

**Geotechnical  
Engineering**

**Environmental  
Engineering**

**Hydrogeology**

**Geological  
Engineering**

**Materials Testing**

**Building Science**

**Archaeological  
Services**

**paterson**group

## **Phase I Environmental Site Assessment**

879 River Road  
Ottawa, Ontario

**Prepared For**

Richcraft Group of Companies

### **Paterson Group Inc.**

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**January 24, 2018**

Report: PE4201-1

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## EXECUTIVE SUMMARY

Paterson Group was retained by Richcraft Group of Companies to conduct a Phase I Environmental Site Assessment (ESA) at 879 River Road, 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.

According to the historical research, the north part of the subject site has been occupied by a barn since before 1956. The remainder of the property was an agricultural field until sometime in the 1990s. The north part of the subject site, behind the barn structure, was used as a contractor or landscaper storage yard in the 2000s, although it appears to have been unused since 2007.

Two geotechnical boreholes were placed in this storage area with only occasional fragments of brick being observed mixed with the topsoil. Two soil samples were analyzed for metals with no concentrations detected above the typical Ontario background standards. Based on our observations and the analytical results, the past activities in this part of the site are not considered to have impacted the property.

Some farmsteads have historically been present in the area, and residential dwellings were constructed to the south and west of the subject property, along River Road, between 1956 and 1973.

No Potentially Contaminating Activities were noted on the subject site or in the Phase I study area.

Following the historical research, an inspection was conducted of the subject site and Phase I ESA study area. No environmental concerns were identified during the site visit.

## Conclusion

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

## 1.0 INTRODUCTION

At the request of Richcraft Group of Companies, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 879 River Road, 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 Richcraft Group of Companies, whose office is located at 2280 St. Laurent Boulevard, Suite 201, Ottawa, Ontario.

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

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

## 2.0 PHASE I PROPERTY INFORMATION

Address:	879 River Road, City of Ottawa.
Legal Description:	Part of Lot 23, Broken Front Concession (Rideau Front), Geographic Township of Gloucester, City of Ottawa.
Location:	The subject site is located on the east side of River Road, between Rideau Road and Summerhill Street. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 15' 24" N, 75° 41' 53" W.

### **Site Description:**

Configuration:	Irregular.
Site Area:	3.2 ha (approximate).
Zoning:	DR – Development Reserve Zone.
Current Use:	Vacant (unused barn on site)
Services:	The area of the subject property is serviced with private water supply wells and septic systems.

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

#### **First Developed Use Determination**

Based on the personal interviews, aerial photographs and documents reviewed, the subject site has always been vacant or used for agricultural purposes. The barn at the northwest corner of the site appears to have been constructed before 1956 (date of earliest aerial photograph).

For the purposes of this report, the first developed use of the site is considered to be agricultural.

#### **Fire Insurance Plans**

Fire Insurance Plans (FIPs) are not available for the area of the subject site.

#### **City of Ottawa Street Directories**

City directories at the National Archives were reviewed in approximate 10 year intervals from 1990 to 2011 as part of the Phase I ESA. Directories for the area of the subject site were not available before the 2000s.

Based on a review of the street directories, the property has never been listed.

Properties in the Phase I study area are listed as primarily residential, with some commercial businesses. No Potentially Contaminating Activities were noted in the City Directories.

#### **Plan of Survey**

A Plan of Survey was prepared by Annis, O'Sullivan, Vollebekk and dated February 17, 2009, a copy of which is included in Appendix 1.

## **Previous Engineering Reports**

Paterson conducted a geotechnical investigation of the subject property in January 2018. Two (2) soil samples from two boreholes in the area to the rear of the barn structure were submitted for metals analysis, as the upper topsoil appeared to contain some brick fragments. Metals concentrations identified in the two soil samples did not exceed the MOECC Table 1 typical Ontario background standards, which are used to determine whether soil is clean for any use. No significant fill was observed in any of the boreholes, one of which was placed immediately adjacent to the abandoned tank behind the barn. The certificate of analysis is included in Appendix 2.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on December 19, 2017. 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 (MOECC) Instruments**

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. The response from the MOECC did not identify any records for the subject property.

### **MOECC 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 the Phase I study area.



## **MOECC Incident Reports**

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. The response from the MOECC did not identify any records for the subject property.

## **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. The response from the MOECC did not identify any records for the subject property.

## **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. The response from the MOECC did not identify any records for the subject property.

## **MOECC Brownfields Environmental Site Registry**

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

## **MOECC 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. No active or closed waste disposal sites or any of the other listed sites were identified in the vicinity of the subject site.

## **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 and Forestry (MNR) on December 19, 2017. The MNR website indicated that there were no recorded 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 December 19, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA did not identify any records for the subject property or adjacent properties.

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- |      |   |
|------|---|
| 1956 | The subject site is an agricultural field, with what appears to be a barn in the northwest corner. The surrounding properties are also agricultural with some farmsteads (including the adjacent property to the south at 789 River Road).  |
| 1973 | No changes appear to have been made to the subject site. The surrounding properties to the north, east, and west do not appear to have changed significantly, although a barn structure is visible to the west, across River Road. Residential dwellings have been constructed to the south of the subject property, on either side of River Road.  |
| 1983 | (Poor scale) The ground surface of the western side of the subject site appears to have been disturbed. No significant changes appear to have been made to surrounding properties.  |
| 1991 | (City of Ottawa website) The subject site is vacant and no longer used for agricultural crop growing purposes. The northern part of the property is fenced, and appeared to be used for livestock pasture. The northeastern quadrant of the property has been fenced and contains some tree growth. The surrounding properties are mostly agricultural fields, with residential dwellings to the south. |
| 2007 | (City of Ottawa website) The area immediately to the rear (east) of the barn appears to be a storage yard containing some construction (masonry) or landscape materials. No significant changes have been made to properties in the Phase I study area.   |

- 2011 (City of Ottawa website) The storage yard to the east of the barn on the subject site appears to be overgrown, and no longer contains as much material as the previous photo. No significant changes appear to have been made to surrounding properties.
- 2017 (City of Ottawa website) The northeast corner of the property is completely tree covered, and the site does not appear to be used for any purpose. No changes appear to have been made to the 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 slopes down towards the west, towards the Rideau River. The nearest major water body is the Rideau River, approximately 385 m west of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

### **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

### **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the subject site consists of dolomite of the Oxford Formation. Overburden soils are shown to be offshore marine sediments and some till in the southwest corner, with a drift thickness of approximately 10 to 15 m.

## **Water Well Records**

A search of MOECC's online water well records database was completed on December 19, 2017, for all drilled wells within 250 m of the subject site. Seven (7) well records were identified during the search, all for water supply wells on properties in the Phase I study area, including several on adjacent properties. No well records were identified for the subject site.

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

No areas of natural significance are known to exist within the Phase I study area. The Rideau River is the nearest large body of water, located approximately 385 m to the west of the subject site.

# **5.0 INTERVIEWS**

## **Property Owner Representative**

Ms. Tanya Rowe, the project manager for Richcraft Group of Companies, was contacted via email during the Phase I ESA, and was not aware of any environmental concerns relating to the subject site.

# **6.0 SITE RECONNAISSANCE**

## **6.1 General Requirements**

The site assessment was conducted on January 9, 2018. Weather conditions were overcast with a temperature of approximately 0°C. The subject property was snow covered at the time of the site assessment. Anna Graham from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site assessment.

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

### **Buildings and Structures**

There is one barn structure on the subject site. No other buildings or structures are present on the subject site. The barn is constructed of wood and metal siding, and has a sloped roof. The barn interior contained lumber, other old building supplies, empty containers and bags, and a push lawn mower. No concerns were identified in the interior of the barn.

## **Site Features**

The subject property consists of a large, vacant site that is partly tree covered (northeast corner), and the remainder of the site is covered with long grasses and some low shrubs.

## **Storage Tanks**

One unused storage tank was observed at the rear of the barn structure. Due to the snow coverage on the site, it was not possible to observe the ground surface in the area of the tank. However, the tank appeared to be empty and to have been discarded at the location, rather than to have been in use at the location. Furthermore, a borehole from the geotechnical program was placed beside the tank and no indication of any contamination was observed. The presence of this fuel tank is not considered to pose an environmental concern, and is not considered to be a potentially contaminating activity.

## **Drains, Pits and Sumps**

No drains, pits, or sumps were observed on the subject site.

## **Water Source**

The subject site is situated in an area serviced with private water wells and septic systems. No wells or septic beds are present on the subject site.

## **Unidentified Substances**

There were no unidentified substances on the exterior of the subject property at the time of this assessment, although the site was snow covered at the time of the site visit.

## **Groundwater Monitoring Wells**

No groundwater monitoring wells were observed on the subject property at the time of this assessment.

## **Sewage Works**

The subject site is located in a privately serviced area. Since the site has never been developed beyond the barn structure, no sewage works are anticipated to be present on the subject property.

## **Waste Storage and Disposal**

No waste is currently generated at the subject property. Occasional brick fragments were observed mixed with the topsoil in the two geotechnical boreholes placed behind the barn. While it is expected that fragments of masonry materials are present in this area, these materials are not considered to pose a concern to the subject property, based on our observations and the soil sample results previously discussed.

## **Railway Lines**

There are no railway lines within the Phase I study area.

## **Ozone Depleting Substances (ODSs)**

There were no potential sources of ODSs observed on site during the assessment.

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

No PCAs were observed on the subject site.

## **Hazardous Building Materials**

No potentially hazardous building materials were identified on the subject property.

## **Neighbouring Properties**

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

- ☐ North      -      Vacant, treed land;
- ☐ South      -      Residential dwellings and agricultural fields;
- ☐ East      -      Agricultural fields;
- ☐ West      -      River Road, followed by vacant/agricultural land and residential dwellings.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I Study area is illustrated on Drawing: PE4201-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

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

Table 1 - Land Use History – 879 River Road			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
<1956-2002	Vacant/Agricultural	No	No
2002-2007	Vacant/storage yard	No	No
2007- Present	Vacant	No	No

#### Potentially Contaminating Activities (PCAs)

Based on the results of the soil testing conducted in conjunction with the geotechnical investigation, the former use of the subject property as a storage yard is not considered to be a PCA. No PCAs were identified on the subject site or in the Phase I study area.

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

No APECs were identified on the subject site.

#### Contaminants of Potential Concern

Since there are no APECs on the subject site there are no contaminants of potential concern for the subject site.

### 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 shown to be 10 to 15 m, and consists of offshore marine sediment. Groundwater is anticipated to reflect regional topography, and flow westward, towards the Rideau River.

#### Contaminants of Potential Concern

As indicated in Section 7.1 of this report, no contaminants of potential concern exist for the subject site.

## **Existing Buildings and Structures**

The subject site is occupied by one unused barn structure.

## **Water Bodies**

The Rideau River is located approximately 385 m to the west of the subject site.

## **Areas of Natural Significance**

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

## **Drinking Water Wells**

A search of MOECC's online water well records database was completed on December 19, 2017, for all drilled wells within 250 m of the subject site. Seven (7) drinking water wells were identified in the Phase I study area, although none were identified on site.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is residential, vacant, and agricultural. No PCAs were identified on the neighbouring properties.

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

As per Section 7.1 of this report, no potentially contaminating activities were identified.

## **Assessment of Uncertainty and/or Absence of Information**

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no potentially contaminating activities that have the potential to have impacted the subject site.

As such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.



## 8.0 CONCLUSIONS

### Assessment

Paterson Group was retained by Richcraft Group of Companies to conduct a Phase I Environmental Site Assessment (ESA) at 879 River Road, 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.

According to the historical research, the north part of the subject site has been occupied by a barn since before 1956. The remainder of the property was an agricultural field until sometime in the 1990s. The north part of the subject site, behind the barn structure, was used as a contractor or landscaper storage yard in the 2000s, although it appears to have been unused since 2007.

Two geotechnical boreholes were placed in this storage area with only occasional fragments of brick being observed mixed with the topsoil. Two soil samples were analyzed for metals with no concentrations detected above the typical Ontario background standards. Based on our observations and the analytical results, the past activities in this part of the site are not considered to have impacted the property.

Some farmsteads have historically been present in the area, and residential dwellings were constructed to the south and west of the subject property, along River Road, between 1956 and 1973.

No Potentially Contaminating Activities were noted on the subject site or in the Phase I study area.

Following the historical research, an inspection was conducted of the subject site and Phase I ESA study area. No environmental concerns were identified during the site visit.

### Conclusion

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

## 9.0 STATEMENT OF LIMITATIONS

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

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

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

### **Paterson Group Inc.**



Anna Graham, M.E.S.



Mark S. D'Arcy, P.Eng.



### **Report Distribution:**

- Richcraft Group of Companies
- Paterson Group

## 10.0 REFERENCES

### **Federal Records**

Air photos at the Energy Mines and Resources Air Photo Library.

National Archives.

Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).

Natural Resources Canada – The Atlas of Canada.

Environment Canada, National Pollutant Release Inventory.

PCB Waste Storage Site Inventory.

### **Provincial Records**

MOECC Freedom of Information and Privacy Office.

MOECC Municipal Coal Gasification Plant Site Inventory, 1991.

MOECC document titled “Waste Disposal Site Inventory in Ontario”.

MOECC Brownfields Environmental Site Registry.

Office of Technical Standards and Safety Authority, Fuels Safety Branch.

MNRF Areas of Natural Significance.

MOECC Water Well Inventory.

Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

### **Municipal Records**

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.

Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.

The City of Ottawa eMap website.

### **Local Information Sources**

Personal Interviews

Previous Engineering Reports

Plan of Survey provided by Annis, O’Sullivan, Vollebekk Ltd., dated February 17, 2009.

### **Public Information Sources**

Google Earth.

Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4201-1 – SITE PLAN**

**DRAWING PE4201-2 – SURROUNDING LAND USE PLAN**



FIGURE 1  
KEY PLAN

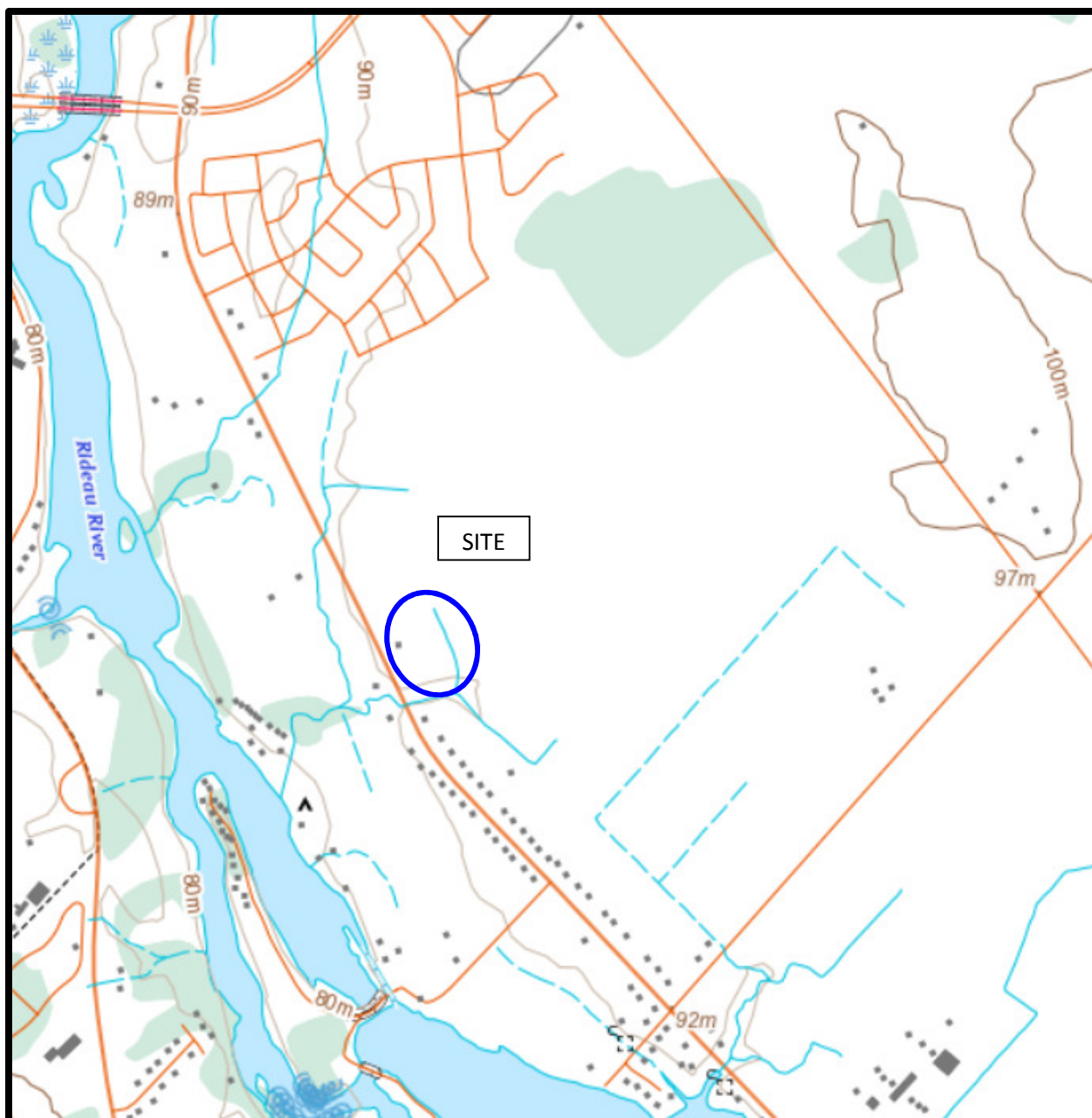
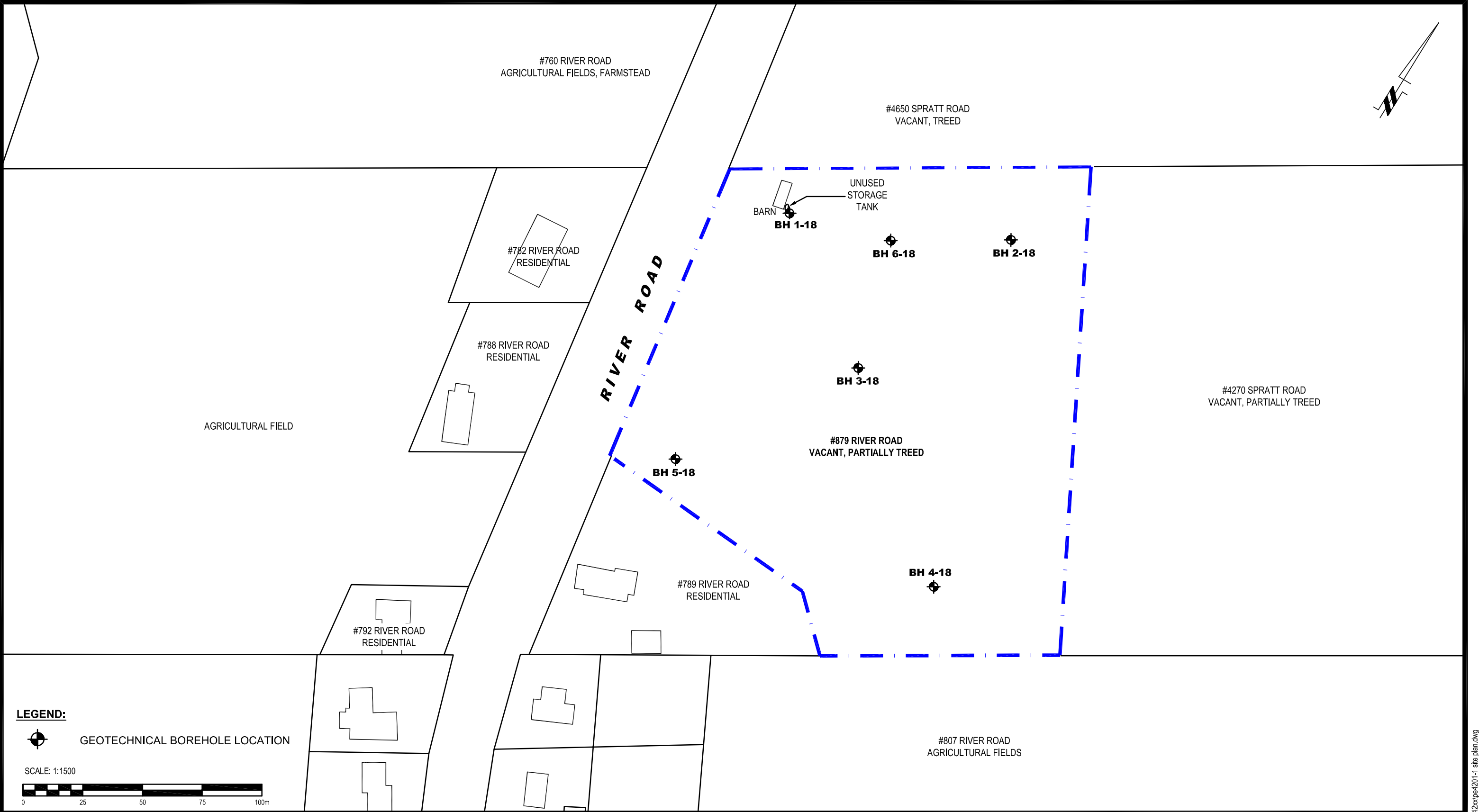
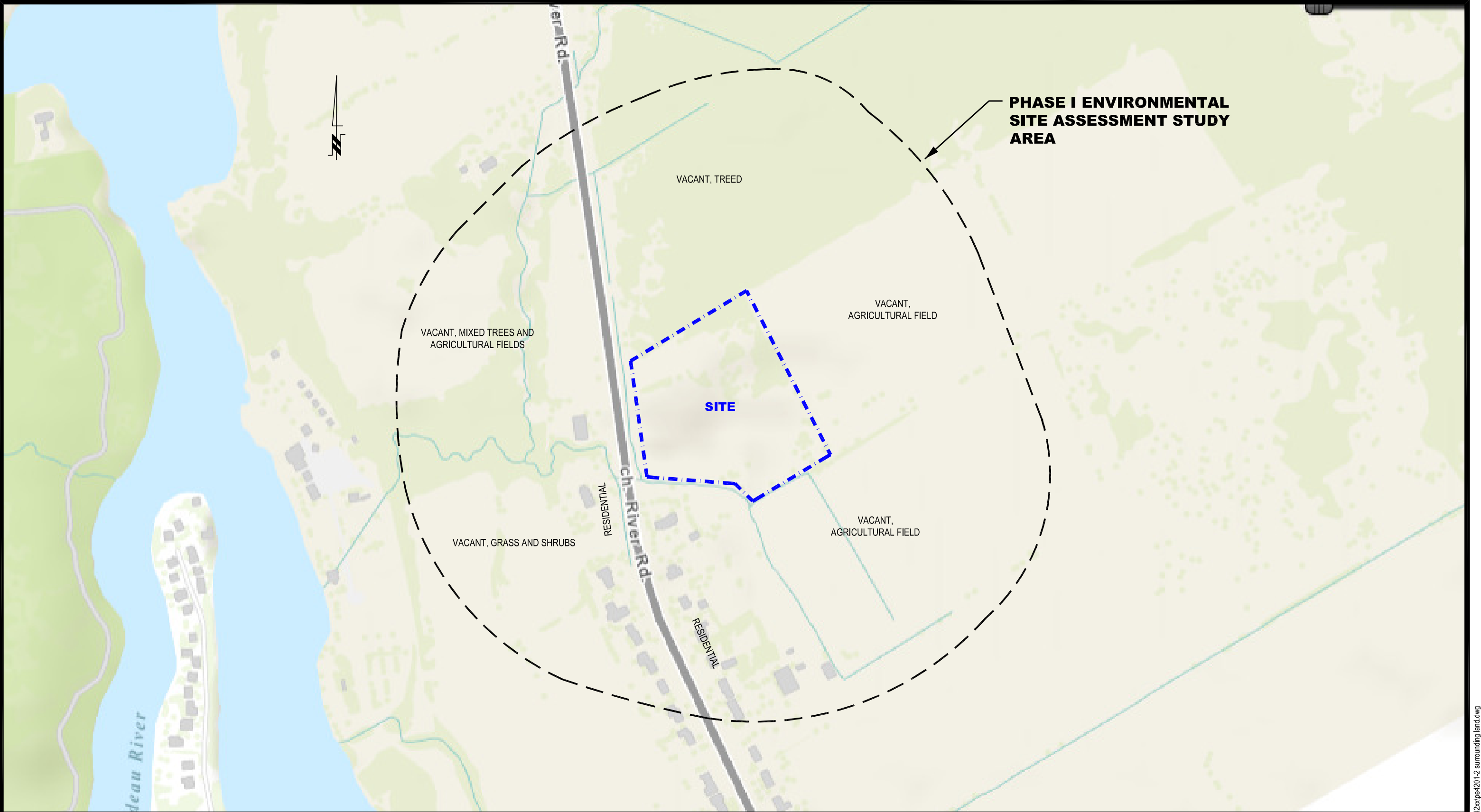


FIGURE 2  
TOPOGRAPHIC MAP



<div><div><div>patersongroup</div><div>consulting engineers</div></div><div><div>154 Colonnade Road South</div><div>Ottawa, Ontario K2E 7J5</div><div>Tel: (613) 226-7381 Fax: (613) 226-6344</div></div></div>					OTTAWA, Title:	RICHCRAFT GROUP OF COMPANIES PHASE I - ENVIRONMENTAL SITE ASSESSMENT 879 RIVER ROAD ONTARIO	Scale:	1:1500	Date:	01/2018
							Drawn by:	AG	Report No.:	PE4201-1
							Checked by:	MD	Dwg. No.:	PE4201-1
							Approved by:	MSD	Revision No.:	
	0					SITE PLAN				
	NO.	REVISIONS	DATE	INITIAL						





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0			
NO.	REVISIONS	DATE	INITIAL

RICHCRAFT GROUP OF COMPANIES	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
879 RIVER ROAD	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:4000	Date:	01/2018
Drawn by:	AG	Report No.:	PE4201-1
Checked by:	MD	Dwg. No.:	PE4201-2
Approved by:	MSD	Revision No.:	0



# **APPENDIX 1**

**PLAN OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.

DATE: February 10/2009

PLAN 4R-23515

RECEIVED AND DEPOSITED

DATE: February 17, 2009

Edward M. Lancaster  
EDWARD M. LANCASTER  
ONTARIO LAND SURVEYORD. Sheffield Assoc. Dep  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

## SCHEDULE

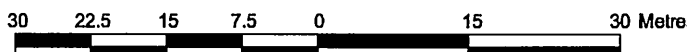
PART	PART OF LOT	CONCESSION	ALL OF PIN
1	23	BROKEN FRONT (RIDEAU FRONT)	04330-0074

## PLAN OF SURVEY OF

**PART OF LOT 23  
BROKEN FRONT CONCESSION  
(RIDEAU FRONT)**
Geographic Township of Gloucester  
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 750



## Metric

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

## Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
- The survey was completed on the 11th day of December, 2008.

December 17/2008 Edward M. Lancaster  
Date Edward M. Lancaster  
Ontario Land Surveyor

## Notes &amp; Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
Meas.	"	Measured
P & W	"	Post & Wire
BF	"	Board Fence
C/L	"	Centreline
(P1)	"	Plan 5R-5194
(P2)	"	Plan 5R-1674
(P3)	"	Plan 4R-7376
(P4)	"	Registered Plan 667

Bearings are grid bearings derived from Global Positioning System observations.



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

14 Concourse Gate, Suite 500

Nepean, Ont. K2E 7S6

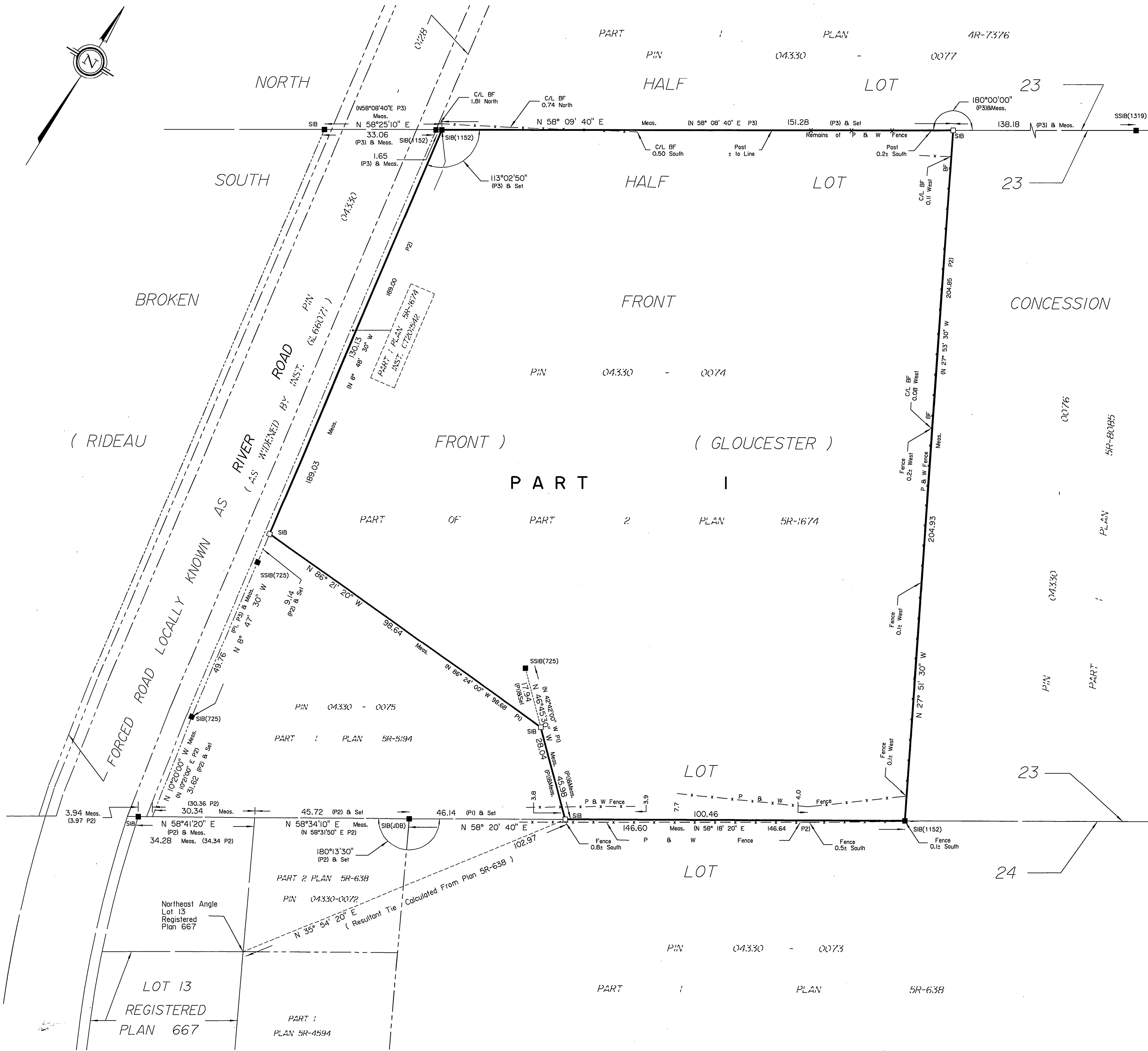
Phone: (613) 727-0850 / Fax: (613) 727-1079

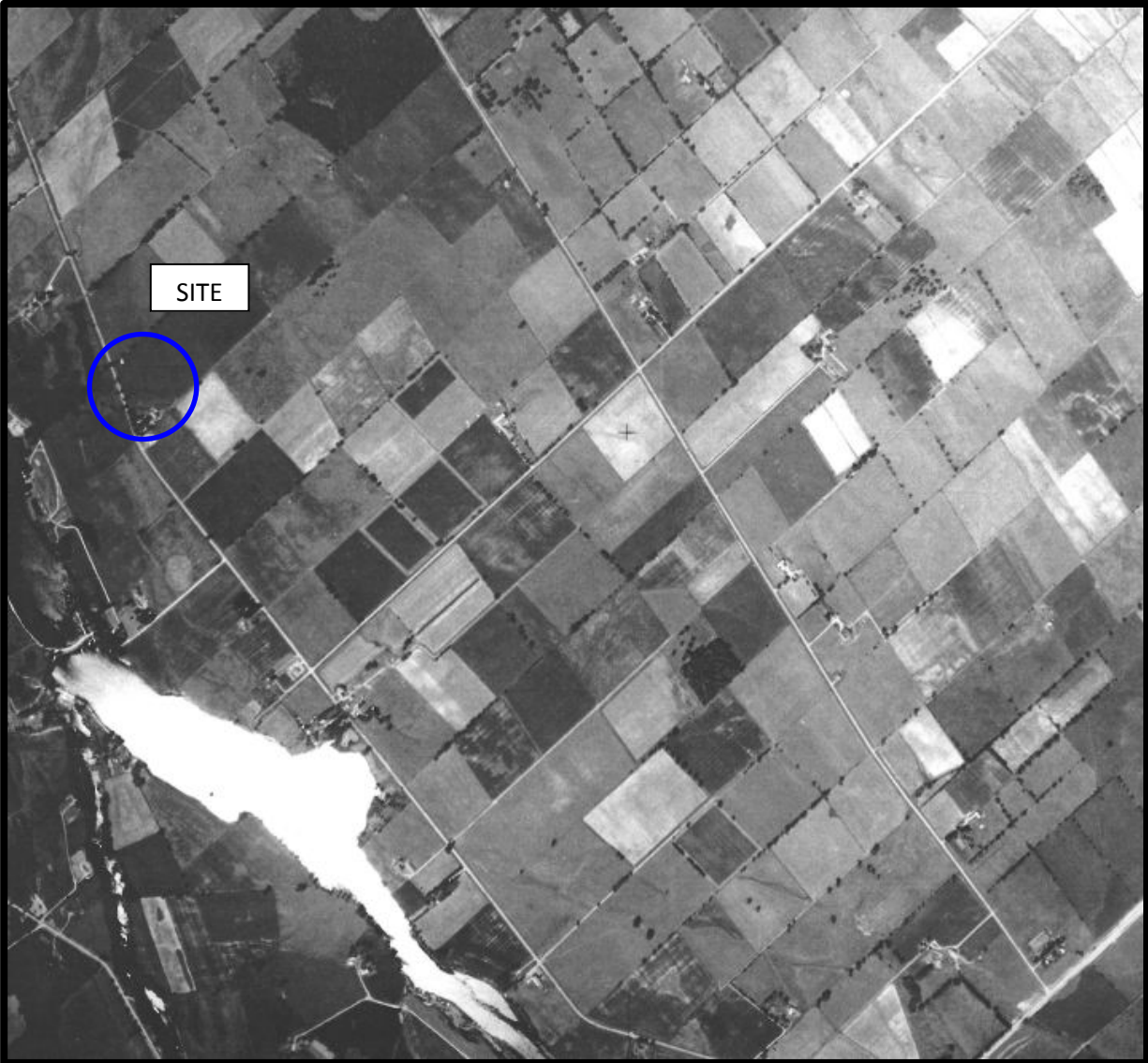
Email: Nepean@aovltd.com

Ontario  
Land Surveyors

Job No. 9572-08 Richcraft PI LI 23 BF RF GL R F

N





AERIAL PHOTOGRAPH  
1956



AERIAL PHOTOGRAPH  
1973





AERIAL PHOTOGRAPH  
1983



AERIAL PHOTOGRAPH  
2017



## Site Photographs

PE4201

879 River Road, Ottawa, ON

January 9, 2018



Photograph 1: View of the subject site from River Road, looking northeast. The barn on the subject site is visible at left.



Photograph 2: View of the barn in the northwest corner of the subject site, looking east.



## Site Photographs

PE4201

879 River Road, Ottawa, ON

January 9, 2018



Photograph 3: Interior view of the barn structure.



Photograph 4: View of the fuel storage tank at the rear of the barn structure.



# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION**

**MOECC WATER WELL RECORDS**

**TSSA CORRESPONDENCE**

**HLUI REQUEST**

**CERTIFICATE OF ANALYSIS**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

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

Ministère de l'Environnement et de  
l'Action en matière de changement  
climatique

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

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél.: (416) 314-4075  
Télec.: (416) 314-4285



January 4, 2018

Anna Graham  
Paterson Group Inc.  
154 Colonnade Rd  
Ottawa, ON K2E 7J5

Dear Anna Graham:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2017-08888, Your Reference PE4201**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 879 River Road, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

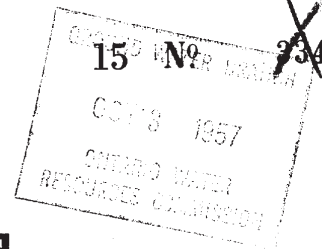
You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Rebeka Bogdan at [Rebeka.Bogdan@ontario.ca](mailto:Rebeka.Bogdan@ontario.ca).

Yours truly,

FOR  
Janet Dadufalza  
FOI Manager

C-9.58





UTM 18Z 445060E

38

## The Ontario Water Resources Commission Act

Elev. | 4 | R | 0 | 2 | 9 | 0 |

# WATER WELL RECORD

Basin 215  
County or District \_\_\_\_\_ Carleton

Township, Village, Town or City..... Gloucester

Con. BF - RF Lot 23

Date completed..... 1 12 1961  
(day month year)

Address R.R. 1, Manotick Station,  
Ontario.

### Casing and Screen Record

Inside diameter of casing.....	2"
Total length of casing.....	51'
Type of screen.....	Nil
Length of screen.....	Nil
Depth to top of screen.....	Nil
Diameter of finished hole.....	2"

### Pumping Test

Static level ..... 23 .....

Test-pumping rate ..... 5 ..... G.P.M.

Pumping level ..... 35 .....

Duration of test pumping ..... 1 Hr. ....

Water clear or cloudy at end of test ..... Clear

Recommended pumping rate ..... 5 ..... G.P.M.

with pump setting of ..... 35 ..... feet below ground surface

## Well Log

## Water Record

[illegible]

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

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

Drilling or Boring Firm ..... J.B. Dufresne &amp; Co. Ltd.

Address.....1014 Maitland Ave.

Ottawa, Ont.

Licence Number.....194

Name of Driller or Borer.....F. Laramée

Address..... Hull, Que.

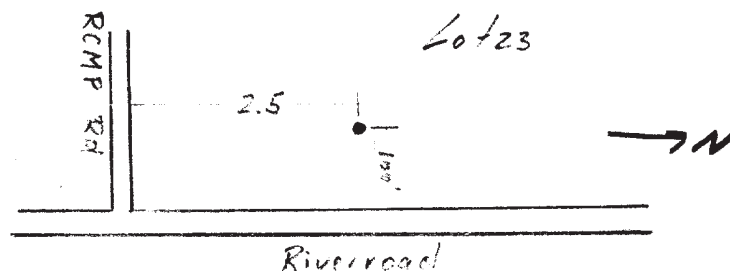
Date.....December 1, 1961

(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M Sets 60-5930

### Location of Well

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



**O W R C COPY**

CS2.53

**O W R C COPY**











# WATER WELL RECORD

31G5b

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1516805

MUNICIP

15002

CON

RF

COUNTY OR DISTRICT

COUNTY OR DISTRICT  
*Cass*

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

SHIP, BOROUGH, CITY, TOWN, VILLAGE  
*Gloucester*

CON. BLOCK, TRACT, SURVEY, ETC.
---------------------------------

K. TRACT SURVEY  
B. 1

C.	1992
----	------

023<sup>27</sup> 2

DATE COMPLETED 12/1/80

94 10 18

DAY 27 MO. 70 YR 0

THING  
50 4 70

RC. 14.1 ELEVATION 12281

ELEVATION  
1250

4 26

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

0063205 0084215

32

WATER SOUND AT - FEET		KIND OF WATER	
0-15	1 <input checked="" type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL	16
15-18	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL	19
20-23	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL	24
25-28	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL	29
30-33	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL	34

51		CASING & OPEN HOLE RECORD			
INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET		
			FROM	TO	
10-11	1 <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE	12		13-16	
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	19		20-23	
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	26		27-30	

SCREEN	SIZE (S) OF OPENING (SLOT NO.)	31-33	DIAMETER	34-38	LENGTH	39-40
	INCHES			FEET		
	MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN		41-44	50
					FEET	

61 PLUGGING & SEALING RECORD			
DEPTH SET AT FEET		MATERIAL AND TYPE (CEMENT, GROUT, LEAD PACKER, ETC.)	
FROM	TO		
10-13	14-17		
18-21	22-25		
26-29	30-33	60	

71	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 <input checked="" type="checkbox"/> PUMP	2 <input type="checkbox"/> BAILER		0020		GPM	15-14 HOURS 0120	
	STATIC LEVEL		25	WATER LEVELS DURING		1 <input checked="" type="checkbox"/> PUMPING		
	WATER LEVEL END OF PUMPING				2 <input type="checkbox"/> RECOVERY			
19-21		22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES		
015		040	040	040	040	040		
FEET		FEET	FEET	FEET	FEET	FEET		
IF FLOWING GIVE RATE		38-41	PUMP INTAKE SET AT		WATER AT END OF TEST		42	
		GPM			FEET		1 <input type="checkbox"/> CLEAR 2 <input checked="" type="checkbox"/> CLOUDY	
RECOMMENDED PUMP TYPE			RECOMMENDED PUMP SETTING	43-45	RECOMMENDED PUMPING RATE	46-47		
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP			040	F'ET	0010	GPM		
50-53		--- GPM / FT SPECIFIC CAPACITY						

LOCATION OF WELL

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

Rideau River

O.C. Well

B.F.

.55 m.

Rideau Rd.

CONJ

DRILLER'S REMARKS:

<p><b>FINAL STATUS OF WELL</b></p>	<p>54</p> <p>1 <input checked="" type="checkbox"/> WATER SUPPLY</p> <p>2 <input type="checkbox"/> OBSERVATION WELL</p> <p>3 <input type="checkbox"/> TEST HOLE</p> <p>4 <input type="checkbox"/> RECHARGE WELL</p>	<p>5 <input type="checkbox"/> ABANDONED INSUFFICIENT SUPPLY</p> <p>6 <input type="checkbox"/> ABANDONED POOR QUALITY</p> <p>7 <input type="checkbox"/> UNFINISHED</p>
<p><b>WATER USE</b></p>	<p>55-56</p> <p>1 <input checked="" type="checkbox"/> DOMESTIC</p> <p>2 <input type="checkbox"/> STOCK</p> <p>3 <input type="checkbox"/> IRRIGATION</p> <p>4 <input type="checkbox"/> INDUSTRIAL</p> <p><input type="checkbox"/> OTHER</p>	<p>5 <input type="checkbox"/> COMMERCIAL</p> <p>6 <input type="checkbox"/> MUNICIPAL</p> <p>7 <input type="checkbox"/> PUBLIC SUPPLY</p> <p>8 <input type="checkbox"/> COOLING OR AIR CONDITIONING</p> <p>9 <input type="checkbox"/> NOT USED</p>
<p><b>METHOD OF DRILLING</b></p>	<p>57</p> <p>1 <input type="checkbox"/> CABLE TOOL</p> <p>2 <input type="checkbox"/> ROTARY (CONVENTIONAL)</p> <p>3 <input type="checkbox"/> ROTARY (REVERSE)</p> <p>4 <input type="checkbox"/> ROTARY (AIR)</p> <p>5 <input checked="" type="checkbox"/> AIR PERCUSSION</p>	<p>6 <input type="checkbox"/> BORING</p> <p>7 <input type="checkbox"/> DIAMOND</p> <p>8 <input type="checkbox"/> JETTING</p> <p>9 <input type="checkbox"/> DRIVING</p>

CONTRACTOR	NAME OF WELL CONTRACTOR <i>Venezy Mans Well Drilling</i>		LICENCE NUMBER <i>3644</i>
	ADDRESS <i>Box 326, Richmond Ont</i>		
	NAME OF DRILLER OR BORE <i>Ray Mans</i>		LICENCE NUMBER
	SIGNATURE OF CONTRACTOR <i>[Signature]</i>		SUBMISSION DATE DAY <i>24</i> MO <i>10</i> YR <i>78</i>

OFFICE USE ONLY	DATA SOURCE	58	CONTRACTOR	59-62	DATE RECEIVED	53-68
		1	3644		271178	
	DATE OF INSPECTION	24/5/79		INSPECTOR	J. P. P.	
	REMARKS:					P
						WI

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- [Change the address on identification cards](#)
- [Driving and Roads](#)

## Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

## Recommended for you

[How to use a Ministry of the Environment map](#)[Technical documentation: Metadata record](#)[Go Back to Map](#)

## Well ID

Well ID Number: 7287916

Well Audit Number: Z237345

Well Tag Number: A207611

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

## Well Location

<b>Address of Well Location</b>	
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18
	Easting: 445201.00
	Northing: 5011532.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

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

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

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

## Status of Well

## Construction Record - Casing

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

## Construction Record - Screen

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

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1119

## Results of Well Yield Testing

<b>After test of well yield, water was</b>
<b>If pumping discontinued, give reason</b>
<b>Pump intake set at</b>
<b>Pumping Rate</b>
<b>Duration of Pumping</b>
<b>Final water level</b>
<b>If flowing give rate</b>

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
------------	----------	----------

Audit Number: Z237345

Date Well Completed: April 26, 2017

Date Well Record Received by MOE: June 07, 2017

Updated: March 20, 2017

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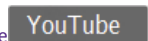
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Full dataset is available in the [Open Data catalogue](#).

## Recommended for you

[How to use a Ministry of the Environment map](#)[Technical documentation: Metadata record](#)[Go Back to Map](#)

## Well ID

Well ID Number: 7287853

Well Audit Number: Z237339

Well Tag Number:

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

## Well Location

<b>Address of Well Location</b>	
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18
	Easting: 445196.00
	Northing: 5011539.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

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

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

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

## Status of Well

### Construction Record - Casing

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

### Construction Record - Screen

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

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<b>If pumping discontinued, give reason</b>
<b>Pump intake set at</b>
<b>Pumping Rate</b>
<b>Duration of Pumping</b>
<b>Final water level</b>
<b>If flowing give rate</b>

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
------------	----------	----------

Audit Number: Z237339

Date Well Completed: April 28, 2017

Date Well Record Received by MOE: June 07, 2017

Updated: March 20, 2017

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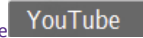
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## Anna Graham

---

**From:** Ruchi Chohan <rchohan@tssa.org> on behalf of Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** January-02-18 8:31 AM  
**To:** Anna Graham  
**Subject:** RE: Records search request for River Road

Hello Anna,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day,

Ruchi

---

**From:** Anna Graham [mailto:AGraham@Patersongroup.ca]  
**Sent:** December 19, 2017 10:40 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records search request for River Road

Good morning,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other incidents/infractions for the following addresses for properties located in the City of Ottawa, ON:

760 River Road  
782 River Road  
788 River Road  
789 River Road  
792 River Road  
793 River Road  
807 River Road  
879 River Road  
4650 Spratt Road  
4720 Spratt Road

Thank you,

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

**patersongroup**  
**solution oriented engineering**

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 228  
Fax: (613) 226-6344  
Email: [agraham@patersongroup.ca](mailto:agraham@patersongroup.ca)

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**Office Use Only**

Application Number: _____	Ward Number: _____	Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____	Fee Received: \$	<input type="text"/>



# Historic Land Use Inventory

## Application Form

### Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

### Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

**Background Information**

**\*Site Address or Location:**

*\* Mandatory Field*

### Applicant/Agent Information:

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

### Registered Property Owner Information:

☐ Same as above

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

### Site Details

Legal Description  
and PIN:

What is the land  
currently used for?

Lot frontage:

m

Lot depth:

m

Lot area:

m<sup>2</sup>

**OR**

Lot area: (irregular lot)

m<sup>2</sup>

Does the site have Full Municipal Services:

☐ Yes

☐ No

### Required Fees

Please don't hesitate to visit [the Historic Land Use Inventory website](#) more information. Fees must be paid in full at the time of application submission.

Planning Fee

### Submittal Requirements

The following are required to be submitted with this application:

- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.
- 2. Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning, Infrastructure and Economic Development Department. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.
- 3.** A site plan or key plan of the property, its location and particular features.
- 4.** Any significant dates or time frames that you would like researched.

## **Disclaimer**

### **For use with HLUI Database**

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

The City, in providing information from the HLUI, to \_\_\_\_\_ ("the Requester") does so only under the following conditions and understanding:

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

Signed: \_\_\_\_\_

Dated (dd/mm/yyyy): \_\_\_\_\_

Per: \_\_\_\_\_  
(Please print name)

Title: \_\_\_\_\_

Company: \_\_\_\_\_

## Certificate of Analysis

### Paterson Group Consulting Engineers

154 Colonnade Road South  
Nepean, ON K2E 7J5  
Attn: Mark D'Arcy

Client PO: 22051  
Project: PE4201  
Custody: 33455

Report Date: 18-Jan-2018  
Order Date: 15-Jan-2018

**Order #: 1803087**

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
1803087-01	BH1-AU1
1803087-02	BH6-AU6

Approved By:



Mark Foto, M.Sc.  
Lab Supervisor

Certificate of Analysis

Client: Paterson Group Consulting Engineers

Client PO: 22051

Report Date: 18-Jan-2018

Order Date: 15-Jan-2018

Project Description: PE4201

## Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
REG 153: Metals by ICP/OES, soil	based on MOE E3470, ICP-OES	18-Jan-18	18-Jan-18
Solids, %	Gravimetric, calculation	17-Jan-18	17-Jan-18



Certificate of Analysis

Client: Paterson Group Consulting Engineers

Client PO: 22051

Report Date: 18-Jan-2018

Order Date: 15-Jan-2018

Project Description: PE4201

Client ID:	BH1-AU1	BH6-AU6	-	-
Sample Date:	11-Jan-18	11-Jan-18	-	-
Sample ID:	1803087-01	1803087-02	-	-
MDL/Units	Soil	Soil	-	-

**Physical Characteristics**

% Solids	0.1 % by Wt.	76.9	75.1	-	-
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**Metals**

Antimony	1.0 ug/g dry	<1.0	<1.0	-	-
Arsenic	1.0 ug/g dry	4.5	<1.0	-	-
Barium	1.0 ug/g dry	49.4	67.6	-	-
Beryllium	1.0 ug/g dry	<1.0	<1.0	-	-
Boron	1.0 ug/g dry	3.8	3.8	-	-
Cadmium	0.5 ug/g dry	<0.5	<0.5	-	-
Chromium	1.0 ug/g dry	11.9	22.2	-	-
Cobalt	1.0 ug/g dry	3.6	5.1	-	-
Copper	1.0 ug/g dry	7.3	9.6	-	-
Lead	1.0 ug/g dry	17.9	11.6	-	-
Molybdenum	1.0 ug/g dry	<1.0	<1.0	-	-
Nickel	1.0 ug/g dry	6.6	11.8	-	-
Selenium	1.0 ug/g dry	<1.0	<1.0	-	-
Silver	0.5 ug/g dry	<0.5	<0.5	-	-
Thallium	1.0 ug/g dry	<1.0	<1.0	-	-
Uranium	1.0 ug/g dry	<1.0	<1.0	-	-
Vanadium	1.0 ug/g dry	18.0	27.1	-	-
Zinc	1.0 ug/g dry	53.7	40.4	-	-

Certificate of Analysis

Report Date: 18-Jan-2018

Client: Paterson Group Consulting Engineers

Order Date: 15-Jan-2018

Client PO: 22051

Project Description: PE4201

### Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
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#### Metals

Antimony	ND	1.0	ug/g						
Arsenic	ND	1.0	ug/g						
Barium	ND	1.0	ug/g						
Beryllium	ND	1.0	ug/g						
Boron	ND	1.0	ug/g						
Cadmium	ND	0.5	ug/g						
Chromium	ND	1.0	ug/g						
Cobalt	ND	1.0	ug/g						
Copper	ND	1.0	ug/g						
Lead	ND	1.0	ug/g						
Molybdenum	ND	1.0	ug/g						
Nickel	ND	1.0	ug/g						
Selenium	ND	1.0	ug/g						
Silver	ND	0.5	ug/g						
Thallium	ND	1.0	ug/g						
Uranium	ND	1.0	ug/g						
Vanadium	ND	1.0	ug/g						
Zinc	ND	1.0	ug/g						

Certificate of Analysis

Client: Paterson Group Consulting Engineers

Client PO: 22051

Report Date: 18-Jan-2018

Order Date: 15-Jan-2018

Project Description: PE4201

### Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<b>Metals</b>									
Antimony	ND	1.0	ug/g dry	ND				30	
Arsenic	ND	1.0	ug/g dry	ND				30	
Barium	62.2	1.0	ug/g dry	ND			0.0	30	
Beryllium	ND	1.0	ug/g dry	ND			0.0	30	
Boron	19.6	1.0	ug/g dry	ND			0.0	30	
Cadmium	ND	0.5	ug/g dry	ND			0.0	30	
Chromium	21.8	1.0	ug/g dry	ND			0.0	30	
Cobalt	8.70	1.0	ug/g dry	ND			0.0	30	
Copper	17.0	1.0	ug/g dry	ND			0.0	30	
Lead	9.22	1.0	ug/g dry	ND			0.0	30	
Molybdenum	3.69	1.0	ug/g dry	ND			0.0	30	
Nickel	25.5	1.0	ug/g dry	ND			0.0	30	
Selenium	ND	1.0	ug/g dry	ND			0.0	30	
Silver	ND	0.5	ug/g dry	ND			0.0	30	
Thallium	ND	1.0	ug/g dry	ND				30	
Uranium	ND	1.0	ug/g dry	ND				30	
Vanadium	30.2	1.0	ug/g dry	ND			0.0	30	
Zinc	38.6	1.0	ug/g dry	ND			0.0	30	
<b>Physical Characteristics</b>									
% Solids	96.1	0.1	% by Wt.	95.9			0.3	25	

Certificate of Analysis

Client: Paterson Group Consulting Engineers

Client PO: 22051

Report Date: 18-Jan-2018

Order Date: 15-Jan-2018

Project Description: PE4201

### Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<b>Metals</b>									
Antimony	260		ug/L	ND	104	70-130			
Arsenic	344		ug/L	ND	138	70-130			
Barium	1500		ug/L	ND	598	70-130			
Beryllium	248		ug/L	ND	99.4	70-130			
Boron	659		ug/L	ND	264	70-130			
Cadmium	236		ug/L	ND	94.5	70-130			
Chromium	661		ug/L	ND	264	70-130			
Cobalt	389		ug/L	ND	156	70-130			
Copper	595		ug/L	ND	238	70-130			
Lead	408		ug/L	ND	163	70-130			
Molybdenum	280		ug/L	ND	112	70-130			
Nickel	714		ug/L	ND	285	70-130			
Selenium	206		ug/L	ND	82.2	70-130			
Silver	222		ug/L	ND	89.0	70-130			
Thallium	213		ug/L	ND	85.0	70-130			
Uranium	350		ug/L	ND	140	70-130			
Vanadium	872		ug/L	ND	349	70-130			
Zinc	981		ug/L	ND	392	70-130			QM-07

Certificate of Analysis

Client: Paterson Group Consulting Engineers

Client PO: 22051

Report Date: 18-Jan-2018

Order Date: 15-Jan-2018

Project Description: PE4201

**Qualifier Notes:**

***QC Qualifiers :***

QM-07 : The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

**Sample Data Revisions**

None

**Work Order Revisions / Comments:**

None

**Other Report Notes:**

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

Soil results are reported on a dry weight basis when the units are denoted with 'dry'.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

Chain of Custody (Blank) - Rev 0.4 Feb 2016



# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Environmental Assessor

## EDUCATION

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

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

## EXPERIENCE

*2014 to Present*

**Paterson Group Inc.**  
Consulting Engineers  
Environmental Assessor

*2013 to 2014*

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

## PROJECTS

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

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Associate and Supervisor of the Environmental Division  
Senior Environmental/Geotechnical Engineer

## EDUCATION

Queen's University, B.A.Sc.Eng, 1991  
Geotechnical / Geological Engineering

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

Associate and Senior Environmental/Geotechnical Engineer  
Environmental and Geotechnical Division  
Supervisor of the Environmental Division

## SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Richmond Road Reconstruction - Ottawa  
Billings Hurdman Interconnect - Ottawa  
Bank Street Reconstruction - Ottawa  
Environmental Review – Various Laboratories across Canada - CFIA  
Dwyer Hill Training Centre – Ottawa  
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa  
Remediation Program - Block D Lands – Kingston  
Investigation of former landfill sites – City of Ottawa  
Record of Site Condition for Railway Lands – North Bay  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
Montreal Road Reconstruction - Ottawa  
Appleford Street Residential Development - Ottawa  
Remediation Program - Ottawa Train Yards  
Remediation Program - Bayshore and Heron Gate  
Gladstone Avenue Reconstruction – Ottawa  
Somerset Avenue West Reconstruction - Ottawa