM)		5	5
Recommended pump depth (m/ft)		10	10
Recommended pump rate (l/min / GPM)		15	15
Well production (l/min / GPM)		20	20
Disinfected?		25	25
<input type="checkbox"/> Yes <input type="checkbox"/> No		30	30
		40	40
		50	50
		60	60

Map of Well Location

Please provide a map below following instructions on the back.

Map showing location of wells (MW1, MW2, MW3) and a hockey rink. A north arrow is present. A box labeled 'hockey rink' is drawn. A box labeled 'field shed' is drawn. A box labeled '400 Clarence St.' is drawn. A box labeled 'MW3' is drawn. A box labeled 'MW2' is drawn. A box labeled 'MW1' is drawn.

Well owner's information package delivered: ☒ Yes ☐ No

Date Package Delivered: YYY Y M M D D D

Date Work Completed: 20120102

Ministry Use Only

Audit No.: z132493

Received: JAN 24 2012

Ministry of
the Environment

W-11

Sticker and/or Print Below

512146-1
Well Record

Regulation 903 Ontario Water Resources Act

Page 2 of 2

Measurements recorded in: ☒ Metric ☐ In

A 087362 A.087362

Well Owner's Information

First Name	Last Name / Organization Allegro	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner		
Mailing Address (Street Number/Name)		Municipality	Province	Postal Code	Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name) 240 Friel St		Township	Lot	Concession	
County/District/Municipality		City/Town/Village Ottawa	Province Ontario	Postal Code	
UTM Coordinates	Zone	Easting	North	Municipal Plan and Sublot Number	Other
NAD	83	18	446528	5031004	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
BLK/GRY	Fill		hard	0	1.83
GRY	Clay		soft	1.83	3.1

Annular Space			
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	3.1	Concrete Flushmount	
3.1	1.22	Bensol	
1.22	3.1	Sand	

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input checked="" type="checkbox"/> Other, specify Direct Push	<input type="checkbox"/> Public <input type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify <input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Monitoring

Construction Record - Casing					Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply
			From	To	
2.61	PVC	.338	0	1.5	

Construction Record - Screen					<input type="checkbox"/> Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To		
334	PVC	10	1.5	3.1	

Water Details		Hole Diameter		
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	Depth (m/ft)		Diameter (cm/in)
		From	To	
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	0	334	5.71
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____			

Well Contractor and Well Technician Information			
Business Name of Well Contractor strata soil sampling	Well Contractor's Licence No. 712411	Business Address (Street Number/Name) 147-2 w. Beaver creek	Municipality Richmond Hill
Province ON	Postal Code L4B1C6	Business E-mail Address wrecords@stratasoil.com	
Bus. Telephone No. (inc. area code) 9057649304	Name of Well Technician (Last Name, First Name) Beatty Brian	Well Technician's Licence No. 3616	Date Submitted 2012/02/07

Results of Well Yield Testing					
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____		Draw Down		Recovery	
		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: _____		Static Level			
		1		1	
Pump intake set at (m/ft)		2		2	
Pumping rate (l/min / GPM)		3		3	
		4		4	
Duration of pumping _____ hrs + _____ min		5		5	
Final water level end of pumping (m/ft)		10		10	
If flowing give rate (l/min / GPM)		15		15	
		20		20	
Recommended pump depth (m/ft)		25		25	
		30		30	
Recommended pump rate (l/min / GPM)		40		40	
Well production (l/min / GPM)		50		50	
		60		60	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No					

Map of Well Location	
Please provide a map below following instructions on the back.	

Comments:	Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 20120130	Date Work Completed 20120130	Ministry Use Only Audit No. 2145234 MAR 09 2012 Received
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Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name	Last Name / Organization Allgro	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name)		Municipality	Province
		Postal Code	Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name) 240 Fennel St		Township	Lot	Concession
County/District/Municipality		City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates	Zone	Easting	North	Municipal Plan and Sublot Number
NAD 83	18	446520	5638011	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
Dark Grey	Fill		dry, hard	0 1.83
Grey	Clay		wet, soft	1.83 3.1

Annular Space			
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	
From To			
0 .31	Concrete/Flashmort		
.31 1.22			
1.22 3.1			

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input checked="" type="checkbox"/> Other, specify direct flush		<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From To	
2.61	PVC	338	0 1.5	<input type="checkbox"/> Water Supply
				<input type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well
				<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

Construction Record - Screen				Status of Well
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From To	
3.34	PVC	10	1.5 3.1	<input type="checkbox"/> Water Supply
				<input type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well
				<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
		From To	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0 3.1	5.71
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		

Well Contractor and Well Technician Information

Business Name of Well Contractor Strata Soil Sampling		Well Contractor's Licence No. 7 2 4 1	
Business Address (Street Number/Name) 147-2 W. Beaver Creek		Municipality Richmond Hill	
Province ON	Postal Code L4B 1C6	Business E-mail Address wrecords@stratasoil.com	
Bus. Telephone No. (inc. area code) 905 764 9304	Name of Well Technician (Last Name, First Name) Beatty Brian		
Well Technician's Licence No. 3 6 1 6	Signature of Technician and/or Contractor 		Date Submitted 20120207

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
<input type="checkbox"/> Clear and sand free		Time (min)	Water Level (m/ft)
<input type="checkbox"/> Other, specify			
If pumping discontinued, give reason:		Static Level	
Pump intake set at (m/ft)		1	1
Pumping rate (l/min / GPM)		2	2
Duration of pumping hrs + min		3	3
Final water level end of pumping (m/ft)		4	4
If flowing give rate (l/min / GPM)		5	5
Recommended pump depth (m/ft)		10	10
Recommended pump rate (l/min / GPM)		15	15
Well production (l/min / GPM)		20	20
Disinfected?		25	25
<input type="checkbox"/> Yes <input type="checkbox"/> No		30	30
		40	40
		50	50
		60	60

Map of Well Location

Please provide a map below following instructions on the back.

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 20120231	Ministry Use Only Audit No. Z145235 MAR 09 2012
Date Work Completed 20120231		



Ministry of
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Signature and/or Print Below
A 087373 *AG 87373*

512148
Well Record

Regulation 903 Ontario Water Resources Act

Page **2** of **2**

Measurements recorded in: ☐ Metric ☐ Imperial

Well Owner's Information

First Name _____ Last Name / Organization **Allegro** E-mail Address _____
☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name) _____ Municipality _____ Province _____ Postal Code _____ Telephone No. (inc. area code) _____

Well Location

Address of Well Location (Street Number/Name) **240 Friel St** Township _____ Lot _____ Concession _____
County/District/Municipality _____ City/Town/Village **Ottawa** Province **Ontario** Postal Code _____

UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other
NAD **83** **10** **446533** **5031012**

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
BLK / GRY	Fill		Dry hard	0	1.5
GRY	Clay		wet, soft	1.5	3.1

Annular Space			Volume Placed (m³/ft³)	
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)		
0	3.1	Concrete / flushment		
3.1	1.22	Bersal		
1.22	3.1	Sand		

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input checked="" type="checkbox"/> Other, specify direct push		<input type="checkbox"/> Other, specify _____		

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
3.45	PVC	356	0	1.5

Construction Record - Screen			Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To
4.21	PVC	10	1.5	3.1

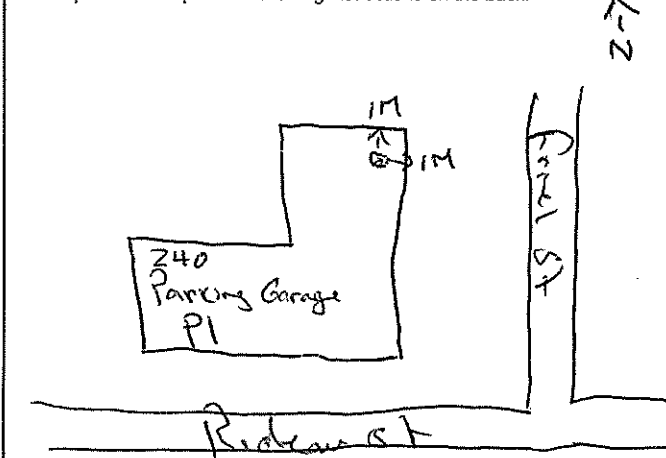
Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft) From	To
		0	3.1

Well Contractor and Well Technician Information			
Business Name of Well Contractor Strata Soil Sampling	Well Contractor's Licence No. 72411	Business Address (Street Number/Name) 147-2 W. Beaver Creek	Municipality Richmond Hill
Province ON	Postal Code L4B1C6	Business E-mail Address wrecords@stratasoil.com	
Bus. Telephone No. (inc. area code) 9057649304	Name of Well Technician (Last Name, First Name) Beatty Brian	Well Technician's Licence No. 36116	Signature of Technician and/or Contractor <i>[Signature]</i>
		Date Submitted 20120207	

Results of Well Yield Testing			
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____		Draw Down	
If pumping discontinued, give reason:		Time (min)	Water Level (m/ft)
Pump intake set at (m/ft)		Static Level	
Pumping rate (l/min / GPM)		1	1
Duration of pumping ____ hrs + ____ min		2	2
Final water level end of pumping (m/ft)		3	3
If flowing give rate (l/min / GPM)		4	4
Recommended pump depth (m/ft)		5	5
Recommended pump rate (l/min / GPM)		10	10
Well production (l/min / GPM)		15	15
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No		20	20
		25	25
		30	30
		40	40
		50	50
		60	60

Map of Well Location

Please provide a map below following instructions on the back.



Comments:	Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 20120130	Ministry Use Only Audit No. 2145283 MAR 09 2012 Received
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Ministry of
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Mail Tag No. (Place Sticker and/or Print Below)

A 086627

A086627

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☒ Metric ☐ Imperial

5-12148 Page 1 of 1

Well Owner's Information

First Name <u>Allegro</u>	Last Name / Organization	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name)		Municipality	Province
		Postal Code	Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name) <u>240 Pine St</u>		Township	Lot	Concession
County/District/Municipality		City/Town/Village <u>Ottawa</u>	Province Ontario	Postal Code
UTM Coordinates NAD 83	Zone <u>18</u>	Easting <u>446521</u>	Northings <u>5031006</u>	Municipal Plan and Sublot Number
				Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
<u>BLK / GR</u>	<u>Fill</u>	<u>Sand, Stones</u>	<u>Soft, dry</u>	<u>0</u> <u>3.35</u>
<u>BLK / GR</u>	<u>Fill</u>	<u>Sand, Stone, Clay</u>	<u>Soft, wet</u>	<u>3.35</u> <u>4.57</u>

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From To		
<u>0</u> <u>.31</u>	<u>Concrete / Flush mount</u>	
<u>.31</u> <u>1.22</u>	<u>Benseal</u>	
<u>1.22</u> <u>4.57</u>	<u>Sand</u>	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Municipal
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input checked="" type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Other, specify <u>direct pour</u>		<input type="checkbox"/> Industrial	
		<input type="checkbox"/> Other, specify	

Construction Record - Casing					Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input type="checkbox"/> Water Supply	<input type="checkbox"/> Replacement Well
			From	To		
345	PVC	.356	0	3.1	<input type="checkbox"/> Recharge Well	<input type="checkbox"/> Dewatering Well
					<input checked="" type="checkbox"/> Observation and/or Monitoring Hole	<input type="checkbox"/> Alteration (Construction)
					<input type="checkbox"/> Abandoned,	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
<u>4.21</u>	<u>PVC</u>	<u>10</u>	<u>3.1</u>	<u>4.57</u>

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
		From To	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	<u>0</u> <u>4.57</u>	<u>5.71</u>
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		

Well Contractor and Well Technician Information			
Business Name of Well Contractor <u>Strata Soil Sampling</u>		Well Contractor's Licence No. <u>712411</u>	
Business Address (Street Number/Name) <u>147-2 W. Beaver Creek</u>		Municipality <u>Richmond Hill</u>	
Province <u>ON</u>	Postal Code <u>L4B1C6</u>	Business E-mail Address <u>wrecords@stratasoil.com</u>	
Bus. Telephone No. (inc. area code) <u>9057649304</u>		Name of Well Technician (Last Name, First Name) <u>Beatty Brian</u>	
Well Technician's Licence No. <u>3616</u>		Signature of Technician and/or Contractor <u>[Signature]</u>	
		Date Submitted <u>20120213</u>	

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping _____ hrs + _____ min	4		4	
Final water level end of pumping (m/ft)	5		5	
If flowing give rate (l/min / GPM)	10		10	
	15		15	
Recommended pump depth (m/ft)	20		20	
	25		25	
Recommended pump rate (l/min / GPM)	30		30	
	40		40	
Well production (l/min / GPM)	50		50	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No	60		60	

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	
Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered <u>20120201</u>
Date Work Completed <u>20120201</u>	Ministry Use Only Audit No. <u>2145215</u> Received <u>APR 24 2012</u>



Ministry of
the Environment

Well Tag No. (Place Sticker and/or Print Below)

1123817

S-12145 ~~S12144~~
Well Record
Regulation 903 Ontario Water Resources Act

Well Location

Address of Well Location (Street Number/Name) <u>240 Ruel St</u>		Township	Lot	Concession
County/District/Municipality		City/Town/Village		Province Ontario
Postal Code		Other		
UTM Coordinates	Zone	Easting	Northing	
NAD	83	18446521	5031006	
Municipal Plan and Sublot Number		Other		

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
BLK/GRY	Fill		dry hard	0 3.1
BLK/GRY	Fill		wet hard	3.1 4.57

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From To		
0 3.1	Concrete Flush mount	
3.1 1.22	Bonsat	
1.22 4.57	Sand	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input checked="" type="checkbox"/> Other, specify <u>direct push</u>		<input type="checkbox"/> Other, specify	

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From To	
3.45	PVC	.356	0 1.5	<input type="checkbox"/> Water Supply
				<input type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well
				<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

Construction Record - Screen			Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From To	
4.21	PVC	10	1.5 4.57	<input type="checkbox"/> Water Supply
				<input type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well
				<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	From To	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0 4.57	5.71
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested		
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		

Business Name of Well Contractor <u>Strata Soil Sampling</u>		Well Contractor's Licence No. <u>712411</u>
Business Address (Street Number/Name) <u>#2-147 West Beaver Creek Rd.</u>		Municipality <u>Richmond Hill</u>
Province <u>ON</u>	Postal Code <u>L4B1C6</u>	Business E-mail Address
Bus. Telephone No. (inc. area code) <u>905 764-9304</u>		Name of Well Technician (Last Name, First Name) <u>2012/02/24</u>
Well Technician's Licence No.		Date Submitted

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping _____ hrs + _____ min	4		4	
Final water level end of pumping (m/ft)	10		10	
If flowing give rate (l/min / GPM)	15		15	
Recommended pump depth (m/ft)	20		20	
	25		25	
Recommended pump rate (l/min / GPM)	30		30	
Well production (l/min / GPM)	40		40	
	50		50	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No	60		60	

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	
Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D Date Work Completed 2012041316
Ministry Use Only Audit No. Z145285 Received MAY 17 2012	

Measurements recorded in: ☒ Metric ☐ Imperial

Page 1 of 1

Well Owner's Information

First Name	Last Name / Organization <i>Grimes Realty</i>	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name) <i>2460 Lancaster Rd, suite 201</i>	Municipality <i>Ottawa</i>	Province <i>ON</i>	Postal Code <i>K1H4S5</i>
Telephone No. (inc. area code)			

Well Location

Address of Well Location (Street Number/Name) <i>265 Daly Avenue</i>	Township	Lot	Concession
County/District/Municipality	City/Town/Village <i>Ottawa</i>	Province Ontario	Postal Code
UTM Coordinates NAD <i>83</i> Zone <i>18</i> Easting <i>446750</i> Northing <i>5030896</i>	Municipal Plan and Sublot Number	Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Grey	Crushed Stone	—	Fill	0	0.46
Brown	Silty sand	clay, gravel & trace concrete	Fill	0.46	2.90
Grey	Concrete slab	—	—	2.90	3.07
Brown to grey	Silty clay	—	—	3.07	6.10

Annular Space			Results of Well Yield Testing			
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down Time (min)	Recovery Time (min)
0	2.8	bentonite				

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input checked="" type="checkbox"/> Other, specify <i>Direct Push</i>	<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging <input type="checkbox"/> Public <input type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input checked="" type="checkbox"/> Monitoring

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To	
3.1	PVC	Schedule 40	0	3.1	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To	
3.8	PVC	10	3.1	6.1	

Water Details		Hole Diameter	
Water found at Depth <i>5.6</i> (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft) From	Diameter (cm/in)
		0	8.89

Well Contractor and Well Technician Information			
Business Name of Well Contractor <i>Eastern Ontario Diamond Drilling Ltd</i>		Well Contractor's Licence No. <i>7328</i>	
Business Address (Street Number/Name) <i>3780 County Rd 17, P.O. Box 33</i>		Municipality <i>Hawkesbury</i>	
Province <i>ON</i>	Postal Code <i>K6A2R4</i>	Business E-mail Address <i>ontariodiamond@shaw.ca</i>	
Bus. Telephone No. (inc. area code) <i>613 632 7769</i>		Name of Well Technician (Last Name, First Name) <i>Stephen</i>	
Well Technician's Licence No. <i>3326</i>		Date Submitted <i>20140425</i>	

Map of Well Location			
Please provide a map below following instructions on the back.			
368	374	378	210 Chapel
Besserer	Besserer	Besserer	
<p>259 Daly</p> <p>265 Daly</p> <p>Chapel Street</p> <p>Daly Avenue</p>			

Ministry Use Only	
Audit No. Z 171268	Received MAY 27 2014
<p>Well owner's information package delivered <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Date Package Delivered <i>20140425</i></p> <p>Date Work Completed <i>20140425</i></p>	
Comments:	



Measurements recorded in: ☒ Metric ☐ Imperial

A130190

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner	
	Claridge Homes			
Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
2000-210 Gladstone St.	Ottawa	ON	K2P0Y6	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession		
151 Chapel St.					
County/District/Municipality	City/Town/Village	Province	Postal Code		
	Ottawa	Ontario			
UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	446790	5031078		

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
Black	asphalt	—	asphalt	0 0.1
Grey	Crushed Stone	—	Fill	0.1 0.3
Brown	sand	trace gravel	Fill	0.3 1.01
Brown	Silly clay	trace sand by 9.8 m	Very stiff to stiff, silty clay	1.01 11.28

Annular Space			Results of Well Yield Testing				
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	After test of well yield, water was:	Draw Down		Recovery	
From To			<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
4.2 5.2	Bentonite		If pumping discontinued, give reason:	Static Level			
				1		1	
			Pump intake set at (m/ft)	2		2	
			Pumping rate (l/min / GPM)	3		3	
			Duration of pumping	4		4	
			hrs + min	5		5	
			Final water level end of pumping (m/ft)	10		10	
			If flowing give rate (l/min / GPM)	15		15	
			Recommended pump depth (m/ft)	20		20	
			Recommended pump rate (l/min / GPM)	25		25	
			Well production (l/min / GPM)	30		30	
			Disinfected?	40		40	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	50		50	
				60		60	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input checked="" type="checkbox"/> Other, specify H.S.A	<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging	<input type="checkbox"/> Public <input type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify	<input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input checked="" type="checkbox"/> Monitoring

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
From To					
5. 6.2	PVC	Schedule 40	0 6.2	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify	

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)
From To			
5. 9.2	PVC	10	6.2 9.2

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
From To			
0 11.28			20

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
Eastern Ontario Diamond Drilling Ltd.		7 3 2 8	
Business Address (Street Number/Name)		Municipality	
3780 County Rd 17, P.O. Box 33		Hawkesbury	
Province	Postal Code	Business E-mail Address	
ON	K6A2R4	ontariodiamond@hawk.igs.net	
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
613 632 7769		Douglas, Stephen	
Well Technician's Licence No.		Signature of Technician and/or Contractor	
3 3 2 6		Date Submitted	
		20140425	

Map of Well Location			
Please provide a map below following instructions on the back.			

Comments:	Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D	Ministry Use Only
		20120814	Audit No. Z 171270
			MAY 27 2014

Well ID Number: 7192719
Well Audit Number: Z157004
Well Tag Number: A138489

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

Well Location

Address of Well Location	470 RIDEAU STREET
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 446847.00
	Northing: 5031063.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SAND	GRVL	0 m	2.44 m
BRWN	CLAY	SILT	SOFT	2.44 m	3.1 m
GREY	CLAY	SILT	SOFT	3.1 m	6.1 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.3 m	FLUSHMOUNT/ CONCRETE	
.3 m	2.74 m	BENTONITE	
2.74 m	6.1 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.2 cm	PLASTIC	0 m	3.1 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 cm	PLASTIC	3.1 m	6.1 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

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

Draw Down & Recovery

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

Water Details

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

Hole Diameter

Depth From	Depth To	Diameter
0 m	6.1 m	8.25 cm

Audit Number: Z157004

Date Well Completed: November 05, 2012

Date Well Record Received by MOE: December 04, 2012

APPENDIX 2

PHASE I ESA REPORT- PE2930.REP.01

**Geotechnical
Engineering**

**Environmental
Engineering**

Hydrogeology

**Geological
Engineering**

Materials Testing

Building Science

**Archaeological
Studies**

patersongroup

Phase I Environmental Site Assessment

151 Chapel Street
Ottawa, Ontario

Prepared For

Trinity Development Group

Paterson Group Inc.

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

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

March 25, 2013

Report: PE2930-1

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	8
4.3 Physical Setting Sources	11
5.0 INTERVIEWS	14
6.0 SITE RECONNAISSANCE.....	15
6.1 General Requirements.....	15
6.2 Specific Observations at Phase I Property	15
7.0 REVIEW AND EVALUATION OF INFORMATION	19
7.1 Land Use History	19
7.2 Conceptual Site Model.....	21
8.0 CONCLUSIONS	24
9.0 STATEMENT OF LIMITATIONS	25
10.0 REFERENCES	26

List of Figures

Figure 1 - Key Plan

Figure 2 - Topographic Map

Drawing PE2930-1 - Site Plan

Drawing PE2930-2 - Surrounding Land Use

List of Appendices

Appendix 1 Chain of Title
Current Plan of Survey
Aerial Photographs
Site Photographs

Appendix 2 MOE Freedom of Information Request and Response
TSSA Correspondence
MOE Well Records

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Trinity Development Group to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 151 Chapel Street, 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.

According to the historical research, the subject site was first developed with residential dwellings and a school in or around 1885. The subject site was developed with the current synagogue/community centre between approximately 1949 and 1956. Surrounding property use is predominantly residential, commercial, and institutional. A former retail fuel outlet was present to the east of the subject site at 481 Rideau Street between the 1950s and 2000s.

Paterson began work on a Phase I-II ESA at the subject site in 2012. Three (3) boreholes were drilled at the subject site and a monitoring well was installed. Site soils consisted of fill over silty clay. Soil samples were obtained and analyzed for metals and petroleum hydrocarbons, fractions 1 through 4 (PHCs F1-F4). The test results were in compliance with MOE Table 3 standards. Groundwater sampling was recommended but not completed.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied with a large three-storey steel-frame building with a basement, currently heated by natural gas fired boilers. The building is occupied by the synagogue and community facilities of Congregation Beth Shalom, a dance studio, a trampoline school, and a not-for-profit collective. Interviews conducted during the field assessment indicated that the site was formerly heated with oil and that an exterior UST was removed in 2003 or 2004. Evidence of vent and fill pipes were noted in the boiler room and on the exterior wall of the building.

The results of the historical research, personal interviews, and the site inspection identified the historical presence of a fuel oil UST at the subject site, and the presence of the former retail fuel outlet at 481 Rideau Street, as Areas of Potential Environmental Concern with respect to the subject site. It is our understanding that the site is to be redeveloped as residential and commercial, and that a Record of Site Condition (RSC) will be required. As per the requirements of O.Reg. 269/11 amending O.Reg. 153/04 (Record of Site Condition regulation), given the above noted potential environmental concerns at the subject site, a Phase II ESA meeting the current standards will be required to file a Record of Site Condition at the subject site.

Recommendations

Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is required for the property** in order to assess potential areas of contamination.

It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site building will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Trinity Development Group (Trinity), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 151 Chapel Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Brad Caco of Trinity. Trinity's offices are located at 400-359 Kent Street, Ottawa, Ontario. Mr. Caco can be reached by telephone at (613) 565-5864.

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 agreed scope-of-work and 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:	151 Chapel Street, Ottawa, Ontario.
Legal Description:	Lots 25, 26, and 27 north of Rideau Street, Lots 1, 2, and part of Lot 3 east of Chapel Street, and part of Lots 1, 2, and 3 west of Augusta Street, Registered Plan 43586, in the City of Ottawa, Ontario.
Property Identification Numbers:	04213-0186.
Location:	The subject site is located at the northeast corner of Chapel Street and Rideau Street. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 25' 53" N, 75° 40' 50" W.
Site Description:	
Configuration:	Irregular.
Site Area:	0.756 hectares (approximate).
Zoning:	TM6 – Traditional Mainstreet Zone, Subzone 6.
Current Use:	The subject site is currently occupied by an institutional building used as a synagogue, community centre, dance studio, trampoline school, and not-for-profit collective, with associated gravel and asphalt-paved parking areas.
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, the addresses constituting the subject site were first listed in 1885 as 'Robinson Primary School'. The range of addresses constituting the subject site were not listed prior to 1885. The title search indicates that the first property transactions with respect to the subject site occurred in 1912. For the purposes of this report, and based on the above information, the first developed use of the site is determined to be a school building, constructed in or around 1885. The subject site is considered to have been undeveloped prior to 1885. The subject site was redeveloped with the current building in approximately 1949.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject property. The FIPs show the present-day synagogue and community centre building on the subject site, although the classroom wing on the southwest portion of the site has not yet been constructed. A small two-storey building ('Talmud Torah Synagogue') is present in the southeastern portion of the subject site.

A motel is present on the adjacent property to the east, and further east, at the northwest corner of Rideau Street and Augusta Street, a gasoline service station with two underground storage tanks (USTs) is shown. Beausoleil Drive has not yet been constructed to the north of the subject site. Additional Areas of Potential Environmental Concern identified by the FIPs within the Phase I Study Area include a gasoline service station with two USTs at 490 Rideau Street, the OTC bus garage property with one UST at 110-116 Cobourg Street, and an automotive service garage at 402-404 Rideau Street.

With the possible exception of the gas station, the majority of potentially contaminating activities identified by the FIP review are located a sufficient separation distance from the subject site and are not considered to represent potential environmental concerns with respect to the subject site.

FIPs for other years were not available for review. FIPs are not appended to this report due to copyright issues.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1865 (prior to initial development of the area of the subject site) to 2010 as part of the Phase I ESA.

Based on the directories, the properties originally constituting the subject site (153-155 Chapel Street, 453-459 Rideau Street) were originally developed as residential dwellings and a separate school in approximately 1885. The subject site was redeveloped with the current synagogue/school/community centre building in approximately 1949. The city directory search did not identify any potential environmental concerns with respect to the subject property.

Several Potentially Contaminating Activities at properties within the Phase I Study Area were identified in the directories and are summarized in Table 1 below.

Table 1: City Directories – Potentially Contaminating Activities in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
106, 110-116 Cobourg Street	OTC Streetcar Barn (1920s-1940s)	70 m northeast	N
375 Rideau Street	Dry Cleaner (1970s-2000s)	160 m west	N
391 Rideau Street	Vail's Fabric Care (dry cleaner) (1957-1976)	150 m west	N
400-402 Rideau Street	Auto Body Shop (1920s-1967)	130 m west	N
430-432 Rideau Street	Commercial Printers Ltd. (1967)	30 m west	N
450 Rideau Street	Retail fuel outlet (1961-1980)	30 m west	Y
478½ Rideau Street	Parker Cleaners (1940s-1960s)	40 m east	N

Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
481 Rideau Street	Retail fuel outlet / automotive service garage (1950s-2000s)	40 m east	Y
497 Rideau Street	Craig Cleaners (1960s-1990s)	100 m east	N

Off-site potentially contaminating land uses identified in the city directories research located a significant distance from the subject site or downgradient or cross-gradient are not considered to have potentially impacted the subject site. However, given their proximity, several potentially contaminating activities within the Phase I study area represent potential environmental concerns to the subject site.

Chain of Title

Paterson verified the current land title for the subject property with Read Abstracts Limited. Given that the subject property originally consisted of several properties, separate title searches were conducted for each constituent property. All lots comprising the subject property were acquired by Synagogue and Jewish Community Centre of Ottawa in April 1946. According to the Chain of Title dated March 1, 2013, Synagogue and Jewish Community Centre of Ottawa is the current owner of the subject property. The lots constituting the subject property were previously held by the City of Ottawa Public School Board, the Roman Catholic Separate School Board for the City of Ottawa, the Hydro Electric Commission of the City of Ottawa, and a variety of individuals and holding companies. The Chain of Title did not identify any potential environmental concerns with respect to the subject site.

Environmental Reports

The following reports were reviewed as part of this assessment:

- “Phase I Environmental Site Assessment, 151 Chapel Street, Ottawa, Ontario”, prepared by AGRA Earth & Environmental Ltd. dated July 2000.
- “Designated Substance Survey, 151 Chapel Street, Ottawa, Ontario”, prepared by AGRA Earth & Environmental Ltd. dated July 2000.
- “Detailed Asbestos Survey, Congregation Beth Shalom, 151 Chapel Street, Ottawa, Ontario”, prepared by Conestoga-Rovers & Associates, dated September 2004.

- “Asbestos Management Plan, Congregation Beth Shalom, 151 Chapel Street, Ottawa, Ontario”, prepared by Conestoga-Rovers & Associates, dated September 2004.

The previous Phase I ESA identified potential environmental concerns with vent and fill pipes located on the north side of the subject building, indicating the potential presence of an underground storage tank. A potential environmental concern was also identified with the presence of a retail fuel outlet located to the east of the site. A Phase II ESA was recommended to assess the aforementioned potential environmental concerns. The Phase I ESA also identified several suspected asbestos containing materials, including damaged mechanical pipe insulation.

According to the DSS conducted in 2000, approximately 1,800 linear feet and approximately 320 pipe fittings were observed in the subject building, the majority of which were found in the boiler and mechanical rooms. Approximately 25,000 square feet (2,300 m²) of vinyl floor tile suspected to contain asbestos were identified in the subject building. Four areas were found to contain “mag-block” insulation, including: two hot water tanks and an air handling unit in the basement mechanical room, an air handling unit in the elevator machine room and an air handling unit in the cafeteria mechanical room.

The detailed asbestos survey and asbestos management plan conducted in 2004 revealed the presence of asbestos in the following areas: ceiling plaster, 9"x9" and 12"x12" vinyl floor tiles, stairwell stucco, plaster on columns, transite pipe, “magblock” pipe insulation, pipe run and elbow insulation and asbestos containing gaskets. The quantities of asbestos containing materials were summarized in the asbestos management plan. The 2004 reports recommended that any damaged asbestos containing materials be removed or encapsulated and that all asbestos containing materials be managed under the applicable Ontario regulations.

Paterson began work on a Phase I-II ESA at the subject site in 2012; however, this work was not completed. Three (3) boreholes were drilled at the subject site and a monitoring well was installed. Boreholes were drilled to depths between 9.3 and 11.3 m, with a dynamic cone penetration test (DCPT) at BH2 advanced to practical refusal at 13.8 m. Site soils consisted of fill over silty clay. Soil samples were obtained and analyzed for metals and petroleum hydrocarbons, fractions 1 through 4 (PHCs F1-F4). The test results were in compliance with MOE Table 3 standards. Groundwater sampling was recommended but not completed.

Paterson has conducted several environmental assessments in the vicinity of the subject property including a drilling program along Rideau Street in 2011 and 2012. Boreholes were placed approximately 40 m west-southwest and 10 m southeast of the site along the Rideau Street alignment. No indications of soil contamination was encountered in either of these borehole locations. A review of our files did not indicate any significant environmental concerns that were considered to have had the potential to impact the subject land.

Current Plan of Survey

A current plan of survey, prepared by Annis, O'Sullivan, Vollebekk Ltd., was reviewed as part of this assessment. The survey plan consists of a topographical plan and has not yet been dated or deposited as a Registered Plan. 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 February 28, 2013. The subject site and adjacent properties were 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 (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site.

MOE Coal Gasification Plant Inventory

The Ontario Ministry of Environment 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 1 km of the subject site.

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. The search returned one Occurrence Report, dated June 18, 2001, for the subject property. The report details the issuance of an emergency Waste Generator Number for the subject site, for Waste Class Number 211I (Fuel). The report indicates that a total of 1,387 litres of liquid 'waste fuel' were hauled off-site by Triangle Pump Service Ltd. of Ottawa, Ontario. It is possible that this fuel was removed from an existing fuel oil UST at the subject site.

The MOE FOI search returned several drinking water inspection reports for the subject site. These reports are not considered to represent an environmental concern to the soil or groundwater at the subject site.

The results of the MOE FOI search are appended to this report.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. The above-noted Occurrence Report (2001) resulted in the issuance of an emergency Waste Generator Number to the subject site for the disposal of waste fuel. No other waste management records were available for the subject site.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOE. No submissions were available for the subject site.

MOE Brownfields Environmental Site Registry

A search of the MOE 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 property. One (1) RSC was filed for properties within the Phase I study area.

An RSC was filed at 481 Rideau Street, located approximately 40 m to the east of the subject site, at the location of a former retail fuel outlet noted in the city directories search and FIPs. Contaminants of concern at the RSC property were PHCs and benzene, toluene, ethylbenzene, and xylenes (BTEX). According to the registry, approximately 422 m³ of contaminated soil were removed from the property. No information on groundwater remediation was provided, although groundwater was tested as part of the RSC process. Given the separation distance of the RSC property from the subject site, the RSC property is considered to be an Area of Potential Environmental Concern.

MOE Waste Disposal Site Inventory

The Ontario Ministry of Environment 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 February 28, 2013. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 29, 2012 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site. The TSSA search indicated that four (4) underground storage tanks had historically been present at 481 Rideau Street, the property for which the above noted remediation program and RSC had been completed. 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.

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. The subject site was not listed in the database of former industrial sites. One (1) former industrial site was identified in the vicinity of the subject property. Site #138, the printing office of the newspaper *Le Droit*, was located at 375 Rideau Street between approximately 1950 and 1970. Based on the separation distance of this property from the subject site (approximately 200 m), it is not considered to pose an environmental concern to the subject property.

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:

- | | |
|------|--|
| 1933 | The subject site is occupied by two (2) large residential or institutional buildings, in the southeast and southwest portions of the subject site, respectively. Surrounding land use is generally residential or institutional (one apparent school to the northwest). |
| 1951 | The building on the southeast portion of the subject site remains; the northwest portion of the subject site has been developed with part of the present-day building. No significant changes were made to surrounding properties. |
| 1960 | The building on the southeast portion of the subject site has been demolished, and construction of the present-day site building has been completed to its present extents. An apparent swimming pool is present on the east side of the subject building. A motel has been constructed on the property immediately to the east. |
| 1968 | No significant changes have been made to the subject site or surrounding properties. |
| 1973 | No significant changes were made to the subject site. Beausoleil Drive has been constructed immediately to the north of the subject site, and Friel Street, Chapel Street, and Augusta Street end in cul-de-sacs south of Beausoleil Drive. |

1984	No significant changes were made to the subject site or surrounding properties.
1993	No significant changes were made to the subject site or surrounding properties.
2002	(City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.
2005	(City of Ottawa Website) The swimming pool to the east of the subject building appears to have been filled in. No other significant changes have been made to the subject site or surrounding properties.
2008	(City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site is relatively flat, sloping gently downward towards the north and east. According to the maps, the nearest water body is the Rideau River, located approximately 600 m to the east of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

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

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of middle Ordovician interbedded shale and limestone of the Verulam Formation. Overburden soils are shown as fluvial sand and silt, with a drift thickness on the order of 5-15 m.

Water Well Records

A requisition was made to the MOE to provide water well records for all drilled wells within 250 m of the subject site. The MOE response included eight (8) water well records, all of which appear to be monitoring wells based on their recent drilling date and construction details. Based on the results of the water well search and the availability of City water in the Phase I study area, it is our opinion that there are no drinking water wells remaining within the Phase I study area. A copy of the MOE response is provided in Appendix 2.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. The majority of the study area consists of residential dwellings, commercial businesses, and roads. Past known land use in the study area is residential and commercial. The Rideau River is the closest significant water body and is present approximately 600 m east of the site. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. John de Lemos, representative of Congregation Beth Shalom and building superintendent for 151 Chapel Street, was interviewed as part of this assessment. The interview was conducted during the Phase I ESA site visit on March 19, 2013.

Mr. de Lemos indicated that the site had formerly been owned by Vaad Ha'ir of Ottawa (rabbinical council), and that prior to its acquisition by Congregation Beth Shalom, extensive asbestos removal activities were conducted at the subject site. Mr. de Lemos provided copies of the two 2004 reports by CRA referenced in Section 4.1 of this report, but indicated there were no reports available which confirmed the removal of all ACMs within the subject building. However, it is the understanding of Mr. de Lemos that all ACMs have been removed.

Mr. de Lemos informed Paterson staff that the subject site had been heated by gas for the past 35 to 40 years approximately, but had previously been heated by oil. Mr. de Lemos indicated that in 2003 or 2004, an exterior UST had been removed from the subject site, specifically from beneath the roadway to the north of the boiler room. A volume of fuel oil was reportedly pumped from the tank prior to its removal, and a small volume of contaminated soil was removed from the excavation. The excavation was then reportedly backfilled with sand. Mr. de Lemos indicated that no reports were available confirming the removal of the tank or detailing any remediation or soil sampling measures.

The information obtained in this interview is consistent with site information obtained from other sources and is considered to be valid. It is noted that based on the results of the MOE FOI search, the tank may have been removed in 2001 at the time of the MOE Occurrence Report, although it is possible that the tank was drained in 2001 and removed later.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site investigation was conducted on March 19, 2013. Weather conditions consisted of moderate to heavy snowfall, with a temperature of approximately -2° C. Mr. Dan Arnott from the Environmental Department of Paterson Group conducted the site investigation. 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 investigation. It is noted that the subject site was snow covered at the time of the assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject site is occupied with a three-storey building with basement, occupied by the synagogue and community facilities of Congregation Beth Shalom, studio space associated with a dance school (Swing Dynamite), a gymnasium associated with a trampoline school (Spring Action Ottawa), and multi-use space associated with Heartwood House not-for-profit collective. The building is a steel-frame structure with a poured concrete foundation, finished with brick, stucco, and ceramic tile, with a flat tar-and-gravel roof. The subject building is currently heated with gas-fired boilers.

No ASTs were observed on the exterior of the subject building. A pipe elbow apparently associated with a vent pipe was observed on the exterior of the north wall of the building adjacent to the boiler room. Based on conversations with Mr. de Lemos, this pipe may have been associated with the former exterior UST. No further evidence of fuels or chemical storage were observed on the exterior of the subject site.

Underground Utilities

Underground service locates were completed for the subject site in February 2013. Electrical, gas and water connections are present between the site buildings and Chapel Street (western site boundary) or Beausoleil Drive (northern site boundary). Approximate locations of underground utilities are shown on Drawing PE2930-1 – Site Plan.

Site Features

The subject site is occupied by the site building and associated gravel and paved asphalt parking areas, with a narrow grass-covered landscaped area present between the building and Chapel Street. Site drainage consists primarily of sheet flow to grassed areas or catch basins along chapel Street. No areas of stained soil, vegetation, or pavement, stressed vegetation, soil disturbance, or grading were observed on-site.

No underground structures, drains, pits, or sumps were observed on the exterior of the subject site during the site visit. No wells or private sewage systems were observed on the subject property, nor are any expected to be present, as the site is located in a municipally-serviced area. No evidence of current or former railway or spur lines on the subject property were observed at the time of the site inspection. There were no unidentified substances observed on the subject site.

Monitoring Well

Monitoring well BH1, installed by Paterson during the 2012 subsurface investigation at the subject site, was located during the Phase I site visit. The monitoring well was observed to be in good condition. A water level of 3.53 m below existing grade was measured. A small volume of groundwater was purged from the well and no visual or olfactory evidence of contamination was observed.

Interior Assessment

A general description of the interior of the subject building is as follows:

- Floors consist of a combination of 8" and 12" vinyl floor tiles, carpet, ceramic tile, terrazzo, parquet, hardwood, and poured concrete.
- The walls consist of drywall, plaster, concrete block, and ceramic tile.
- The ceilings consist of plaster, suspended ceiling tiles, stick-on ceiling tiles, drywall, and steel decking over steel trusses.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

Possible asbestos-containing materials observed during the site visit include vinyl floor tiles, plaster wall and ceiling finish, suspended and stick-on ceiling tiles, drywall joint compound, and exterior stucco. These materials were generally observed to be in fair to good condition at the time of the assessment. Mr. de Lemos indicated that these materials had generally been tested and did not contain asbestos. All pipe run and elbow insulation observed during the site assessment appeared to be either relatively new or appeared to have been previously cut and tested.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit; however, the wall cavities were not inspected for insulation type. Some fibreglass insulation was observed during the inspection.

No concerns were identified with respect to fuel or chemical storage during the interior assessment of the subject building. Evidence of vent and fill pipes was observed on the interior of the boiler room; however, these are interpreted to be associated with the previously identified exterior UST. On-site chemical storage was limited to commercially available cleaning chemicals stored in their original containers.

A sump pit and floor drains were observed on the basement level of the subject building. Water in the sump pit was observed to be free of visual or olfactory evidence of contamination.

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 - Beausoleil Drive, followed by institutional (schools) and residential land use;
- South - Rideau Street, followed by commercial businesses and residential dwellings;
- East - EconoLodge motel, followed by Augusta Street and residential and commercial land use;
- West - Chapel Street, followed by residential and commercial land use.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Several properties within the Phase I study area are occupied by potentially contaminating activities, as shown on Drawing PE2930-2. However, the majority of these properties are located either downgradient or cross-gradient from the subject site or at a significant separation distance. Current land use in the Phase I Study area is illustrated on Drawing: PE2930-2 – Surrounding Land Use in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following tables indicate the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

Table 2 - Land Use History – 151 Chapel Street			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
Prior to 1885	Vacant/Undeveloped	None	None
1885-1949	Residential dwellings and separate school, synagogue	None	None
1949-1956	Institutional (former synagogue and current synagogue and community centre)	Yes - O.Reg. 269/11 amending O.Reg. 153/04 - Table 2, Column A, Item 28 - 'Gasoline and Associated Products Storage in Fixed Tanks'	Presence of former underground fuel tank
1956-present	Institutional (current synagogue and community centre)	Yes - O.Reg. 269/11 amending O.Reg. 153/04 - Table 2, Column A, Item 28 - 'Gasoline and Associated Products Storage in Fixed Tanks'	Presence of former underground fuel tank

Potentially Contaminating Activities

As stated in the above table, Potentially Contaminating Activities at the Phase I property include the reported historical presence of the fuel oil UST. Additional Potentially Contaminating Activities outside of the subject property but within the Phase I study area are shown on Drawing PE2930-2 - Surrounding Land Use.

Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern identified in this Phase I ESA are summarized below in Table 3. Other Potentially Contaminating Activities within the Phase I study area are not considered to pose an environmental concern to the subject site due to their separation distance and/or location downgradient or cross-gradient of the subject site.

Table 3 Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
151 Chapel Street	Subject property, adjacent to north wall of boiler room	Former fuel oil UST (1949-2000s); Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	On-site	BTEX, PHCs F1-F4	Soil, Groundwater
481 Rideau Street	Neighbouring property, to the east of the subject site.	Former retail fuel outlet (1950s-2000s); Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	Off-site	BTEX, PHCs F1-F4	Groundwater

Contaminants of Potential Concern

Based on the past and current uses of the subject site, the following Contaminants of Potential Concern (CPCs) have been identified:

- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on the presence of the former fuel oil UST on-site and the former gas station at 481 Rideau Street. Gasoline and diesel are commonly used motor vehicle fuels, and diesel-fraction hydrocarbons were commonly used as heating oil. PHCs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system. PHCs are generally considered to be LNAPLs – light non-aqueous phase liquids, indicating that when present in sufficient concentrations above the solubility limit, they will partition into a separate phase above the water table, due to their lower density.
- BTEX – this suite of parameters includes Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), associated with gasoline. These parameters were selected as CPCs for the Phase I study area based on the presence of the former fuel oil UST on-site and the former gas station at 481 Rideau Street. BTEX may be present in the soil matrix as well as in the dissolved phase in the groundwater system.
- Metals – this suite of parameters encompasses various metals for which MOE standards exist. Metals may be present in the soil matrix or dissolved in site groundwater. Metals were selected as CPCs for the Phase I property based on the presence of fill material identified during the previous subsurface investigation.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 5-15 m. Overburden soils are shown as fluvial sand and silt. The 2012 subsurface investigation by Paterson encountered silty clay soils, with refusal to DCPT at BH2 encountered at 13.8 m. Groundwater was encountered at a depth of approximately 3.5 m below existing grade at BH1 in March 2013.

Contaminants of Potential Concern

The CPCs identified in this Phase I ESA are listed in Section 7.1 of this report.

The mechanisms of contaminant transport within the site soils include physical transportation and leaching. Physical transport is not anticipated to be an issue at the subject site, since soil disturbances and excavation were not noted and the site has been developed in its current configuration for a significant period of time. Leaching is anticipated to be limited by the low permeability of the asphalt pavement and roofs over most of the site. As such, contaminants identified in the soil are considered to have a low potential to migrate to the groundwater below the site.

The mechanisms of contaminant transport within the groundwater system include advection, dispersion, and diffusion. Advection and dispersion will be the dominant mechanisms of contaminant transport in soils with higher hydraulic conductivities, such as sands, gravels, silts, and some glacial till soils, whereas diffusion will dominate in soils with lower hydraulic conductivity, such as clays.

Existing Buildings and Structures

The subject site is currently occupied by a three-storey steel-frame building with a basement. A boiler room is present in the basement. The building is currently heated with gas, and was reportedly formerly heated with oil from an exterior UST, which was reportedly removed in 2003 or 2004.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is the Rideau River, located approximately 600 m to the east of the site.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are located at the subject site or within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently primarily commercial, residential, and institutional. Immediately adjacent properties have been listed as residential or commercial since their first developed use. Several retail fuel outlets, automotive service garages, and dry cleaners were identified within the Phase I study area; however, with the exception of the former retail fuel outlet at 481 Rideau Street, based on their separation distance from the subject site and/or inferred cross-gradient or downgradient locations, they are generally not considered to have the potential to have impacted the subject site.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, Potentially Contaminating Activities and Areas of Potential Environmental Concerns identified include the presence of the former UST on the subject site and the former retail fuel outlet at 481 Rideau Street. Additional Potentially Contaminating Activities were identified within the Phase I study area but were not considered to represent 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 areas of potential environmental concern on the subject site and neighbouring properties which have the potential to have impacted 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

The results of the historical research, personal interviews, and site inspection indicated the presence of historical potentially-contaminating activities and potential environmental concerns at the subject site. Based on the results of this Phase I ESA, **in our opinion, a Phase II Environmental Site Assessment is required for the property.**

It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site building will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work, in compliance 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 Trinity Development Group. Permission and notification from Trinity and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Daniel J. Arnott, P.Eng.



Mark S. D'Arcy, P.Eng.

Report Distribution:

- Trinity Development Group (1 PDF copy)
- Paterson Group (1 copy)

10.0 REFERENCES

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‘Detailed Asbestos Survey, Congregation Beth Shalom, 151 Chapel Street, Ottawa, Ontario’, prepared by Conestoga-Rovers & Associates, September 2004.

'Asbestos Management Plan, Congregation Beth Shalom, 151 Chapel Street, Ottawa, Ontario', prepared by Conestoga-Rovers & Associates, September 2004.

Public Information Sources

Google Earth.

Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE2930-1 – SITE PLAN

DRAWING PE2930-2 – SURROUNDING LAND USE

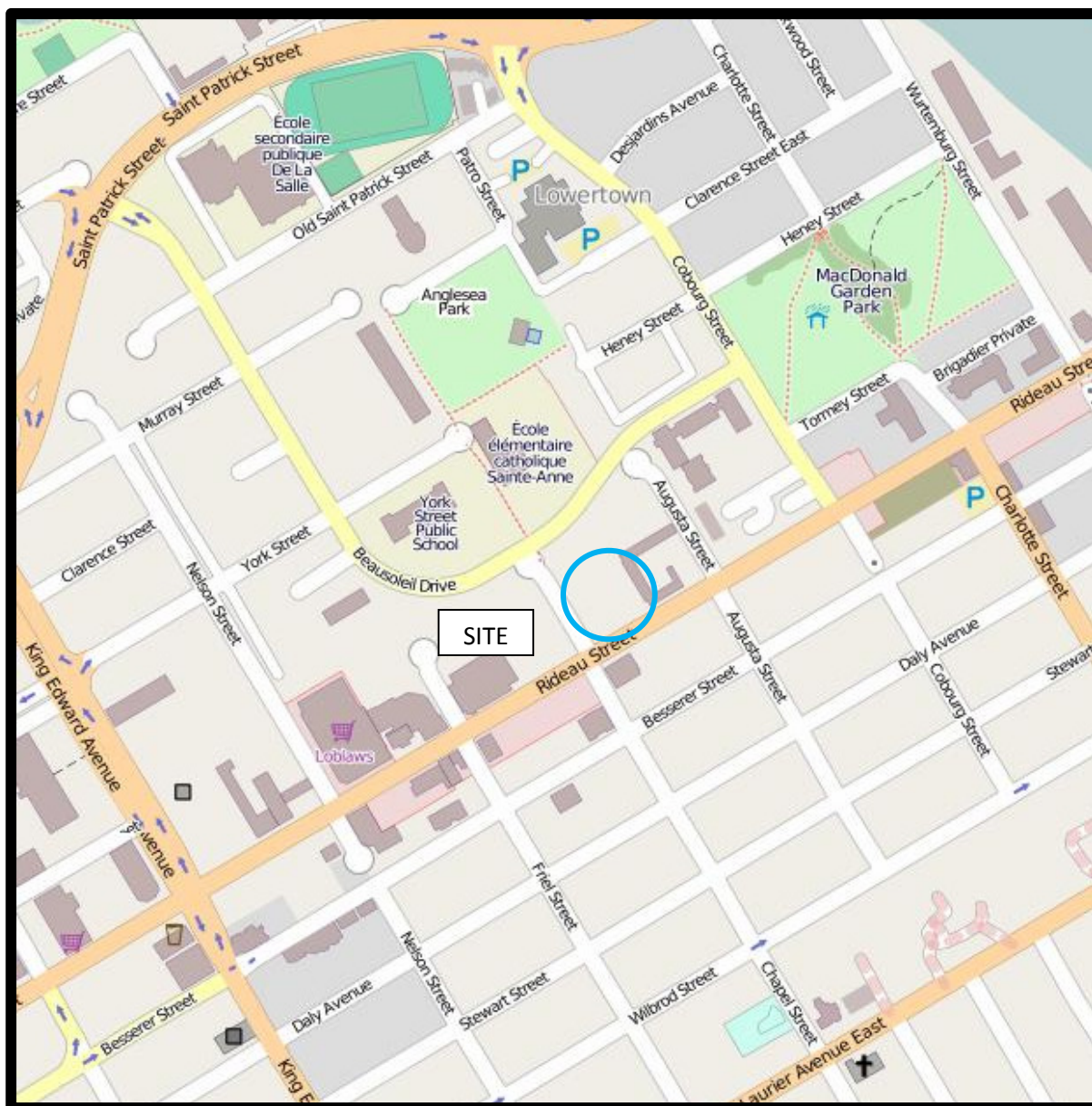


FIGURE 1
KEY PLAN

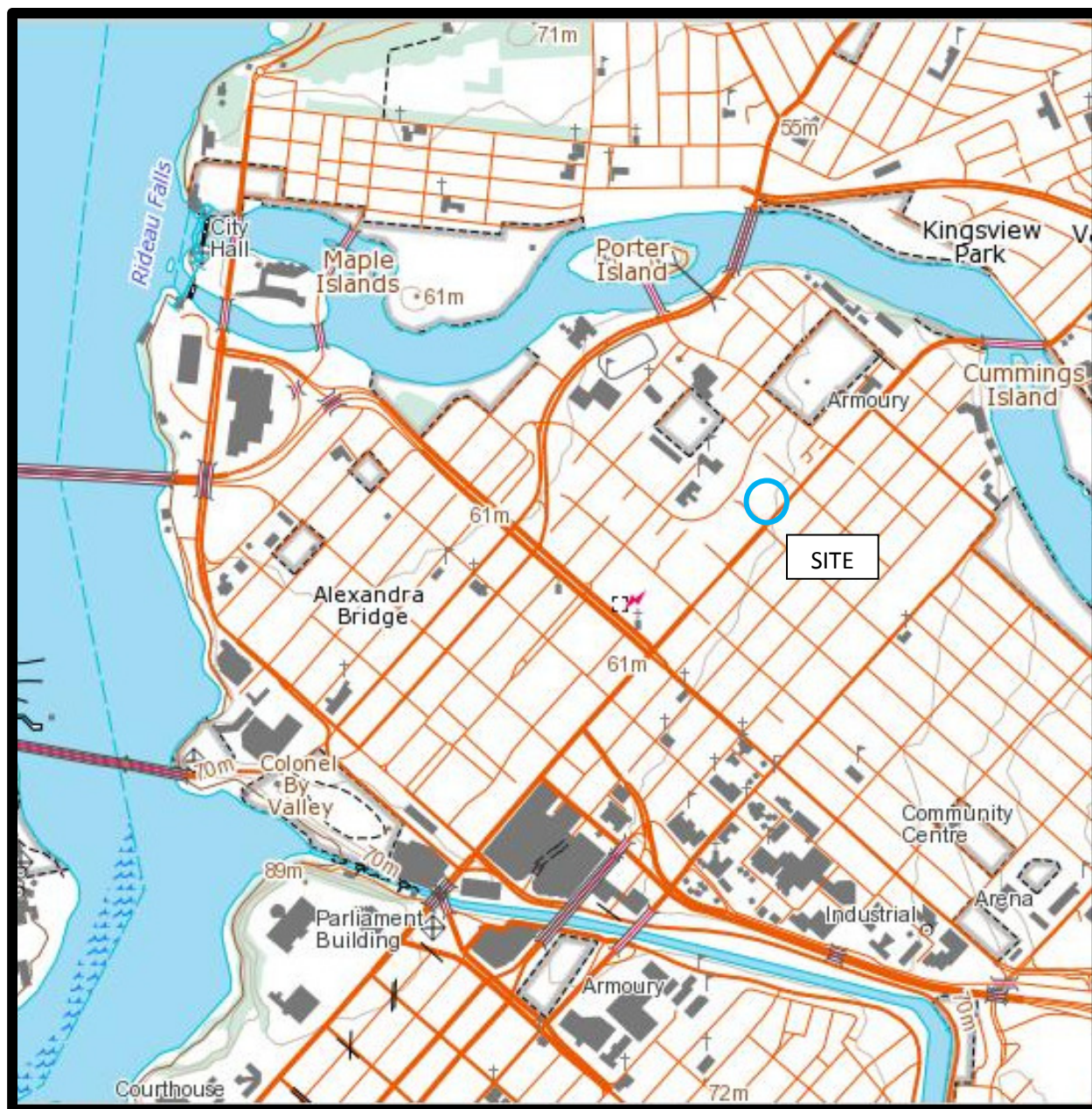
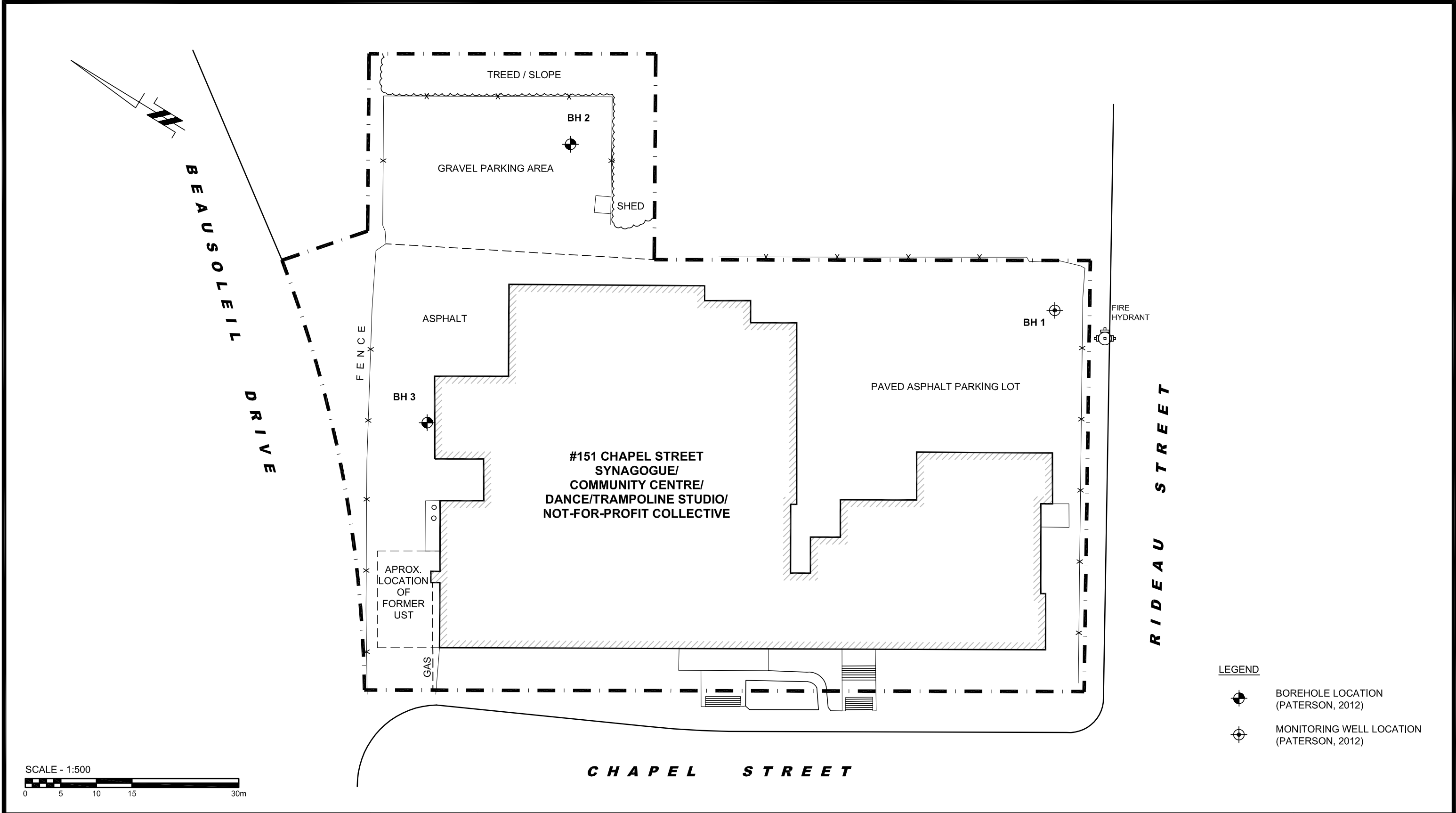


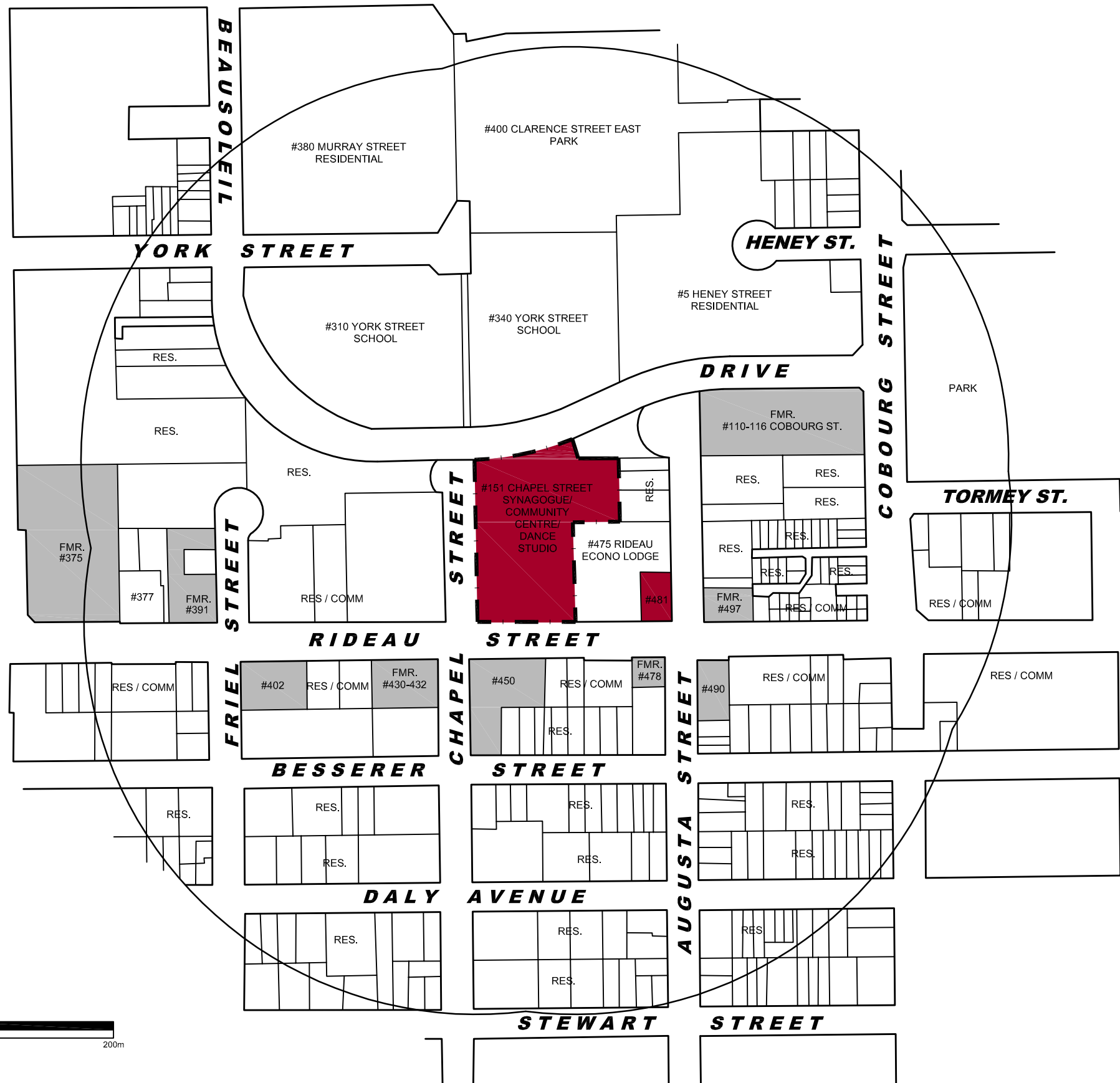
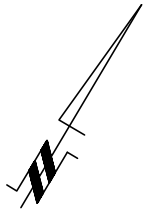
FIGURE 2
TOPOGRAPHIC MAP



SCALE - 1:500
0 5 10 15 30m

- LEGEND
- BOREHOLE LOCATION (PATERSON, 2012)
 - MONITORING WELL LOCATION (PATERSON, 2012)

paterson group consulting engineers 154 Colonnade Road South, Ottawa, Ontario K2E 7J5	Scale: 1:500	TRINITY DEVELOPMENT GROUP PHASE I ENVIRONMENTAL SITE ASSESSMENT 151 CHAPEL STREET OTTAWA, ONTARIO	SITE PLAN	Dwg. No. PE2930-1
	Des.: DJA			Report No.: PE2930-1
	Dwn: DJA			Date: 03/2013
	Chkd: MSD			



LEGEND



AREA OF POTENTIAL CONTAMINATING ACTIVITY

#110-116 COBOURG STREET - OTC BUS GARAGE (1940s-1950s) - DIRECTORIES, FIPs

#375 RIDEAU STREET - DRY CLEANER (2000s) - DIRECTORIES

#391 RIDEAU STREET - VAIL'S FABRIC CARE DRY CLEANING (1950s-1970s) - DIRECTORIES

#400-402 RIDEAU STREET - AUTO BODY SHOP (1920s-1970s) - DIRECTORIES, FIPs

#430-432 RIDEAU STREET - COMMERCIAL PRINTERS LTD. (1960s) - DIRECTORIES

#450 RIDEAU STREET - AUTOMOBILE SERVICE STATION (1960s-1980s) - DIRECTORIES

#478 ½ RIDEAU STREET - DRY CLEANER (1940s-1960s) - DIRECTORIES

#490 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (1950s) - FIPs

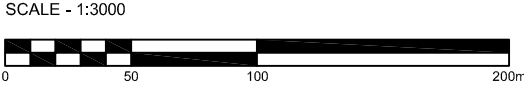
#497 RIDEAU STREET - DRY CLEANER (1960s-1990s) - DIRECTORIES



AREA OF POTENTIAL ENVIRONMENTAL CONCERN

#151 CHAPEL STREET - BUILDING FORMERLY HEATED BY OIL - USTs REPORTEDLY REMOVED IN 2003/2004 (SITE VISIT)

#481 RIDEAU STREET - GAS STATION/GARAGE (1950s-2000s) - DIRECTORIES, FIPs



patersongroup
consulting engineers
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale:	1:3000
Des.:	DJA
Dwn:	DJA
Chkd:	MSD

TRINITY DEVELOPMENT GROUP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
151 CHAPEL STREET
OTTAWA, ONTARIO

SURROUNDING LAND USE

Dwg. No.	PE2930-2
Report No.	PE2930-1
Date:	03/2013

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

READ ABSTRACTS LIMITED

March 1, 2013.

RE: 151 Chapel Street, Ottawa

LEGAL DESCRIPTION: Lots 25, 26 and 27 Plan 43586 N/S Rideau St., Lots 1 and 2 Plan 43586 E/S Chapel St., part Lot 3 Plan 43586 W/S Augusta St., being Part 1 on 5R-5645; part Lots 1 and 2 Plan 43586 W/S Augusta St., being the westerly 95', as in CR257948. (together with CR257948).

PIN: 04213-0186

NOTE, as per your request we have attempted to go back to approximately 1900 for the searches, however due to quality of microfilm of abstracts and documents, it was not always possible to confirm information back to that date.

We have provided separate chains of title for the "Lots" listed in the above legal description.

A handwritten signature in cursive script, appearing to read "Shelanson".

LOT 25, PLAN 43586 N/S RIDEAU ST.

CHAIN OF TITLE:

DEED CR208768, registered Nov. 9, 1932

City of Ottawa Public School Board TO Roman Catholic Separate Schools for the City of Ottawa

(whereas Public School Board obtained title by DEED CR22299 registered May 10, 1884)

DEED CR255273, registered Oct. 25, 1945 (part of lands)

Roman Catholic Separate School Board for the City of Ottawa TO Horace Racine and Landreville Company Limited

DEED CR257855, registered Apr. 5, 1946 (as in CR255273)

Horace Racine and Landreville Company Limited TO Synagogue and Jewish Community Centre of Ottawa

DEED CR258021, registered Apr. 15, 1946 (remainder of CR208768)

Roman Catholic Separate School Board for the City of Ottawa TO Synagogue and Jewish Community Centre of Ottawa

LOT 26, PLAN 43586 N/S RIDEAU ST.

(pg. 1 of 2)

CHAIN OF TITLE:

DEED CR38967, registered Apr. 26, 1893 (part of lands)

Metropolitan Loan & Savings Company TO Eugene Louis Chevrier

DEED CR68482, registered Aug. 19, 1903 (part of lands)

Metropolitan Loan & Savings Company TO City of Ottawa Public School Board

DEED CR224514, registered Apr. 30, 1938 (as in CR38967)

Eugene Louis Chevier TO Juliette N. Chevier

DEED CR247221, registered Jun. 7, 1944 (part as in CR68482)

City of Ottawa Public School Board TO Horace Racine and Landreville Company
Limited

DEED CR254254, registered Aug. 23, 1945 (as in CR224514)

Capital Trust Corporation Limited TO Horace Racine and Landreville Company
Limited

(WHEREAS TITLE APPEARS TO COME THROUGH DEED CR224514)

(Lot 26 Plan 43586 N/S Rideau St.)

Pg. 2 of 2

DEED CR255273, registered Oct. 25, 1945 (part as in CR 254254)

Horace Racine and Landreville Company Limited TO Roman Catholic Separate
School Board for City of Ottawa

DEED CR257515, registered Mar. 21, 1946 (part as in CR68482)

City of Ottawa Public School Board TO Synagogue and Jewish Community Centre
of Ottawa

DEED CR257855, registered Apr. 5, 1946 (part as in CR254254)

Horace Racine and Landreville Company Limited TO Synagogue and Jewish
Community Centre of Ottawa

DEED CR258021, registered Apr. 15, 1946 (as in CR255273)

Roman Catholic Separate School Board for the City of Ottawa TO Synagogue and
Jewish Community Centre of Ottawa

LOT 27, PLAN 43586 N/S RIDEAU ST.

CHAIN OF TITLE:

DEED CR68482, registered Aug. 19, 1903

Metropolitan Loan & Savings Company TO City of Ottawa Public School Board

DEED CR257515, registered Mar. 21, 1946 (part as in CR68482)

City of Ottawa Public School Board TO Synagogue and Jewish Community Centre
of Ottawa

PART OF LOT 1, PLAN 43586 E/S CHAPEL ST.

Pg. 1 of 2

CHAIN OF TITLE:

DEED CR90608, registered Jun. 5, 1909 (part of lands)

Jane Fraser TO Homer Choquette

(whereas prior title obtained by Deed CR17522 reg. Jul. 15, 1879)

DEED CR104624, registered May 20, 1911 (part of lands)

Estate of James Craig TO Irene M. Craig

(whereas prior title obtained by Patent CR16780 reg. Jul. 15, 1878)

DEED CR97255, registered Jun. 1, 1910 (as in CR90608)

Homer Choquette TO Edward Dupuis

DEED CR104695, registered May 23, 1911 (as in CR104624)

Irene M. Craig TO Joseph Dolan

DEED CR119329, registered May 2, 1913 (as in CR90608)

Edward Dupuis TO Joseph Dolan

Part Lot 1 Plan 43586 E/S CHAPEL ST.

pg. 2 of 2

DEED CR257948, registered Apr. 10, 1946

Joseph Dolan TO Synagogue and Jewish Community Centre of Ottawa

PART OF LOT 2, PLAN 43586 E/S CHAPEL ST.

CHAIN OF TITLE:

DEED CR74342, registered Jul. 19, 1905

Samuel Alexander and Mattie Alexander TO Elidore Sauve

(whereas prior title obtained by Deeds in 1898)

DEED CR88401, registered Feb. 18, 1909

Elidore Sauve TO Josephine B. Chevrier

DEED CR99425, registered Mar. 23, 1910

Josephine B. Chevier TO Joseph Dolan

DEED CR257948, registered Apr. 10, 1946

Joseph Dolan TO Synagogue and Jewish Community Centre of Ottawa

PART OF LOT 3, PLAN 43586 E/S CHAPEL ST.

Pg. 1 of 2

CHAIN OF TITLE:

DEED CR175944, registered Oct. 3, 1924

George P. Dorval TO Sadie Bodnoff

(Whereas George Dorval appears to obtain prior title by various Deeds / Patents around 1909)

DEED CR425525, registered Jun. 16, 1961

Estate of Sadie Bodnoff TO Arnold Watt

DEED CR431001, registered Sep. 8, 1961

Arnold Watt TO John Corbell and Simone Corbell

DEED 461511, registered Jun. 24, 1963

Sandy Hill Realities (Ottawa) Limited TO Laurier Belanger

(whereas title to "Sandy Hill" appears to have been obtained via assignment of mortgages)

EXPROPRIATION PLAN CR573417, registered Apr. 13, 1970

TO The Corporation of the City of Ottawa

(title from "Belanger" TO "City" by QC Deed CR713134, reg. Jul. 25, 1977)

DEED CR621468, registered Nov. 6, 1972

The Corporation of the City of Ottawa TO The Hydro Electric Commission of the
City of Ottawa

DEED NS120679, registered Jun. 22, 1981

The Hydro Electric Commission of the City of Ottawa TO Synagogue and Jewish
Community Centre of Ottawa

PART OF LOT 3, PLAN 43586 W/S AUGUSTA ST.

CHAIN OF TITLE:

DEED CR28510, registered Jun. 4, 1886

Crown TO Elizabeth Johnston

DEED CR444638, registered Jun. 15, 1962

Estate of Elizabeth Johnston TO Marcel Beaudoin

EXPROPRIATION PLAN CR573417, registered Apr. 13, 1970

TO The Corporation of the City of Ottawa

(title from "Beaudoin" TO "City" by Deed CR686983, reg. Aug. 14, 1973)

DEED CR621468, registered Nov. 6, 1972

The Corporation of the City of Ottawa TO The Hydro Electric Commission of the
City of Ottawa

DEED NS120679, registered Jun. 22, 1981

The Hydro Electric Commission of the City of Ottawa TO Synagogue and Jewish
Community Centre of Ottawa

PART OF LOT 1, PLAN 43586 W/S AUGUSTA ST.

CHAIN OF TITLE:

DEED CR73991, registered Jun. 9, 1905

Mina Abbott and Frank Abbott TO Perley G. Keyes

DEED CR122476, registered Nov. 6, 1913

Estate of Perley G. Keyes TO Joseph Dolan

DEED CR257948, registered Apr. 10, 1946

Joseph Dolan TO Synagogue and Jewish Community Centre of Ottawa

PART OF LOT 2, PLAN 43586 W/S AUGUSTA ST.

CHAIN OF TITLE:

DEED CR71053, registered Jul. 7, 1904

Toronto General Trusts Corporation TO Perley G. Keyes

DEED CR122476, registered Nov. 6, 1913

Estate of Perley G. Keyes TO Joseph Dolan

DEED CR257948, registered Apr. 10, 1946

Joseph Dolan TO Synagogue and Jewish Community Centre of Ottawa



ServiceOntario

LAND
REGISTRY
OFFICE #4

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR READS
ON 2013/03/01 AT 08:41:03

04213-0186 (LT)

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

PROPERTY DESCRIPTION:

LTS 25, 26 & 27, PL 43586 , N/S RIDRAU ST ; LTS 1 & 2, PL 43586 , E/S CHAPEL ST ; PT LT 3, PL 43586 , W/S AUGUSTA ST, BEING PT 1, 5R5645 ; PT LTS 1 & 2, PL 43586 , W/S AUGUSTA ST, BEING THE WLY 95 FT, AS IN CR257948; T/W CR257948 ; OTTAWA/NEPEAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK MULTI

PIN CREATION DATE:

1996/12/16

OWNERS' NAMES

SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/12/16 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1996/12/16				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/12/13 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1996/12/16 **					
CR257515	1946/03/21	TRANSFER	\$15,000		SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	C
CR257855	1946/04/05	TRANSFER	\$18,000		SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	C
CR257948	1946/04/10	TRANSFER	\$10,000		SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	C
CR258021	1946/04/15	TRANSFER	\$25,000		SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	C
4R362	1972/07/04	PLAN REFERENCE				C
5R5645	1980/04/15	PLAN REFERENCE				C
NS120679	1981/06/22	TRANSFER	\$935		SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

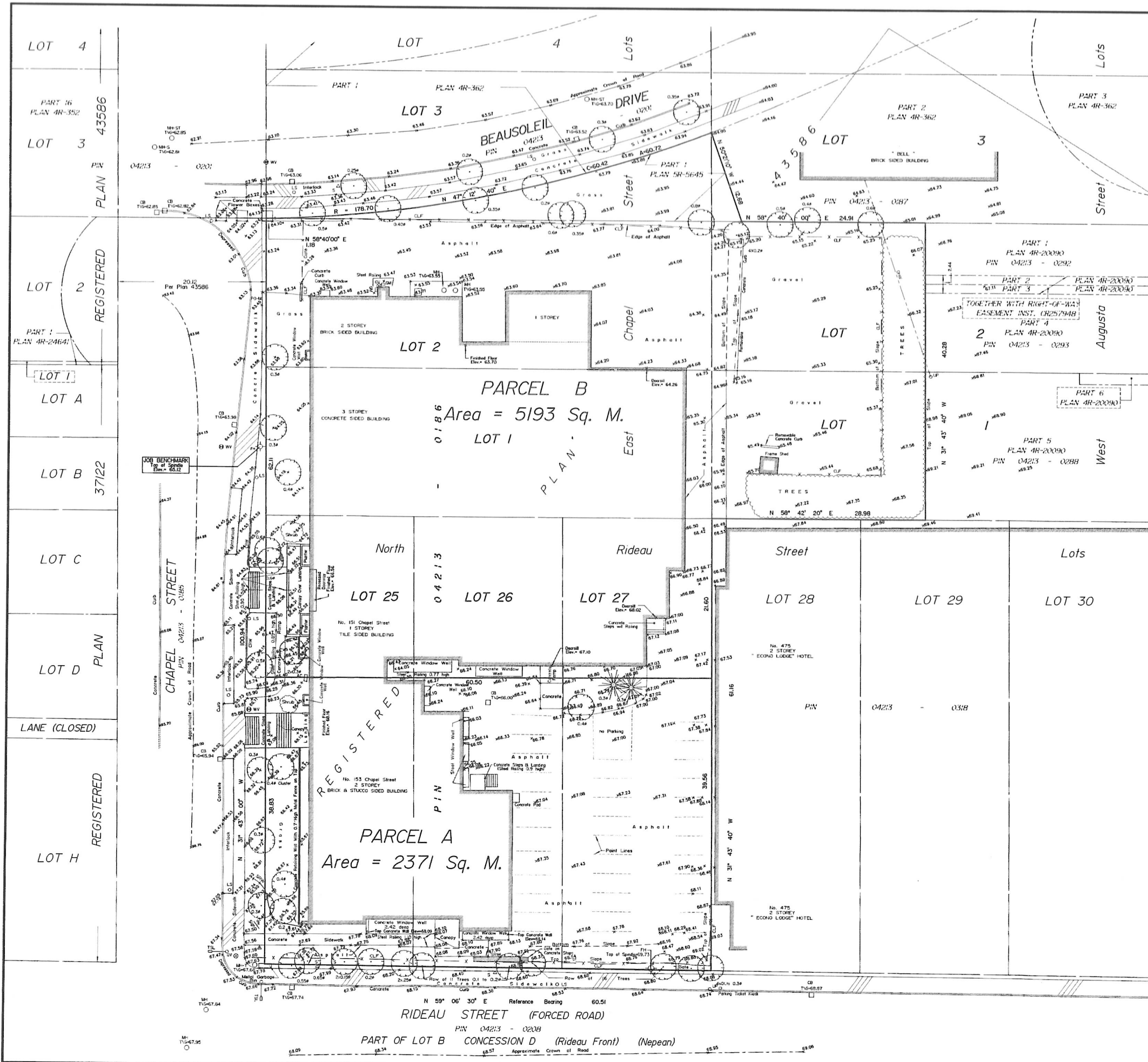


Ontario

ServiceOntario

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC498920	2005/08/15	CHARGE	\$1,500,000	SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	THE TORONTO-DOMINION BANK	C
OC498929	2005/08/15	NO ASSGN RENT GEN		SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	THE TORONTO-DOMINION BANK	C
OC1226462	2011/04/20	CHARGE	\$1,000,000	SYNAGOGUE AND JEWISH COMMUNITY CENTRE OF OTTAWA	SOLOWAY, LAWRENCE SHINDER, SOL	C

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



TOPOGRAPHICAL PLAN OF
LOTS 25, 26, 27 (North Rideau Street)
LOTS 1, 2 and PART OF LOT 3
(East Chapel Street)
PART OF LOTS 1, 2 and 3
(West Augusta Street)
REGISTERED PLAN 43586
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:250
10 7.5 5.0 2.5 0 5 10 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Date Edward M. Lancaster, O.L.S.

Notes & Legend

- Denotes
- CRW — Overhead Wires
 - CB Catch Basin
 - T/G Top of Grate
 - AC Air Conditioner
 - VC Valve Chamber (Watermain)
 - MH-ST Maintenance Hole (Storm Sewer)
 - MH-S Maintenance Hole (Sanitary)
 - MH Maintenance Hole (Unidentified)
 - MH-T Maintenance Hole (Traffic)
 - LS Light Standard
 - TL Traffic Light
 - UP Utility Pole
 - PO-M Metal Pole
 - GV Gas Valve
 - GM Gas Meter
 - S Sign
 - CRW Concrete Retaining Wall
 - Deciduous Tree
 - Coniferous Tree
 - PH Fire Hydrant
 - WV Water Valve
 - Ø Diameter
 - + 65.00 Location of Elevations
 - + 65.07 Location of Elevations (Top of Wall)
 - CLF Property Line
 - SRW Chain Link Fence
 - SRW Stone Retaining Wall

Bearings are astronomic, derived from southerly limit of Plan by (AOG) dated September 03, 2004, shown to be N 59°06'30" E thereon.

SITE AREA = 7562 m²

BOUNDARY INFORMATION COMPILED FROM FIELD SURVEY,
OFFICE RECORDS AND REGISTRY OFFICE RESEARCH.

ELEVATION NOTES

- Elevations shown are referred to geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



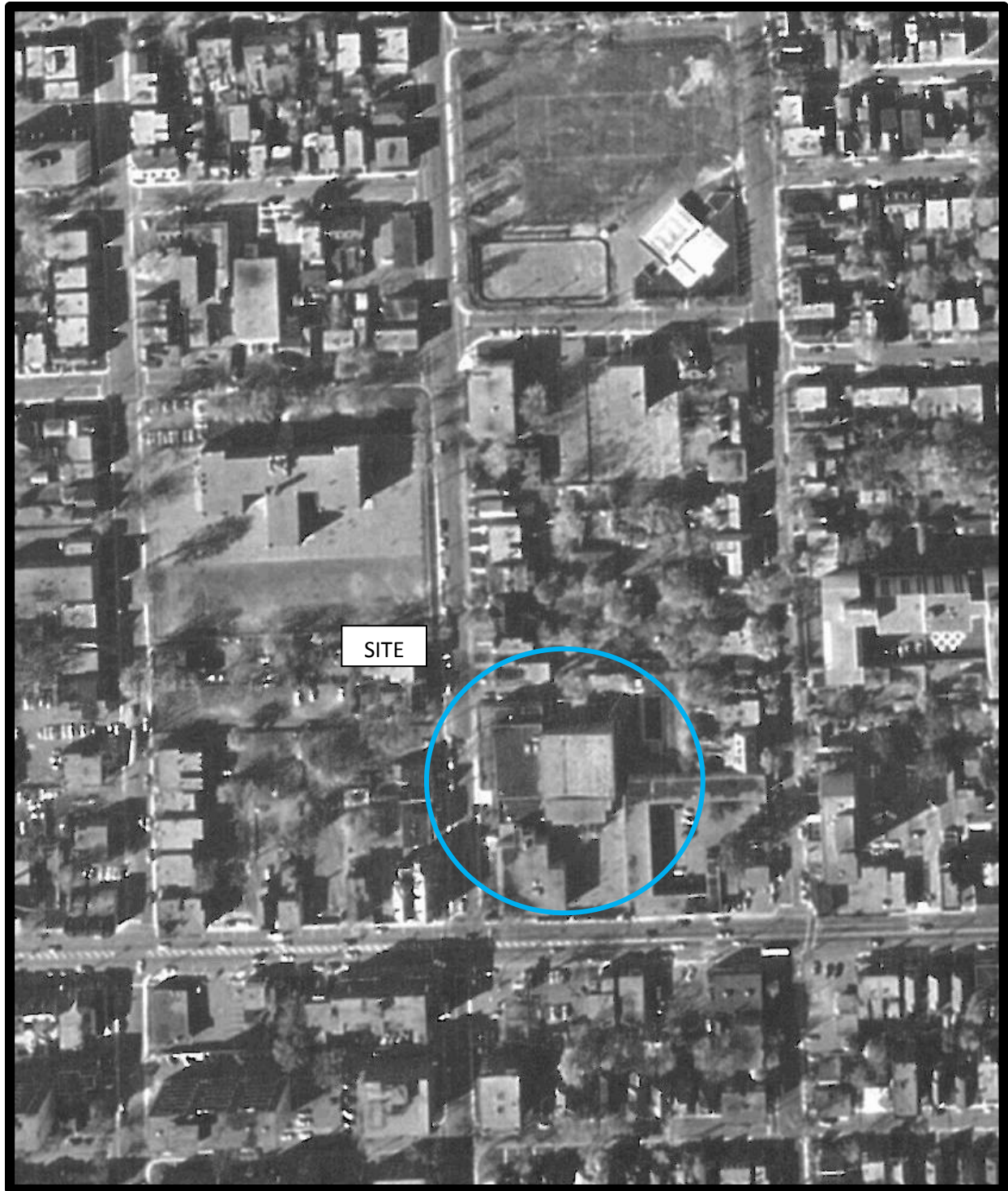
AERIAL PHOTOGRAPH
1922



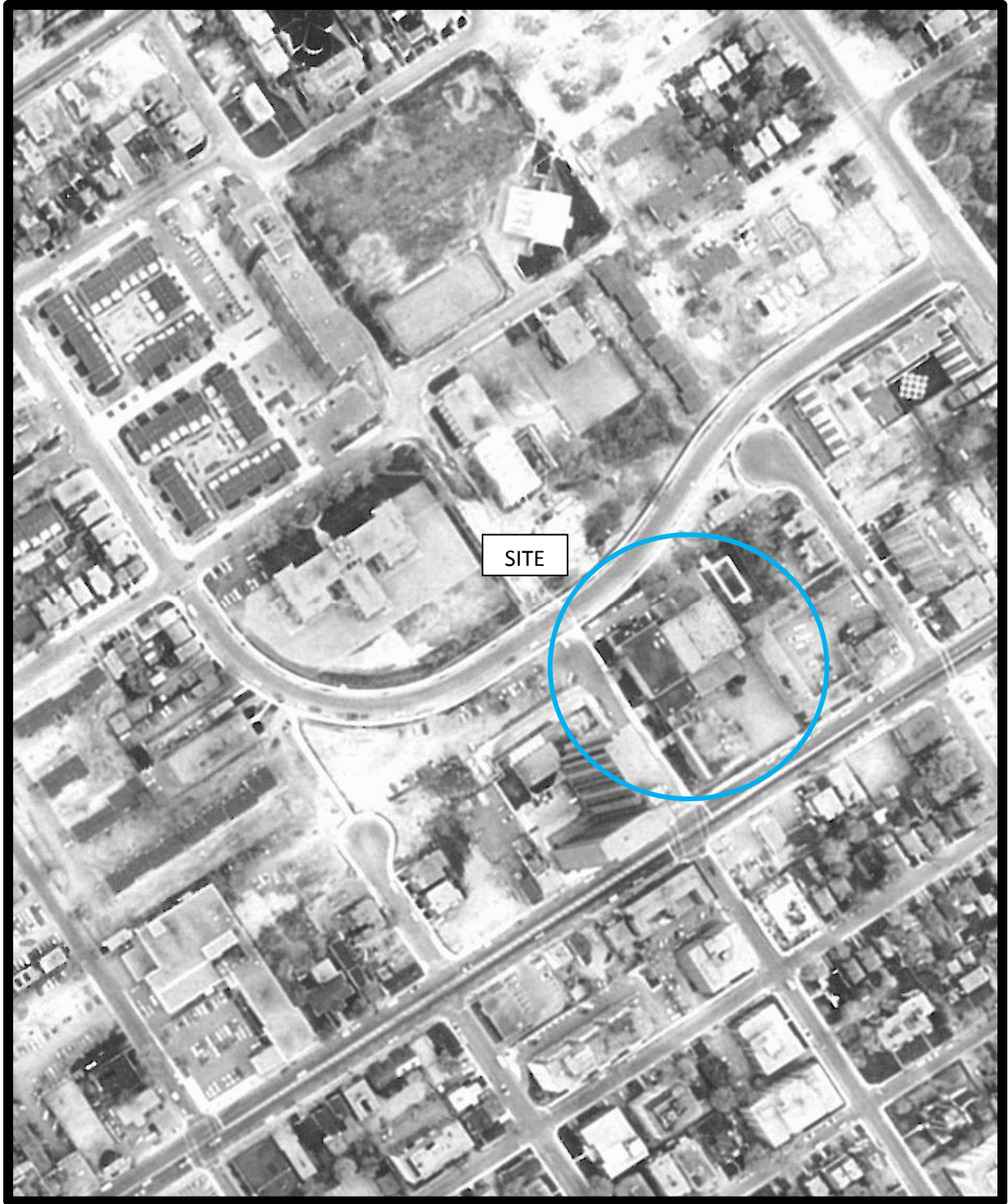
AERIAL PHOTOGRAPH
1951



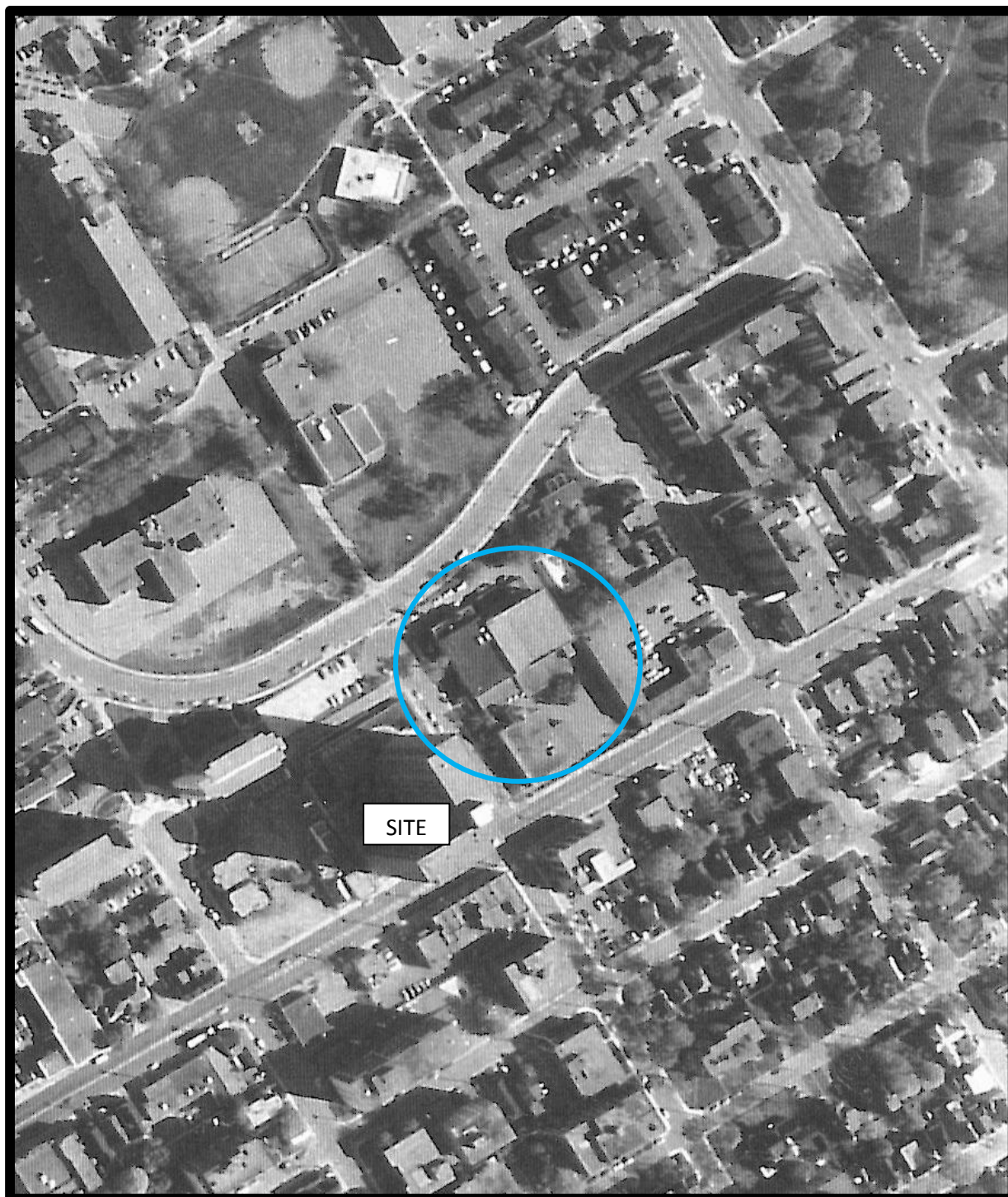
AERIAL PHOTOGRAPH
1960



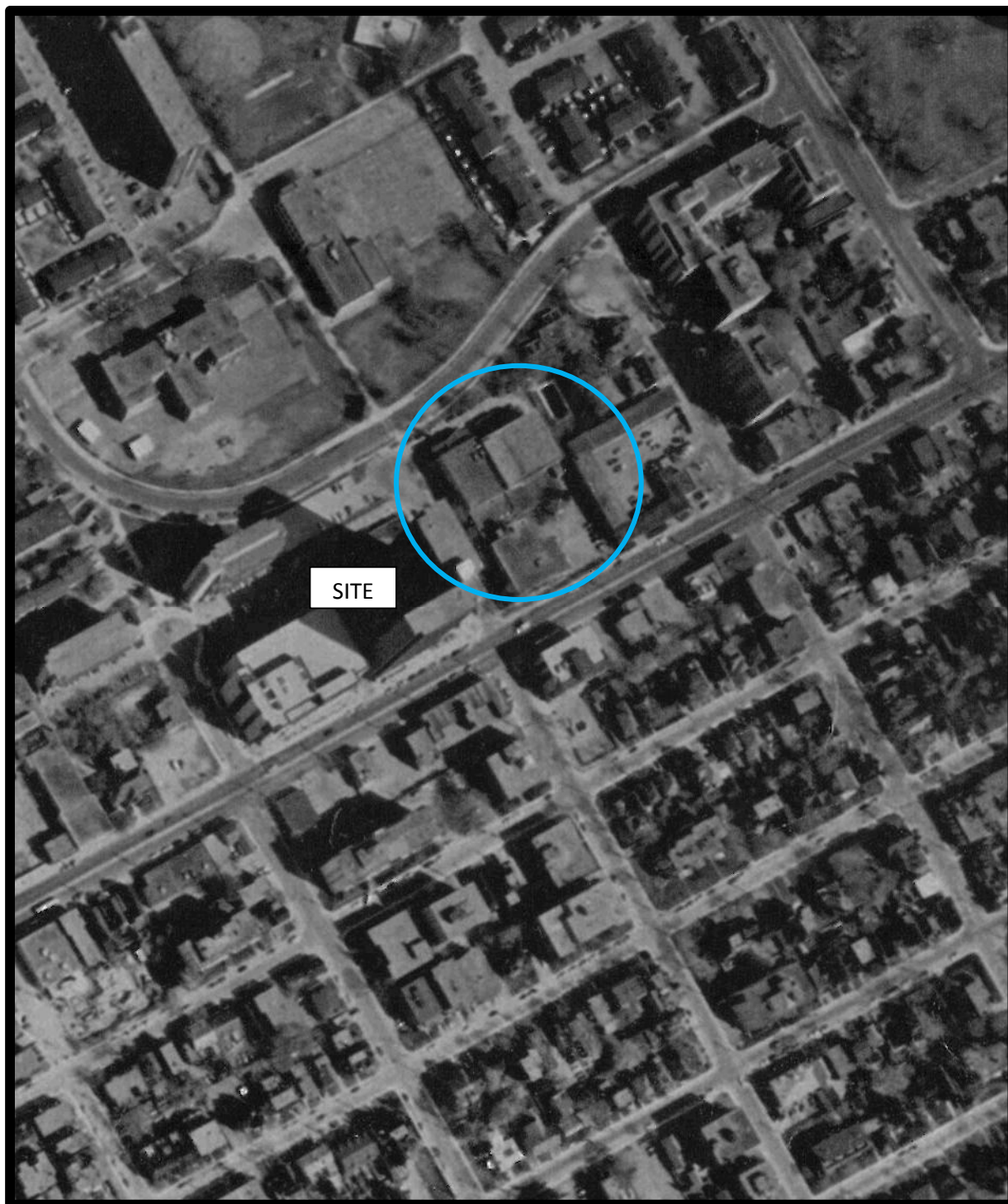
AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1973



AERIAL PHOTOGRAPH
1984



AERIAL PHOTOGRAPH
1993

Site Photographs

PE2930

151 Chapel Street, Ottawa, Ontario

March 18, 2013



Photograph 1: Facing east from interior of building towards parking lot and adjacent property (EconoLodge).



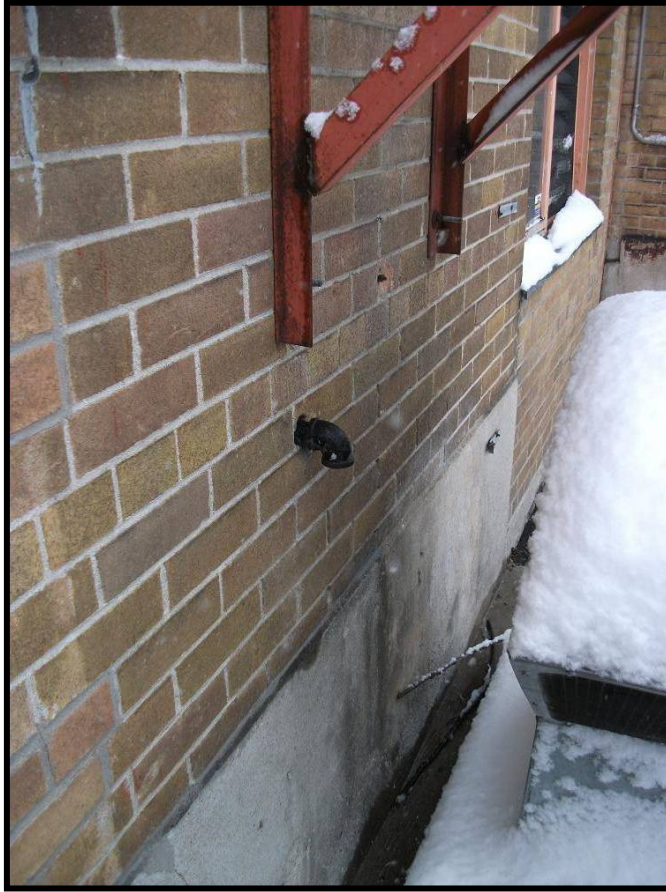
Photograph 2: Facing southwest, towards chimney and boiler room door, in approximate location of former tank.

Site Photographs

PE2930

151 Chapel Street, Ottawa, Ontario

March 18, 2013



Photograph 3: Possible former vent pipe on north exterior wall of subject building.

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST AND RESPONSE

TSSA CORRESPONDENCE

MOE WELL RECORDS



Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Paterson Group Inc. 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Email address: darnott@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. PE2930	Signature/Print /Name of Requester Dan Arnott		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 151 Chapel Street, Ottawa, Ontario				
Present Property Owner(s) and Date(s) of Ownership Congregation Beth Shalom				
Previous Property Owner(s) and Date(s) of Ownership Ottawa Vaad Ha'ir				
Present/Previous Tenant(s), (if applicable) Dance Studios.Ca, Ottawa Spring Action, Swing Dynamite				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			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				

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.

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de
l'Environnement

Bureau de l'accès à l'information
et de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc. : (416) 314-4285



March 18, 2013

Dan Arnott
Paterson Group Inc
154 Colonnade Rd S
Ottawa, ON K2E 7J5

Dear Dan Arnott:

RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2013-01151, Your Reference #: PE2930

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 151 Chapel Street, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 43 pages @ \$0.20/page	\$ 8.60
• Delivery	3.00
• Total	\$ 41.60
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 11.60

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Karen Dias at (416) 314-6129.

Yours truly,


Heidi Ritscher
FOI Manager

Attachments

SLOCOTCH MOO

Ministry of
Environment
and Energy

OCCURRENCE REPORT
=====

Entered: 2001/06/18 08:59
Batch : 2001/06/18
Abstracts[00] Diaries[00]

PAGE: 1

Received By
CAROL BOOTH

ORIS No.
9940008032

I.E.B. No.

Occurrence Type: OTHER
Subtype: OTHER

Work Plan
[WH]

Date
Occurrence: 2001/06/18 | Time

Reported by (Name/Organization)

Report to MOE: 2001/06/18 | 00:00
MOE at Scene:

TRIANGLE PUMP SERVICE LTD.
Telephone No. Alternate No.
613-822-0624 X X
Address:
2565 DELZOTTO AVENUE
GLOUCESTER, ONTARIO
Postal Code: K1T 3V6

Assigned To:
TOR RUSTAD

ERP Contacted:
Callout: [] NSP: []
ERP Name:

Location of Occurrence:
OTTAWA CITY
151 CHAPEL STREET, K1N 7Y2

Source:
JEWISH COMMUNITY COUNCIL OF CA

SOUTHEAST OTTAWA
Reg.[4] Dist.[OT] Municipality[20107]

Sector: [SI] Source: [WS] SIC: []
UTM:
N: [] E: [] Zone: []

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary:

ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST: LL06879-2, FOR WASTE CLASS
NUMBER 221I WASTE (FUEL)

If there are related reports, record initial/master ORIS No. here>>

Follow-up Action: [X] Abatement [] IEB [] Other _____ | BF Date:

File Closed:
[Y] Abatement [] IEB [] OTHER | Complainant Contact Date | Suspected
Code [] [] [] [] | [] Violation

Report Prepared by: CAROL BOOTH Date: 2001/06/18 | IEB Investigator IEB BF Date

Approving Officer: PAUL KEHOE Date: 2001/06/18 | Reviewing Officer Date

Specify number(s) for routing original [] [] [] [] Continued [] Yes
Specify number(s) for copy distribution [] [] [] []
1. Investigator/E.O. 2. D.O./File 3. SAC (initial spills)
4. Reg.Dir./_____ Mgr. 5. IEB Reg.Spvr 6. IEB H.O./file 7. Other _____

SAC Action Class: 1:[] 2:[]

000001



Ministry
of the
Environment

Emergency Waste Shipment Authorization

Emergency Generator Number (Use on Manifest)

MOE Reference Number

ONS0401

91-101512

Fax (1) page.... of 2

Fax #: (613) 521-5437

Generator

Company Name Ottawa Vaad Ha'ir		MOE Generator Number (if registered)	
Head Office Address 151 Chapel			
City Ottawa	Province Ont	Postal Code K1W 7Y2	
Site Address Same			
City	Province	Postal Code	
Contact Name		Tel. No.	

Manifest No. **LL06879-2**

Date of Removal:

June 15/01

Carrier

Certificate of Approval No. A 860231		Fax # (613) 822-0786	
Company Name Triangle Pump Service Ltd.			
Address 2565 Delzotto Avenue		Tel. No. (613) 822-0624	
City Gloucester	Province Ontario	Postal Code K1T 3V6	

Receiver

Certificate of Approval No. A 460707				
Company Name Triangle Pump Service Ltd.				
Address 2565 Delzotto Avenue				
City Gloucester	Province Ontario	Postal Code K1T 3V6		
Waste Class	Waste Description	Quantity	Units	Physical State
2.2.1.1	waste fuel	1387	lts	liquid
Reason <input type="checkbox"/> Spill Explain Reason: _____ <input checked="" type="checkbox"/> One Time Disposal _____				

Signatures

Company Official (Print) TERRY BARNABY	Signature <i>Terry Barnaby</i>	Date June 15/01
MOE Authorizing Officer (Print) Terry Barnaby	Signature <i>Terry Barnaby</i>	Date June 15/01

0890 (01/99)

ENVIRONMENTAL MONITORING AND REPORTING BRANCH

000002

08/15/2001 FRI 08:34 FAX 61372 83

Ottawa

001

Page 2 of 2

Jewish Community Council of Ottawa / Vaad Ha'ir



VIA FACSIMILE 822-0786

June 14, 2001

Mr. Ted Wichers
Triangle Pump Service Ltd.
2565 DelZotto Avenue
Gloucester, ON K1G 3N3

Re: 151 Chapel Street, Ottawa
Emergency Waste Product Removal

Dear Sir:

Please accept this letter as authorization to act as agent for the Ottawa Vaad Ha'ir. We understand that application to the Ministry will need to be made for the one time removal of waste from a UST located at 151 Chapel.

Should you require any further information please feel free to contact the undersigned.

Sincerely,

Mitchell Bellman, Executive Director
Jewish Community Council of Ottawa/Vaad Ha'ir

Stephen Greenberg
President

Barbara Fisher
Past President

L. Gerald Levine, RCA
First Vice-President

Lawrence Zinkin
Second Vice-President

Sholomo Mayznan
Treasurer

Ronald Pruhjan
Honorary Secretary

Mitchell Bellman
Executive Director

Affiliates:
UJA Federations Canada
Canadian Jewish Congress

The Joseph and Rose Agas
Family Building
21 Nadine Sachs Private
Ottawa, Ontario
K2A 1R9

(613) 798-4694
Fax (613) 798-4695
vaad@jccottawa.com

000003



SI-OT-OT-CH-52A
OTTAWA TORAH INSTITUTE (282259)
DWS # 500128792

Ministry of the
Environment

DW System

Name: R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)

Address: 151 CHAPEL ST
OTTAWA ON K1N 7Y2

District Office: Ottawa District

DWS #: 500128792

DWS Category: Designated Facility

DWS Owner

Name: OTTAWA TORAH INSTITUTE HIGH SCHOOL

Mailing Address: 151 CHAPEL ST OTTAWA ON
Canada K1N 7Y2

Physical Address: 151 CHAPEL ST OTTAWA ON
Canada K1N 7Y2

Phone:

Fax:

Email:

Client Type: COMMERCIAL

MOE Information

Incident Report #: 1-1MLC-2

Master Incident Report #: 1-1MAM-2

AWQI #: 83242

Master AWQI #:

Date & Time Reported to MOE: August 28, 2008 12:37:11 PM

Office Receiving Incident Report: SAC

Incident Info Received By: SAC

Incident Type: O.Reg. 243 Lead Exceedance

Incident Summary: R243 lead exceedance

MOE Response: No Field Response

Date & Time MOE Arrival:

Was an ERP called out? N

IDS Reference #:

Incident Description

Incident Date	Incident Description	Created By
August 28, 2008 11:48:19 AM	R243 lead exceedance	SADMIN
May 06, 2009 09:43:28 AM	JV-Slave of 1-1MAM-2 AWQI # 82912, replicate of master.	VEILLEUXJE

Parameter Table

Sample Collection Date	Sample Location	Details	Parameter	Unit	Verbal DWS Result	Verbal Lab Result	Written DWS Result	Written Lab Result	Chlorine Residual	Result mg/L
August 13, 2008 12:00:00 AM	PLUMBING - STANDING: R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)		Lead	MG/L				0.338		
August 13, 2008 12:00:00 AM	PLUMBING - FLUSHED: R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)		Lead	MG/L				0.050		

Caller/PO Information

Contact Name:

Company:

Telephone #:

Fax Number:

Email Address:

Mailing Address:

Updates

Date DWS Written Notification Provided:

Date Resolved:

Date Lab Written Notification Provided: August 20, 2008 10:48:00 AM

Notice of Resolution Provided:

Provincial Officer

Name: Jean Veilleux

Badge #: 1204

Work Unit: Drinking Water Inspections Unit

District/Area Office: Ottawa District

Date: May 12, 2009

Signature:

Supervisor

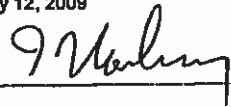
Name: James Mahoney

Work Unit: Drinking Water Inspections Unit

District/Area Office: Ottawa District

Date: May 12, 2009

Signature:



Ministry of the Environment

Safe Drinking Water Branch

19th Floor
2 St. Clair Ave W
Toronto ON M4V 1L5

Ministère de l'Environnement

Direction du contrôle de la qualité de l'eau
potable

19^e étage
2, avenue St. Clair Ouest
Toronto ON M4V 1A6



January 15, 2009

Ms. Leslie Scarowsky
Ottawa Torah Institute High School
Ottawa , ON K1N 7Y2

Dear Ms. Scarowsky,

**Re: Ottawa Torah Institute High School
Ontario Regulation 243/07 Inspection Report**

Enclosed is the above mentioned inspection report for Ottawa Torah Institute High School that began December 1, 2008.

The inspection report documents your facility's compliance with Ontario Regulation 243/07. Items listed under the heading "*Actions Required*" should be reviewed to ensure actions are taken within the time frames listed.

Please note that "*Actions Required*" are linked to incidents of non-compliance with regulatory requirements contained within a Regulation.

Should you have any questions regarding the content of the enclosed report please do not hesitate to contact me.

Yours truly,

Rattan Seeboruth,
Provincial Officer
Safe Drinking Water Branch
Phone: (416) 314-0612
Fax: (416) 212-7576

Ecl. (1)

cc: 1. Ottawa Public Health, 100 Constellation Cres., Ottawa ON K2G 6J8

000013



Ministry of the Environment

R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)

Drinking Water Inspection Report

DW Facility Number:	500128792
Inspection Number:	1-72AGD
Date of Inspection:	Dec 01, 2008
Inspected By:	Rattan Seeboruth



OWNER INFORMATION:

Company Name: OTTAWA TORAH INSTITUTE HIGH SCHOOL
Street Number: 151 Unit Identifier:
Street Name: CHAPEL ST
City: OTTAWA
Province: ON Postal Code: K1N 7Y2

CONTACT INFORMATION

Type: Main Contact Name: Leslie Scarowsky
Phone: (613) 244-9119 Fax: (613) 244-3939
Email: secretary@ottawatorah.org
Title: Office Administrator

INSPECTION DETAILS:

DW Name: R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)
DW Address: 151 CHAPEL ST
County/District: Ottawa
District/Area Office: Ottawa District
DW Facility Number: 500128792
Inspection Type: Announced
Inspection Number: 1-72AGD
Date of Inspection: Dec 01, 2008
Date of Previous Inspection:

DRINKING WATER COMPONENTS DESCRIPTION

Site (Name): Ottawa Torah Institute High School
Type: Other Sub Type:
Comments:
Ottawa Torah Institute High School operates a private school regulated under Ontario Regulation 243/07 (Schools, Private Schools and Day Nurseries) made under the Safe Drinking Water Act, 2002 (SDWA).
The building housing the private school was built prior to 1990 and is served by the municipal drinking water system.



INSPECTION SUMMARY

Ministry of the Environment Drinking Water Inspection Report

DISTRIBUTION SYSTEM

- The facility's contact information in the Ministry's Drinking Water Information System (DWIS) database was accurate.

During the inspection, Ms. Leslie Scarowsky, Office Administrator, confirmed that all contact information in the Ministry's Drinking Water Information System (DWIS) database is accurate.

- All or part of the plumbing that serves the building that houses the facility was installed before January 1, 1990.

At the time of the inspection, Ms. Scarowsky confirmed that the plumbing at the private school was installed in the 1950's.

- Flushing of the plumbing was conducted for all or part of the inspection period.

During the inspection, Ms. Scarowsky informed the ministry that daily flushing had been done at the private school.

- The plumbing was flushed at the start of each day at the required time.

At the time of the inspection, Ms. Scarowsky informed the ministry that flushing is performed daily by 8:00 am, before the children arrive at 8:10 am. A review of the flushing records, which were faxed to the ministry on December 01, 2008, indicated that flushing is performed daily.

- Daily flushing of the plumbing was conducted in accordance with the procedure outlined in section 4(3) of O.Reg. 243/07.

At the time of the inspection, Ms. Scarowsky informed the ministry that the tap located in the kitchen, which has been determined to be the end of branch tap is flushed for five minutes. The other taps located in the two bathrooms are being flushed for ten seconds. Upon review of the written procedure, which was faxed to the ministry on December 1, 2008, the ministry confirms that flushing was done in accordance to section 4(2) of O. Reg. 243/07.

- Records were made of the date, time and name of the person who performed and/or verified the daily flushing.

A review of the flushing records which were faxed to the ministry on December 1, 2008, indicated that Ottawa Torah Institute High School is flushing daily, and the location, the date and time, and name of the person completing the flushing are recorded, as required by section 4(4) of O. Reg. 243/07.

WATER QUALITY MONITORING

- Annual lead sampling and testing was completed.

At the time of the inspection, Ms. Scarowsky informed the ministry that water samples had not been taken for the 2007 sampling period. Drinking water samples were taken in 2008, on August 13, August 28, and October 16. The samples were submitted to Accutest Laboratories, Ottawa, Ontario, which is a laboratory licensed by the Ministry of the Environment to analyse for lead in drinking water. The standing sample results for August 13, 2008, indicated that the lead level in the drinking water was above the Drinking Water Quality Standards for lead (10 µg/L), with a lead content of 33.8 µg/L. The flushed sample had a lead level of 5 µg/L, which was below the Drinking Water Quality Standards for lead (10 µg/L). The results for both the standing and flushed drinking water samples taken on August 28, and October 16, 2008, indicated that the lead level in the drinking water was below the Drinking Water Quality Standards for lead (10 µg/L).

WATER QUALITY MONITORING

- The annual lead sampling and testing was performed in accordance with the procedure outlined in section 5(2) of O. Reg. 243/07.

A review of the drinking water sample results which were faxed to the ministry on December 1, 2008, revealed that the standing sample on August 13, 2008, was collected at 9:46 am, after the water had been standing in the plumbing for four weeks, and the flushed sample was taken at 10:22 am. For the samples taken on August 28, 2008, the standing sample was taken at 12:10 am, after the water had been standing for twenty four hours, and the flushed sample was taken at 12:56 am, after flushing for 15 minutes. For the samples taken on October 16, 2008, the standing sample was taken at 11:13 am, after the water had been standing in the plumbing for twenty four hours and the flushed sample was taken at 11:52 am. This indicated that for all the drinking water samples, a minimum of 5 minute flush followed by a 30 - 35 minutes of standing period was completed, before taking the flushed sample. Ms. Scarowsky informed the ministry that the drinking water samples were taken when the school was closed.

- Sampling records were made of the date, time, standing period estimate, location, and the name of the person who took each sample.

A review of the sampling records which were faxed to the ministry on December 1, 2008, indicated the date and time, the location where the samples were taken, the name of the person who took the samples and also the estimate of how long the plumbing was not used before the first sample was taken, as per the requirement of section 5(2)12 of O. Reg. 243/07.

- Lead samples were handled in accordance with laboratory instructions including collection, containers, labeling, completion of forms, and methods of transportation for samples.

Sampling instructions from Accutest Laboratories, Ottawa, Ontario, were faxed to the ministry on December 1, 2008. Upon review of the sampling instructions, the ministry confirmed that the samples were taken in accordance with the instructions received from the laboratory, as required by section 5 of O. Reg. 243/07.

- A Laboratory Services Notification (LSN) was submitted before the samples were tested, as required by section 5(5) of O. Reg. 243/07.

A Laboratory Services Notification (LSN) was faxed to the ministry on July 23, 2008, as required by section 5(5) of O. Reg. 243/07.

- Required documents were available without charge during normal business hours at the facility.

At the time of the inspection, Ms. Scarowsky informed the ministry that the flushing and sampling records and a copy of O. Reg. 243/07, are made available to the public during normal business hours, as required by section 8 of O. Reg. 243/07.

- The operator indicated that records of flushing and testing will be kept for at least six (6) years.

At the time of the inspection, Ms. Scarowsky informed the ministry that all required documents will be kept for at least six years as required by section 9 of O. Reg. 243/07.

REPORTING & CORRECTIVE ACTIONS

- Sample results exceeded the standard for lead in O. Reg. 169/03, and the operator provided a copy of the Lead Exceedance Notification report to the appropriate parties within 24 hours.

The adverse water quality for the samples taken on August 13, 2008, was reported within 24 hours as required by section 8 of O. Reg. 243/07. Ms. Scarowsky informed the ministry that the Medical Officer of Health had advised to re-sample. Re-sampling was done on August 28, and October 16, 2008, as directed by the Medical Officer of Health, as required by section 7 of O. Reg. 243/07. Both the standing and flushed samples results indicated that the lead level in the drinking water was below the Drinking Water Quality Standards for lead (10 µg/L).



NON-COMPLIANCE WITH REGULATORY REQUIREMENTS AND ACTIONS REQUIRED

This section provides a summary of all non-compliance with regulatory requirements identified during the inspection period, as well as actions required to address these issues. Further details pertaining to these items can be found in the body of the inspection report.

Not Applicable



SIGNATURES

Inspected By:

Rattan Seeboruth

Signature: (Provincial Officer):

Ms. Seeboruth 2009/02/03

Reviewed & Approved By:

Natalie Boyd

Signature: (Supervisor):

Natalie Boyd

Review & Approval Date:

February 3, 2009

Note: This inspection does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they apply or may apply to this facility. It is, and remains, the responsibility of the owner and/or operating authority to ensure compliance with all applicable legislative and regulatory requirements.

School	Private School	Day Nursery
	✓ SECONDARY	
	OTTAWA TORAH INSTITUTE	
	OTTAWA TORAH INSTITUTE HIGH SCHOOL	
Number:	882259	
	1955	
City:	CITY OF OTTAWA	
	(LEON ARON) SECRETARY (OFFICE) OF HARRY COHEN (PRINCIPAL)	
	151 CHAPPEL ST. OTTAWA ON K1N 7Y2	
	SECRETARY @ OTTAWATRAIL.ORG	
	613-244-9119 or 613-244-3937	
	613-244-5131	

[illegible]



Rabbi Eliezer Ben-Porai
Dean
Mr. Harry Corrie
Principal/Secular Director
Rabbi Boruch Chaitin
Asst. Hebrew Principal
Mr. Aaron Saras
Chairman of the Board
Dr. George Marcus
Vice Chairman
Mr. H. Kalkstein
Treasurer

OTTAWA TORAH INSTITUTE

151 CHAPEL STREET

OTTAWA, ONTARIO

K1N 7Y2

FAX #: 613 244 3939

7'03

FAX FORM

TO: MR. RATTAN SEEBOROTH

FROM: H. SCAROWSKY, OTTAWA TORAH INSTITUTE

DATE: DECEMBER 1, 2008

FAX NO: 416-212-7576

NO. OF PAGES INCLUDING THIS PAGE: 16



Rabbi Eliezer Ben Porat
Dean

Mr. Harry Corin
Principal/Secular Director

Rabbi Shuch Clinton
Asst. Hebrew Principal

Board of Directors

Chairman
Mr Aaron Sama

Vice Chairman
Dr. George Marcus

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Mr. Hymie Reichstein

Dr. Jonathan Gray
Bert Koenig
Soph'a Koenig
David Lenel
Leslie Scarowsky
Rabbi Micah Shalkin
Rabbi David Rotenberg

Ottawa Torah Institute
151 Chapel Street, Ottawa, Ontario K1N 7Y2 Tel: 613 244-9119
Machon Sarah High School



December 1, 2008

Dear Mr. Seeboruth,

With regards to your email, I am faxing to you:

(1) The log sheets for flushing since the beginning of the school year on September 2, 2008. (4 pages)

You will notice that there are a number of days in October with no entry. This is because the school was closed due to the holidays of Rosh Hashanah (no school Sept 29 - Oct 3), Yom Kippur and the holiday of Succot (no school Oct. 8 - 22).

(2) a. Sampling instruction sheet - details the procedure I used in sampling
b. Flushing instruction sheet - details the procedure used daily. The 5 min. flush is done at the kitchen sink and 10 second flushes at the bathroom sinks. (2 pages)

(3) The lab results and chain of custody forms for each of the three samples taken between mid-August and mid-October. (6 pages)

(4) The sheet showing the sampling dates and times - photocopied onto 2 pages because the original form is legal size paper. (2 pages)

We rent space in the basement of a synagogue (Congregation Beth Shalom) in the eastern edge of downtown Ottawa and our water source is municipal from the City of Ottawa (this is noted on the water sampling form).

Sincerely yours,

Leslie Scarowsky

Leslie Scarowsky, Office Administrator

Page 1

Ontario Tap Water

O. Reg. 243/07 Flushing Results

GENERAL INFORMATION	
What type of facility are you?	Private School / SECONDARY
Name of School Board:	OTTAWA TORAH INSTITUTE
Name of Facility:	OTTAWA TORAH INSTITUTE HIGH SCHOOL
Ministry of Education School SPIS Number:	882259
Day Nursery License Number:	-
Year facility was constructed:	1957
Drinking Water System Name (if known):	CITY OF OTTAWA
Name of Principal/Contact Person:	HARVEY CORBIN (PENGMA) or LESLIE SACHOVSKY (ADMIN)
Mailing Address:	151 CHATEL STREET OTTAWA, ON K1N 7N2
E-mail Address:	otit@torahinstitute.ca secretary@torahinstitute.org
Telephone No:	613-244-9119
Fax No:	613-244-3939

FLUSHING				
Date (DDMMYYYY)	5 - Minute Flush		10 - Second Flush	
	Time Flushing Started	Time Flushing Ended	Time Completed	Flushing Location (e.g. floor, wing, tap, fountain)
02/09/2008	8:05	8:05	8:01	BATHROOM KIL E. BEN-TORAT
03/09/2008	8:05	8:05	8:01	BATHROOM KIL E. BEN-TORAT
04/09/2008	8:05	8:05	8:01	BATHROOM KIL E. BEN-TORAT
05/09/2008	8:05	8:05	8:04	BATHROOM KIL E. BEN-TORAT
06/09/2008	8:05	8:05	8:04	BATHROOM KIL E. BEN-TORAT
07/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
08/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
09/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
10/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
11/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
12/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
13/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
14/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
15/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
16/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
17/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
18/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
19/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
20/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
21/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
22/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT
23/09/2008	8:05	8:05	8:00	BATHROOM KIL E. BEN-TORAT

Page 1

Ontario Tap Water

O. Reg. 243/07 Flushing Results

GENERAL INFORMATION			
What type of facility are you?	School	Private School	Day Nursery
Name of School Board:	OTTAWA TORAH INSTITUTE		
Name of Facility:	OTTAWA TORAH INSTITUTE HIGH SCHOOL		
Ministry of Education School SFIS Number:	882259		
Day Nursery License Number:	-		
Year facility was constructed:	1967		
Drinking Water System Name (if known):	CITY OF OTTAWA		
Name of Principal/Contact Person:	HARRY CORRIE (PRINCIPAL) OR LESLIE SZADANSKY (ADMINISTRATOR)		
Mailing Address:	151 CHATEL STREET, OTTAWA, ON K1M 7Y2		
E-mail Address:	harry.corrie@ottawatorah.org		
Telephone No:	613-244-9119		
Fax No:	613-244-3939		

FLUSHING				
Date (DDMMYYYY)	5 - Minute Flush		10 - Second Flush	
	Time Flushing Started	Time Flushing Ended	Time Completed (e.g. floor, wing, tap, fountain)	Name of Person Flushing
24/09/2007	7:55	8:00	BATHROOM KILL	E. BEN-PORAT
25/09/2007	7:55	8:00	BATHROOM KILL	E. BEN-PORAT
26/09/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
28/09/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
02/10/2007	7:55	7:55	BATHROOM KILL	E. BEN-PORAT
03/10/2007	8:00	8:05	BATHROOM KILL	E. BEN-PORAT
05/10/2007	7:55	8:00	BATHROOM KILL	E. BEN-PORAT
06/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
07/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
08/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
09/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
10/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
11/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
12/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
13/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
14/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
15/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
16/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
17/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
18/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
19/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
20/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
21/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
22/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
23/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
24/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
25/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
26/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
27/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
28/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
29/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
30/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
31/10/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
01/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
02/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
03/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
04/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
05/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
06/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
07/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
08/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
09/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
10/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
11/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
12/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
13/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
14/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
15/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
16/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
17/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
18/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
19/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
20/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
21/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
22/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
23/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
24/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
25/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
26/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
27/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
28/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
29/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
30/11/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
01/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
02/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
03/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
04/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
05/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
06/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
07/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
08/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
09/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
10/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
11/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
12/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
13/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
14/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
15/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
16/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
17/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
18/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
19/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
20/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
21/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
22/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
23/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
24/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
25/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
26/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
27/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
28/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
29/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
30/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT
31/12/2007	7:50	7:55	BATHROOM KILL	E. BEN-PORAT

Page 1

Ontario Tap Water

O. Reg. 243/07 Flushing Results

GENERAL INFORMATION	
What type of facility are you?	School Private School Day Nursery
Name of School Board:	OTTAWA TORAH INSTITUTE
Name of Facility:	OTTAWA TORAH INSTITUTE HIGH SCHOOL
Ministry of Education School SFIS Number:	882259
Day Nursery License Number:	-
Year facility was constructed:	1957
Drinking Water System Name (if known):	CITY OF OTTAWA
Name of Principal/Contact Person:	HARRY COHEN (PENGUIN) OR LESLIE SZAROVSKY (BEN)
Mailing Address:	151 CHATEL STREET, OTTAWA, ON K1N 7Y2
E-mail Address:	ott@torahinst.org
Telephone No:	613-244-9119
Fax No:	613-244-3939

FLUSHING					
5 - Minute Flush			10 - Second Flush		
Date (DD/MM/YYYY)	Time Flushing Started	Time Flushing Ended	Time Completed	Flushing Location (e.g. floor, wing, tap, fountain)	Name of Person Flushing
05/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
06/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
07/11/2008	7:25	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
09/11/2008	7:25	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
10/11/2008	7:25	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
11/11/2008	7:25	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
12/11/2008	7:25	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
13/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
14/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
15/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
16/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
17/11/2008	8:00	8:05	8:05	BATHROOM KIL	E. BEN-PORAT
18/11/2008	8:40	9:45	9:45	KITCHEN & BATHROOM	E. SZAROVSKY
19/11/2008	8:45	9:45	9:45	KITCHEN & BATHROOM	E. SZAROVSKY
20/11/2008	7:45	7:50	7:50	KITCHEN & BATHROOM	E. SZAROVSKY
21/11/2008	7:45	7:50	7:50	KITCHEN & BATHROOM	E. SZAROVSKY
22/11/2008	no school	no school	no school	KITCHEN & BATHROOM	-
23/11/2008	no school	no school	no school	KITCHEN & BATHROOM	-
24/11/2008	6:45	8:20	8:20	KITCHEN & BATHROOM	E. SZAROVSKY
25/11/2008	8:00	8:05	8:05	BATHROOM, KITCHEN & BATHROOM	E. BEN-PORAT

**ACCUTEST LABORATORIES LTD.**

Ottawa • Kingston • Niagara

Sampling Instructions for Ontario Regulation 243/07

Please follow these instructions carefully when taking your regulated water samples for lead (Pb) testing. Both of the required bottles are 1 litre plastic with an acid preservative inside.

When to take the samples:

- Day nurseries – between May 1 and October 31, annually.
- Schools/Private Schools – between June 15 and August 15, annually.

Where to take the samples:

- At a kitchen tap or any other tap that provides drinking water. Make sure you choose a tap that does not have a filter or other water treatment device on it.

How to take the first sample (identify as "Standing – T0"):

1. Ensure the plumbing has not been used for at least six hours (or as long as possible if not a full six hours).
2. The plumbing must not be flushed beforehand.
3. Be prepared to take the sample as soon as you turn on the tap – the sample must include the first water that comes out of the tap.
4. Let the water run at a normal rate when filling the sample container.
5. Take care to avoid water splashing out of the sample container while collecting the sample.
6. Do not overflow the sample container.

How to take the second sample (identify as "Flushed – T35"):

1. Immediately after taking the first sample, turn on the tap and let the water run for at least five minutes. Then turn the tap off and leave it unused for at least 30 but not more than 35 minutes.
2. Take the second sample after the 30-35 minutes are up.
3. Be prepared to take the sample as soon as you turn the tap back on – the sample must include the first water that comes out of the tap.
4. Let the water run at a normal rate when filling the sample container.
5. Take care to avoid water splashing out of the sample container while collecting the sample.
6. Do not overflow the sample container.



Safety Precautions:

Note that the bottles contain a few drops of nitric acid (HNO₃) solution as a preservative. Care should be taken when handling the bottles as the acid is corrosive and can cause skin burns. MSDS sheets are available on request.

HOW TO FLUSH YOUR PLUMBING



5. **RECORD** the date and time of flushing, and the name of person performing flushing or verifying the operation of any automatic flushing devices that may have been used.

ADDITIONAL NOTES:

- Do not remove the aerator when flushing.
- If possible, bypass any filter device on the tap being flushed.
- If, for a given day or week, a part of the building will not be used to provide services or hold programs for children under 18 years of age, flushing is not required in that part of the building.

1. **START AND COMPLETE** flushing before your facility opens for the day or week. If on the day when flushing is required a part of the facility has been opened overnight (for example, in residential schools), complete flushing as early as possible – preferably before six a.m.
2. **USE** the tap at the end of each branch or run of pipe in plumbing that serves taps and/or water fountains commonly used to provide water for consumption by children under 18 years of age.
3. **FLUSH** the plumbing by running the cold water for at least five minutes at each of these end-of-the-branch taps.
4. Follow the branch flushing with a **10-SECOND FLUSH** of each tap or fountain that is commonly used to provide water for consumption by children under 18 years of age.

For more information about drinking water visit

www.ontario.ca/drinkingwater

Disclaimer: This is a guide only and should not be relied on for compliance purposes. To be clear about your specific legal requirements refer to the text of Ontario Regulation 243/07 (Schools, Private Schools and Day Nurseries) and the Safe Drinking Water Act, 2002. Schools, private schools and day nurseries that operate their own drinking water systems are also regulated under Ontario Regulation 17C/00 (Drinking-Water Systems) and have additional legal requirements.

TEST #1 - AUGUST 13, 2008

ACCUTEST LABORATORIES - A New Biodiagnostic Company

REPORT OF ANALYSIS

Client: RIAS OTTAWA TORAH INSTITUTE NS (42258)

181 Chapel Street
Ottawa, ON

K1N 7Y2

Attention: Mr. Leslie Sengupta

Facility #: 000128782

INVOICE: Ottawa Torah Institute High School

Chain of Custody Number: 88991

Report Number: 2200178

Date: 2008-08-20

Date Submitted: 2008-08-14

Project #:

P.O. Number:

Method: 010021.MK

PARAMETER	UNITS	MQL	STANDARD	PLUSHED	STANDARD	PLUSHED	TYPE	LIMIT	UNITS
Lead	mg/L	0.001	0.338	0.000			MAC	0.010	mg/L
MODE REG. 243.07									

MQL = Method Reporting Limit MAC = Maximum Allowable Concentration QD = Operator's Guidance MAC = Maximum Allowable Concentration MAC = Maximum Allowable Concentration

APPROVAL: 
Name: 
Title: 

Results relate only to the parameters listed on this analysis submitted for analysis.

TEST # 2 - AUGUST 28, 2008
ACCUTEST LABORATORIES - A New

REPORT OF ANALYSIS

ACCUTEST LABORATORIES - A New Bedco Company

Source: 1243 OTTAWA TOWNSHIP INSTITUTE HS (062228)
181 Chapel Street
OTTAWA, ON

KIN 712
Attention: Mr. Linda Schwartz

INVOICE: Ottawa Torah Institute High School
School of Custody Number: 4178

Report Number:	2821745
Date:	2008-09-03
Run Date/Time:	2008-09-28

आवृत्ति

P.O. Number:

Cash
Supply Water
2011-2012

[illegible]

WPA = Wetland Potential Index WIC = Wetland Index WAC = Wetland Assessment Concentration WAC = Wetland Assessment Concentration WAC = Wetland Assessment Concentration
 WAC = Wetland Assessment Concentration WAC = Wetland Assessment Concentration WAC = Wetland Assessment Concentration WAC = Wetland Assessment Concentration WAC = Wetland Assessment Concentration

Verpackung:

Ergebnis:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

1991

Box 548, Custerhead Road, Clonmel, Co. Wick, Eire T91

CHAIN OF CUSTODY

Bodycote TESTING GROUP

ACCUTEST LABORATORIES - A New Bodycote Company - www.bodycotetesting.com

148 Colonnade Rd., Unit 8
Ottawa, ON K2E 7Y1
Ph: (613) 727-5822 Fax: (613) 727-5222

3250 Schmon Parkway, Unit 8
Thorold, ON L2V 4Y6
Ph: (905) 660-8867 Fax: (905) 660-4256

91954

Company Name: **OTTAWA TORAH INSTITUTE HIGH SCHOOL**
Report Address: **L. SCAROWSKY**
Phone: **613-244-9119** Fax: **613-244-3939**
City/Prov: **OTTAWA, ON** Postal Code: **K1N 7Y2**
Project #: **5001 28 192**
Waterworks Name: **5001 28 192**

City/Prov: **OTTAWA, ON** Postal Code: **K1N 7Y2**
Project #: **5001 28 192**
Waterworks Name: **5001 28 192**

For Results to: ☒ Fax Results to: **613-244-3939**
E-mail Results to:
Copy of Results to:
Note that for drinking water samples, all exceedances will be reported where (and how) the applicable legislation requires.

Invoice to:
(if different from above)

SAMPLE ANALYSIS REQUIRED

Sample ID	Date/Time Collected	Sample Matrix	Lo Water, Soil, Paint	Sample Type (see Codes below)	MOE Reportable? (Y=Yes, N=No)	# of Containers	** Service Required (R=Flush, S=Standard)	LEAD	Criteria Required (La, Reg. 170, Reg. 183, CCME, PWQO etc.) Include sub-categories if appropriate
TB - SCAROWSKY	2008/10/16 11:53 am	SW	S	Y	1	S	X	R243	
TBF - SCAROWSKY	2008/10/16 11:53 am	SW	F	Y	1	S	X	R243	

Sample Type Codes for Drinking Water Systems: RWF = Raw Water, RWFQ = Raw Water For Consumption, TW = Treated Water at point of entry to distribution, DW = Distribution/Pharmaceutical Water
"MOE Reportable" refers to the requirements under the SDWA for immediate reporting of results, which are indicators of adverse water quality to the Owner/Operator, MOE, and MOH Medical Officer
Sampled By: **LESLIE SCAROWSKY** Date/Time: **2008/10/16**
Work Authorized By (Signature): **LESLIE SCAROWSKY** Received By Lab: **LESLIE SCAROWSKY** Date/Time: **Oct 16/08 13:20**

* Indicates a required field. If not complete, analysis will proceed only on verification of missing information. A quotation number is required. If one was provided
** There may be surcharges applied to "Rush" service. Please check with lab prior to submission of samples for rush analysis to confirm availability and pricing.

Copies: White - Laboratory, Yellow - With Report, Pink - Sampler

AFCCOR-2

Page ____ of ____

position: Office Administration
 Name: Leslie Scarsoosky

O. REG. 243/07 TELEPHONE INSPECTION WORKSHEET			
Facility Name: <u>Offshore Institute, Quebec</u>			
DWS#: _____			
Auditor: <u>Ratton</u>			
Date: <u>Dec 17 2008</u>			
Municipal water supply or own drinking water system?			
LWIS Question Wording		Suggested Verbal Questions	
80100	Is the facility's contact information in the Ministry's Drinking Water Information System (DWIS) database accurate?	Search the Internet (i.e. facility web-site, Canada 411, Ministry of Education website, etc) and question the operator to confirm current address and contact information.	
800500	Is the facility located in the same building as other facilities which are regulated under O. Reg. 243/07?	Use Ministry databases and question the operator to determine if there are multiple R243 facilities in the building. If so, indicate the name and DWIS# of the co-located facility in the details to the answer.	
800600	Do all O. Reg. 243/07 facilities in the building have the same operator?	Use Ministry databases and question the owner to determine whether multiple R243 facilities are operated by the same person or organization.	
800700	Does this facility have exclusive use of any cold-water tap in the building?	Question the operator to determine the co-located facility's use of the plumbing in the building.	
		Did they receive the information package?	
		Notes	
		151 Chapel St Ottawa, K1N 7Y2	
		No	
		No	
		No	

LN sent on 2008/07/23

801000	Was all or part of the plumbing that serves the building that houses the facility installed before January 1, 1990?	When was the facility constructed? Date the oldest plumbing was installed? Y= plumbing predates Jan. 1, 1990 (B) N= plumbing installed after Jan. 1, 1990 (A)	1990 Apr 1990
802000	Was any regular flushing carried out at the facility?	Do you have a flushing program in place?	Yes
803000	If the plumbing at a school, private school or day nursery was installed after Dec 31st, 1988, has the operator ensured that plumbing is flushed at the start of each week at the required time?	How often is the system flushed?	everyday - 8 am. [7-50] Students arrive - 8.
A		What day of the week is the plumbing flushed?	✓

A		What time of the day is flushing being conducted? Before 6 AM or earliest practicable time if 24 hour	✓
804000 If the plumbing at a school, private school or day nursery was installed after Dec 31st, 1989, has the procedure for flushing been done in accordance with the requirements of section 3(3) of O.Reg. 243/07?		Can you describe to me the typical flushing procedure? (If the operator response does not cover all requirements in 3(3), ask further pointed questions to extract that information.) 5 minutes at the end of the branch, 10 seconds at every tap and fountain, aerator not removed, filter bypassed if possible.	5 min → kitchen sink 10 sec → bathroom (2)
805000 If the plumbing at a school, private school or day nursery was installed after Dec 31st, 1989, has a record been made of the date, time, and the name of the person who performed or verified the flushing?		Are flushing records maintained? (Verbal questions for 80500 not required if records have been forwarded as requested.)	yes
A		What do the records consist of?	date time location name of person

806000	If the plumbing at a school, private school or day nursery was installed before Jan 1, 1990, has the operator ensured that plumbing is flushed at the start of each day at the required time?	How often is the system flushed?	empty
B		What time is the flushing conducted? Before 6 AM or earliest practicable time if 24 hour	7:50 am.
807000	If the plumbing at a school, private school or day nursery was installed before Jan 1, 1990, has the procedure for flushing been done in accordance with the requirements of section 4(3) of O.Reg. 243/07?	Is there a written procedure in place? 5 minutes at the end of the branch, 10 seconds at every tap and fountain, aerator not removed, filter bypassed if possible.	Yes ✓
B		Can you describe to me the typical flushing procedure? (If the operator response does not cover all requirements in 4(3), ask further pointed questions to extract that information)	

		Can you describe the procedures followed when collecting a lead sample? (If the operator response does not cover all requirements in 5(2), ask further pointed questions to extract that information) Schools - June 15 - Aug 15, Day nurseries May 1 - Oct 31, Samples taken from same tap, standing sample taken at least 6 hours or longest period possible and before flushing, flushed sample taken after flushing and after 30-35 minute period. Aerator must not be removed.	Yes ✓
		Is there a written procedure in place?	Yes
810500	For a day nursery, if all or part of the plumbing that serves the building that houses the day nursery was installed before January 1, 1990, and for every school and private school have sampling records been made of the date, time, standing period estimate, location, and the name of the person who took each sample?	Are sampling records being maintained? (Verbal questions for 81050 are unnecessary if records are available for visual review.)	Yes (records)
		What do the records consist of?	

811001	For a day nursery, if all or part of the plumbing that serves the building that houses the day nursery was installed before January 1, 1990, and for every school and private school, were lead samples taken and handled in accordance with laboratory instructions including collection, containers, labeling, completion of forms, and methods of transportation for samples?	Have you been provided with instructions from your laboratory for sample taking and handling?	yes
		If so, are you collecting the sample in accordance with the instructions provided by the laboratory?	
812001	For a day nursery, if all or part of the plumbing that serves the building that houses the day nursery was installed before January 1, 1990, and for every school and private school, was a Laboratory Services Notification (LSN) submitted before the samples were tested, as required by section 5(6) of O. Reg. 243/07?	Cross-reference the R243 registry in eRoom to determine whether an LSN was submitted under the sampling requirements of O. Reg. 243/07. NOTE: An LSN submitted previously under O. Reg. 170/03 does not suffice this requirement. Day nurseries who's buildings were constructed after Dec 31, 1989 are not required to submit an LSN, as they are not required to take samples.	LSN submitted <u>not submitted</u>
814000	Has the operator of the facility ensured that the required information is available to the public during normal business hours, including records of flushing, sampling, exceedances, and a copy of O. Reg. 243/07?	For a Detailed (site) inspection, request to view information that is required to be available to the public, and ensure that all required components are present. For a focused (telephone) inspection, question the operator to ensure that the required information is/will be available to the public.	yes bhrs

815000	Has the operator of the facility ensured that the required documents are maintained, or will be maintained for at least six (6) years, including records of flushing, sampling and exceedances?	For a Detailed (site) inspection, request to view required documents (such as flushing and sampling records). For a focused (telephone) inspection, question the operator to ensure that records are/will be maintained for at least six years.	29/12
812501	If sample results exceeded the standard for lead in O. Reg. 169/03, did the operator provide a copy of the Lead Exceedance Notification report to the appropriate parties with 24 hours?	For each exceedance, determine whether the operator provided a copy of the Lead Exceedance Notification report to the appropriate parties. Review DWIS AWOQI module, LWIS, and the Lead Exceedance Database in eRoom, and documents sent by the operator.	yes (AWOQI)
	Thank you for your time. If you have any questions regarding Ontario Regulation 243/07, please do not hesitate to contact me. Also I would like to let you know that I may need to call you back if I have any additional questions. Thank you.		



Ministry of the Environment

R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)

Drinking Water System Inspection Report

DWS Number:	500128792
Inspection Number:	1-A0YAO
Date of Inspection:	May 04, 2012
Inspected By:	Derek Lord



OWNER INFORMATION:

Company Name: OTTAWA TORAH INSTITUTE HIGH SCHOOL
Street Number: 151 Unit Identifier:
Street Name: CHAPEL ST
City: OTTAWA
Province: ON Postal Code: K1N 7Y2

INSPECTION DETAILS:

DWS Name: R243 OTTAWA TORAH INSTITUTE HIGH SCHOOL (882259)
DWS Address: 151 CHAPEL ST OTTAWA K1N 7Y2
County/District: Ottawa
MOE District/Area Office: Ottawa District
Health Unit: CITY OF OTTAWA HEALTH DEPARTMENT
Conservation Authority: N/A
MNR Office: N/A
DWS Category: Designated Facility
DWS Number: 500128792
Inspection Type: Other
Inspection Number: 1-A0YAO
Date of Inspection: May 04, 2012
Date of Previous Inspection:

DRINKING WATER SYSTEM COMPONENTS DESCRIPTION

Site (Name): Ottawa Torah Institute High School
Type: Other Sub Type:

Comments:

Ottawa Torah Institute High School operates a private school regulated under Ontario Regulation 243/07 (Schools, Private Schools and Day Nurseries) made under the Safe Drinking Water Act, 2002 (SDWA).

The building housing the private school was built prior to 1990 and is served by the municipal drinking water system.



INSPECTION SUMMARY

INTRODUCTION

- The NRLS form was complete as received.

form was received on 07/29/2011

- The analysis of ministry data shows that samples have been taken and tested for lead for at least 24 consecutive months.
- The analysis of ministry data confirms that none of the test results from the most recent 24 months have exceeded the ODWQS for lead (10 ug/L).
- The ministry assessment confirms that every tap in the facility that is used in the preparation of food or drink for consumption by children under 18 years of age has been sampled at least once.
- The ministry assessment confirms that at least one tap from every washroom or change room where children under 18 years of age are allowed to fill drinking water bottles or containers has been sampled at least once.



NON-COMPLIANCE WITH REGULATORY REQUIREMENTS AND ACTIONS REQUIRED

This section provides a summary of all non-compliance with regulatory requirements identified during the inspection period, as well as actions required to address these issues. Further details pertaining to these items can be found in the body of the inspection report.

Not Applicable

SUMMARY OF BEST PRACTICE ISSUES AND RECOMMENDATIONS

This section provides a summary of all best practice issues identified during the inspection period. Details pertaining to these items can be found in the body of the inspection report. Best Management Practices are recommendations and not mandatory requirements, but may lead to safe drinking water for the consumer.

In the interest of continuous improvement in the interim, it is recommended that owners and operators develop an awareness of the following practices and consider measures to implement them so that all drinking water systems continuously improve their processes.

Not Applicable



Ministry of the Environment
Drinking Water System Inspection Report

SIGNATURES

Inspected By:

Derek Lord

Signature: (Provincial Officer):

Reviewed & Approved By:

Jasvinder Singh

Signature: (Supervisor):

Review & Approval Date: 11/05/2012 (dd/mm/yyyy)

Note: This inspection does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they apply or may apply to this facility. It is, and remains, the responsibility of the owner and/or operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Daniel Arnott

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: February-28-13 4:53 PM
To: Daniel Arnott
Subject: Re: Environmental Assessment Information Search Request

Hi Daniel,

Thank you for your inquiry.

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

481 Rideau Street, Ottawa has record of 4 expired underground tanks and 1 expired propane tank.

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

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 Thu, Feb 28, 2013 at 2:25 PM, Daniel Arnott <DArnott@patersongroup.ca> wrote:

Good afternoon,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills, or other incidents/infractions at the following nine (9) properties in Ottawa, Ontario:

138 Augusta Street

140 Augusta Street

146 Augusta Street

151 Chapel Street

160 Chapel Street

450 Rideau Street

475 Rideau Street

479 Rideau Street

481 Rideau Street

Thank you very much for your time.

Daniel J. Arnott, P.Eng.

patersongroup

154 Colonnade Road

Ottawa, Ontario

K2E 7J5

[\(613\) 226-7381](tel:(613)226-7381)

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.

Well ID Number: 7106553

Well Audit Number: M00595

Well Tag Number: A032149

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
258 STEWART ST.	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446916			
Northing: 5030818			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Annular Space/Abandonment Sealing Record

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>
0 m .15 m	TOPSOIL	
.15 m .6 m	HOLEPLUG	
.6 m 4.6 m	CEMENT BENTONITE GROUT	

Method of Construction Well Use**Status of Well**

Abandoned-Other

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>

Well Contractor and Well Technician Information**Results of Well Yield Testing**

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

Water Details

Water Found at Depth Kind

Hole Diameter

Well Contractor's Licence Number

6964

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	

Audit Number: M00595**Date Well Completed:** June 11, 2008**Date Well Record Received by MOE:** June 18, 2008

Well ID Number: 7117422

Well Audit Number: M02546

Well Tag Number: A067088

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available. \(../..//wellrecord7117422-cl.html\)](#)**Well Location**

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
481 RIDEAU ST.	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446845			
Northing: 5031107			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Results of Well Yield Testing**Annular Space/Abandonment Sealing Record**

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>			
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>	<i>After test of well yield, water</i>	<i>Draw Down</i>	<i>Recovery</i>
	BENSEAL		was	<i>Time Water</i>	<i>Time Water</i>
				<i>(min) level</i>	<i>(min) level</i>
Method of Construction	Well Use		<i>If pumping discontinued, give</i>	SWL	
	Test Hole		<i>reason</i>		
DIRECT PUSH	Monitoring			1	

Status of Well

Test Hole

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>		
<i>Diameter</i>		<i>From To</i>	<i>Duration of Pumping</i>	
	PLASTIC	1.5 m	<i>Final water level</i>	10
				15

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>		
<i>Diameter</i>		<i>From To</i>	<i>Recommended pump depth</i>	
		1.5 m 6.1 m	<i>Recommended pump rate</i>	30
				40

Well Contractor and Well Technician

<i>Well Production</i>	45
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Information*Well Contractor's Licence Number*

7241

Disinfected?

50

60

Water Details*Water Found at Depth Kind***Hole Diameter***Depth Diameter**From To*

6.1 m 10.92 cm

Audit Number: M02546**Date Well Completed:** December 08, 2008**Date Well Record Received by MOE:** January
09, 2009

Well ID Number: 7117422

Well Audit Number: M02546

Well Tag Number: A067088

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
481 RIDEAU ST.	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446832			
Northing: 5031112			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Annular Space/Abandonment Sealing Record

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>
	BENSEAL	

Method of Construction	Well Use
DIRECT PUSH	Test Hole Monitoring

Status of Well

Test Hole

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>
	PLASTIC	5.18 m

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>
<i>Diameter</i>	X	<i>From To</i>
		5.18 m 9.75 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number 7241

Results of Well Yield Testing

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

Water Details

Water Found at Depth Kind

Hole Diameter

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	
	9.75 m	10.92 cm

Audit Number: M02546

Date Well Completed: December 08, 2008

Date Well Record Received by MOE: January
09, 2009

Well ID Number: 7117422

Well Audit Number: M02546

Well Tag Number: A067088

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available. \(../..//wellrecord7117422-cl.html\)](#)**Well Location**

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
481 RIDEAU ST.	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446833			
Northing: 5031124			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Results of Well Yield Testing**Annular Space/Abandonment Sealing Record**

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>			
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>	<i>After test of well yield, water</i>	<i>Draw Down</i>	<i>Recovery</i>
	BENSEAL		was	<i>Time Water</i>	<i>Time Water</i>
				<i>(min) level</i>	<i>(min) level</i>
Method of Construction	Well Use		<i>If pumping discontinued, give</i>	SWL	
DIRECT PUSH	Monitoring		<i>reason</i>	1	

Status of Well

Test Hole

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>		
<i>Diameter</i>		<i>From To</i>	<i>Duration of Pumping</i>	
	PLASTIC	5.18 m	<i>Final water level</i>	10
				15

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>		
<i>Diameter</i>		<i>From To</i>	<i>Recommended pump depth</i>	
		5.18 m 9.75 m	<i>Recommended pump rate</i>	30
				40

Well Contractor and Well Technician

<i>Well Production</i>	45
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Information*Well Contractor's Licence Number*

7241

Disinfected?

50

60

Water Details*Water Found at Depth Kind***Hole Diameter***Depth Diameter**From To*

9.75 m 10.92 cm

Audit Number: M02546**Date Well Completed:** December 08, 2008**Date Well Record Received by MOE:** January
09, 2009

Well ID Number: 7117422

Well Audit Number: M02546

Well Tag Number: A067088

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
481 RIDEAU ST.	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446836			
Northing: 5031130			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>	
				<i>From</i>	<i>To</i>
BRWN	FILL	SAND	LOOS	0 m	.61 m
BRWN	CLAY	SILT	DNSE	.61 m	4.57 m
GREY	CLAY	SILT	WBRG	4.57 m	9.75 m

Results of Well Yield Testing**Annular Space/Abandonment Sealing Record**

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>	<i>After test of well yield, water</i>	<i>Draw Down</i>	<i>Recovery</i>
<i>From</i>	<i>To</i>	<i>(Material and Type)</i>	<i>Placed</i>	<i>Time Water</i>	<i>Time Water</i>
				<i>(min) level</i>	<i>(min) level</i>
0 m	.3 m	CONCRETE			
.3 m	4.57 m	BENTONITE			
4.57 m	9.75 m	SAND			

Method of Construction Well Use

Direct Push	Test Hole
	Monitoring

Status of Well

Test Hole

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>		
<i>Diameter</i>		<i>From</i>	<i>To</i>	
5.2 cm	PLASTIC	0 m	5.18 m	

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>		
<i>Diameter</i>		<i>From</i>	<i>To</i>	
6.03 cm	PLASTIC	5.18 m	9.75 m	

Well Contractor and Well Technician

Information*Well Contractor's Licence Number*

7241

Water Details*Water Found at Depth Kind***Hole Diameter***Depth Diameter*
From To

0 m 9.75 m 10.92 cm

Audit Number: M02546**Date Well Completed:** December 02, 2008**Date Well Record Received by MOE:** January
09, 2009

Well ID Number: 7177744

Well Audit Number: Z145234

Well Tag Number: A087362

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
not available	Nepean Township		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON		ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446528			
Northing: 5031004			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Annular Space/Abandonment Sealing Record

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>

Results of Well Yield Testing

<i>Draw Down</i>	<i>Recovery</i>
<i>Time Water</i>	<i>Time Water</i>
<i>(min) level</i>	<i>(min) level</i>

Method of Construction Well Use

<i>If pumping discontinued, give reason</i>	<i>SWL</i>
---	------------

Status of Well

<i>Pump intake set at</i>	1
<i>Pumping Rate</i>	2
	3
	4

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>	<i>Duration of Pumping</i>
<i>Diameter</i>		<i>From To</i>	
			10
			15
			20

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>	<i>Recommended pump depth</i>
<i>Diameter</i>	X	<i>From To</i>	
			25
			30
			40

Well Contractor and Well Technician Information

<i>Well Contractor's Licence Number</i>	7241	<i>Well Production</i>	45
		<i>Disinfected?</i>	50
			60

Water Details

<i>Water Found at Depth</i>	<i>Kind</i>
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Hole Diameter

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	

Audit Number: Z145234

Date Well Completed: January 31, 2012

Date Well Record Received by MOE: March 09,
2012

Well ID Number: 7177745

Well Audit Number: Z145235

Well Tag Number: A087366

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
not available	Nepean Township		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON		ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446520			
Northing: 5031011			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Annular Space/Abandonment Sealing Record

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>

Results of Well Yield Testing

<i>Draw Down</i>	<i>Recovery</i>
<i>Time Water</i>	<i>Time Water</i>
<i>(min) level</i>	<i>(min) level</i>

Method of Construction Well Use

<i>If pumping discontinued, give reason</i>	<i>SWL</i>
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Status of Well

<i>Pump intake set at</i>	1
<i>Pumping Rate</i>	2
	3
	4

Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>	<i>Duration of Pumping</i>
<i>Diameter</i>		<i>From To</i>	
			10
			15
			20

Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>	<i>Recommended pump depth</i>
<i>Diameter</i>	X	<i>From To</i>	
			25
			30
			40

Well Contractor and Well Technician Information

<i>Well Contractor's Licence Number</i>	7241	<i>Well Production</i>	45
		<i>Disinfected?</i>	50
			60

Water Details

<i>Water Found at Depth Kind</i>

Hole Diameter

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	

Audit Number: Z145235

Date Well Completed: January 31, 2012

Date Well Record Received by MOE: March 09,
2012

Well ID Number: 7177746

Well Audit Number: Z145283

Well Tag Number: A108737

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
not available	Nepean Township		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON		ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number</i>	<i>Other</i>	
NAD83 — Zone 18			
Easting: 446533			
Northing: 5031012			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>
				<i>From To</i>

Annular Space/Abandonment Sealing Record

<i>Depth</i>	<i>Type of Sealant Used</i>	<i>Volume</i>
<i>From To</i>	<i>(Material and Type)</i>	<i>Placed</i>

Results of Well Yield Testing

<i>Draw Down</i>	<i>Recovery</i>
<i>Time Water</i>	<i>Time Water</i>
<i>(min) level</i>	<i>(min) level</i>

Method of Construction Well Use

<i>If pumping discontinued, give reason</i>	<i>SWL</i>
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Status of Well

<i>Pump intake set at</i>	<i>1</i>
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<i>Pumping Rate</i>	<i>2</i>
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<i>Duration of Pumping</i>	<i>3</i>
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Construction Record - Casing

<i>Inside</i>	<i>Open Hole OR material</i>	<i>Depth</i>
<i>Diameter</i>		<i>From To</i>

<i>Final water level</i>	<i>10</i>
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<i>If flowing give rate</i>	<i>15</i>
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Construction Record - Screen

<i>Outside</i>	<i>Material</i>	<i>Depth</i>
<i>Diameter</i>	X	<i>From To</i>

<i>Recommended pump depth</i>	<i>20</i>
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<i>Recommended pump rate</i>	<i>25</i>
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Well Contractor and Well Technician Information

<i>Well Contractor's Licence Number</i>	<i>7241</i>
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<i>Well Production</i>	<i>30</i>
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<i>Disinfected?</i>	<i>40</i>
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Water Details

<i>Water Found at Depth Kind</i>	<i>45</i>
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Hole Diameter

<i>Depth</i>		<i>Diameter</i>
<i>From</i>	<i>To</i>	

Audit Number: Z145283

Date Well Completed: January 31, 2012

Date Well Record Received by MOE: March 09,
2012

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Profile

Mr. Dan Arnott is an Environmental Engineer with Paterson Group Inc. in Ottawa, Ontario. Mr. Arnott has been employed in the environmental consulting field since 2006, and has completed numerous Phase I Environmental Site Assessments since 2008. These investigations are completed to the Canadian Standards Association (“CSA”) standard Z768-01 for Phase I Environmental Site Assessment, which involves the inspection of hazardous building materials such as asbestos, PCBs, lead, CFCs and mould, and to the standards of the Ontario Ministry of the Environment’s Record of Site Condition Regulation (O.Reg. 153/04, as amended by O.Reg. 269/11). Mr. Arnott is familiar with the entire Phase I ESA process, including historical review and interpretation, coordination, site reconnaissance and report writing. Mr. Arnott has conducted Phase I ESAs on a variety of properties including: municipal, agricultural, residential, commercial, institutional and industrial land uses, and is proficient in the identification of potential on- and off-site sources of contamination, including service stations, dry cleaners, industrial processes, and underground storage tanks (USTs). Based on historical and field data collection and the application of environmental engineering principles, the written Phase I ESA reports have allowed clients to make property transactions and decisions based on the conclusion of the likelihood of soil and/or groundwater contamination and the need for further investigation.

Additionally, Mr. Arnott has experience in conducting Phase II Environmental Site Assessments, Environmental Remediation Programs, Environmental Monitoring and Hydrogeological Investigations.

Education

University of Waterloo, B.A.Sc. (Honours Environmental Engineering), 2008
Contaminated & Hazardous Waste Site Management (40 hour course), 2010

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