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Phase I-Environmental Site Assessment

1950 Scott Street, 312 and 314 Clifton Road
Ottawa, Ontario

Prepared For
EBC Inc.

April 5, 2018
Report: PE4239-1

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EXECUTIVE SUMMARY

Assessment

A Phase I-Environmental Site Assessment (ESA) was carried out for the properties addressed as 1950 Scott Street, 312 and 314 Clifton Road, in the City of Ottawa, Ontario. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

Based on the available historical information sources, the Phase I Property was first developed for residential purposes as early as 1928. An office building, associated with the Independent Coal and Lumber Company located further north of Scott Street, was constructed on the northern portion of the Phase I Property (1950 Scott Street) as early as 1953. The southern portion of the Phase I Property was developed with an additional residential dwelling in the 1960's.

The adjacent properties to the west and southwest were originally vacant, followed by use for commercial purposes. The property to the east, across Clifton Road, has been occupied by a transformer sub-station since as early as 1957. As noted above, the land further to the north, across Scott Street, was used for industrial purposes (including a Canadian Pacific Rail line), while properties to the south have historically been used for residential purposes.

Paterson is in the process of filing a record of site condition (RSC) in the MOECC's Environmental Site Registry for the residential redevelopment of the adjacent property to the west, and was previously responsible for the filing of an RSC for the residential property to the southwest. Based on information in our files, these properties are not considered to represent areas of potential environmental concern on the Phase I Property.

Based on recent groundwater levels obtained from monitoring wells installed on the Phase I Property for geotechnical purposes, the groundwater flow beneath the site is considered to be in a northwesterly direction. While the Hydro transformer sub-station is considered to be a PCA, it is not considered to represent an APEC on the Phase I Property based on the nature of its operation and the separation distance of approximately 30m across Clifton Road in combination with its cross-gradient orientation with respect to the subject land.

Historical PCAs further west and north of the Phase I Property are not considered to result in APECs on the subject land based on their separation distances and/or orientations with respect to the Phase I Property.

Following the historical review, a site visit was conducted. Based on the findings of the site visit, no on-site PCAs were identified. At the time of the site visit, the current use of the adjacent and neighbouring properties within the Phase I ESA Study Area were observed from publicly accessible areas. No off-site PCAs with the potential to impact the Phase I Property were identified at the time of the site visit.

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is not required for the Phase I Property.**

Recommendations

Based on the ages of the subject structures (1920's through 1960's) potentially asbestos containing materials (ACMs) observed at the time of the site visit include, vinyl floor tiles, hard plaster, decorative and stipple plasters, acoustic ceiling tiles, drywall joint compound and exterior parging. Based on dates of construction, lead-based paints (LBPs) may be present within the structures on older or original painted surfaces beneath newer paints. All building materials and painted surfaces were observed to be in good condition at the time of the site visit and the potential for ACMs and LBPs is not considered to represent an immediate concern.

It is our understanding that the subject structures will be demolished in conjunction with future redevelopment. Prior to any demolition activities, a designated substance survey (DSS) must be conducted for the existing structures, in accordance with Ontario Regulation 490/09 under the Occupational Health and Safety Act.

It is recommended that the monitoring wells installed for geotechnical purposes be decommissioned in accordance with Ontario Regulation 903, if they are not going to be used in the future. It is anticipated that wells will be decommissioned at the time of future redevelopment.

1.0 INTRODUCTION

At the request of EBC Inc. (EBC), Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of the properties located at 1950 Scott Street, 312 and 314 Clifton 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 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. Nicolas Rancourt of EBC. Mr. Rancourt can be contacted by telephone at 514-844-0660.

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 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:	1950 Scott Street, 312 and 314 Clifton Road, Ottawa, Ontario.
Legal Description:	Lots 24 and 25 and Part of Lots 45, 46, 47 and 49, Registered Plan 369, City of Ottawa
Property Identification Numbers:	04021-0239, 04021-0050 and 04021-0049
Location:	The subject site is located at the southwest corner of the intersection of Scott Street and Clifton Road, in the City of Ottawa. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 23' 12" N, 75° 37' 24" W
Site Description:	
Configuration:	Rectangular (approximate)
Site Area:	0.23 ha (approximate)
Zoning:	R5B [1195] H(8) – Residential Fifth Density Zone (1950 Scott Street); and R3R – Residential Third Density Zone (312 and 314 Clifton Road)
Current Use:	The property at 1950 Scott Street is currently occupied by the International Buddhist Progress Society of Ottawa and used as a temple, while the properties at 312 and 314 Clifton Road are occupied by single-family residential dwellings with private garages.
Services:	The Phase I Property 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

The chain of title indicates the entire parcel of land comprising the Phase I Property was owned by private individuals until sold into the three existing lots in 1920. The Clifton Road addresses have always been owned by private individuals indicating residential land use, while the parcel of land addressed 1950 Scott Street was owned by private landowners and/or the Township of Nepean, until purchased by the Independent Coal and Lumber Company in 1948. The property has since been owned by commercial business organizations.

The earliest aerial photograph from 1928 shows the Phase I Property was occupied by the residential dwelling addressed 312 Clifton Road. The existing structures at 1950 Scott Street (office building) and 312 Clifton Road (residential dwelling) are noted on a 1957 Fire Insurance Plan (FIP). The office building at 1950 Scott Street is first visible on the Phase I Property in a 1958 aerial photo. The parcel of land addressed 314 Clifton Road was undeveloped according to the 1957 FIP and the existing dwelling was first observed in a 1965 aerial photograph. The Phase I Property is considered to have been first developed in the 1920's for residential purposes, followed by commercial development circa 1957.

Fire Insurance Plans

Fire insurance plans (FIPs) for the subject site and surrounding lands from 1956 and 1957 cover the majority of the Phase I Study Area. According to the FIPs, the Phase I Property was occupied by an office building at 1950 Scott Street with a residential dwelling and private garage at 312 Clifton Road. The adjacent property to the west was vacant followed by McRae Avenue and several autobody shops and suspected automotive service garages. The properties to the east were occupied by Clifton Road, followed by a transformer sub-station. The adjacent properties to the south were occupied by single-family residential dwellings. To the north, across Scott Street and the Canadian Pacific Railway, now the location of the Transitway, was the Westboro Branch of Independent Coal and Lumber Company.

The review of the FIPs did not identify any on-site potentially contaminating activities (PCAs).

Neighbouring land use in the Phase I Study Area consisted of a combination of residential, commercial and industrial properties. Various off-site PCAs identified during the review of FIPs include: a transformer sub-station, rail lines, coal storage locations, contractor yards, as well as autobody and automotive repair garages.

The locations of all of the PCAs identified in the Phase I-ESA area are depicted on Drawing PE4239-2 - Surrounding Land Use Plan.

City of Ottawa Street Directories

City directories were reviewed in approximately 10 year intervals from 1910 to 2010. The parcel addressed 1950 Scott Street was first listed as Independent Coal and Lumber, from 1953 through 1970. Based on the FIP review, the property was used as office space only; the associated coal and lumber yard was situated further to the north, across Scott Street. This address was also listed as Mahoney & Rich Limited service station in 1960 and Hodgins Brothers Limited heating equipment in 1965. It should be noted that based on the Chain of Title, the Independent Coal and Lumber Company changed their name to Mahoney Holdings between 1948 and 1970. Based on the 1957 FIP and aerial photograph review, 1950 Scott Street is considered to have been occupied only by office space. There is no evidence of a retail fuel outlet at this location. The offices of Triole Investments Ltd. real estate and Univex Canada Ltd. electrical contractors occupied the building in 1975. The current occupant, the International Bhuddist Progress Society, has been listed at 1950 Scott Street since 2002.

The property at 312 Clifton Road was listed as a private residence as early as 1935. The property at 314 Clifton Road was first listed in the 1960's as a private residence.

Neighbouring properties in the Phase I Study Area were listed primarily as residential dwellings, with some land uses of a commercial or industrial nature. Potentially contaminating activities identified from a review of the City Directories are listed below in Table 1.

Table 1: Potentially Contaminating Activities
City Directories Review Summary

Listing	Address	Years Listed	Potentially Contaminating Activity	Represents an Area of Potential Environmental Concern
Gervais Motors	1960 Scott Street	1989	Possible Automotive Service Garage	No
Carson's Body Shop Gas Bar/J's Gas Bar	1976 Scott Street	1972-1992	Retail fuel outlet	No
Westboro Motors	1976 Scott Street	2010	Automotive Service Garage	No
Independent Coal and Lumber Co.	317 Clifton Road (know 1950 Scott Street)	1961, 1970	Office Building	No
Independent Coal and Lumber Co.	25 Clifton Road	1941, 1951, 1961	Bulk Coal Storage Facility	No
Carson's Auto Body Shop	320 McRae Avenue	1959-2010	Automotive Service Garage	No
AutoRebex	320 McRae Avenue	1999-2010	Automotive Service Garage	No
Canadian Bank Note Company	145 Richmond Road	1990, 2000	Industrial Printing	No
Canadian General Electric Co.	175 Richmond Road	1955, 1961	Electronics Manufacturer	No
Guillevin International Pro Restaurant Equipment	175 Richmond Road	1980, 1990, 2000	Restaurant Equipment Manufacturers	No
Fuller Construction	199 Richmond Road	1951, 1961, 1970	Contractors Yard	No
Westboro Auto Imports	199 Richmond Road	1989	Automotive Service Garage	No
Sheera Car Care	201 Richmond Road	2000	Automotive Service Garage	No
Otto's Service Centre	225-245 Richmond Road	1961, 1970, 1980, 1989, 2000, 2010	Car Sales Lot and Automotive Service Garage	No
Ken Workman's Shell Service Station	225 Richmond Road	1951, 1961, 1970	Retail Fuel Outlet	No
Les Auto Body Repairs	314 Athlone Avenue	1961, 1970, 1980, 1989, 2000	Commercial Autobody Shop	No
Brebner Manufacturing and Repairs	360 Kirkwood Avenue	2000	Manufacturer Facility	No
Gifford Auto	359 McRae Avenue	1997, 2000	Automotive Service Garage	No
Frappier's Garage	345 Tweedsmuir	1959	Automotive Service Garage	No

The past use of the adjacent property to the west by Gervais Motors Ltd. is not considered to represent an environmental concern to the subject property, based on its down- or cross-gradient orientation with respect to the subject land, as well as information contained in our files.

The remaining off-site PCAs noted above are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property based on their separation distances and/or orientations with respect to the subject land. The locations of the aforementioned PCAs, are depicted on Drawing PE4239-2 - Surrounding Land Use Plan.

Chain of Title

The entire Phase I Property was owed by various private landowners between 1873 and 1920. The lot addressed 1950 Scott Street was owned by the Independent Coal and Lumber Company from 1948 through 1970, followed by Triole Investments Limited through 1977 and subsequently, the Regional Municipality of Ottawa Carleton through 1999. The property was purchased by the International Buddhist Progress Society, the current property owner, in 1999.

The lots addressed 312 and 314 Clifton Road have always been owned by private landowners and more specifically the Watson family, from 1941 through 2009, when 312 Clifton Road was sold to Mr. Michael O'Neill, the current property owner. The property 314 Clifton Road is currently owned by Mr. David Watson.

No potentially contaminating activities were identified on the Phase I Property, during the review of the chain of title.

Plan of Survey

A Surveyor's Real Property Report prepared by Stantec Geomatics Ltd. and dated March 29, 2018, was reviewed as part of this assessment. The survey plan shows the Phase I Property in its current configuration.

Previous Engineering Reports

Paterson has completed subsurface investigations for the following properties in the immediate vicinity of the Phase I Property: 1960 Scott Street, 319 McRae Avenue and 320 McRae Avenue. Based on the findings of the investigations at 1960 Scott Street and 319 McRae, immediately west and southwest of the Phase I Property, no environmental concerns were identified with regards to the soil located immediately adjacent to the west of the subject land. It should also be noted that the groundwater beneath these properties was determined to be in compliance with the MOECC Table 7 standards for a residential land use in shallow soil conditions.

Geotechnical Investigation

A Geotechnical Investigation was conducted for the Phase I Property in March of 2018. The investigation consisted of the placement of three (3) boreholes; two (2) boreholes at 1950 Scott Street and one (1) borehole at 312 Clifton Road. Overburden materials consist of a pavement structure (asphaltic concrete over crushed stone with silty sand) followed by a glacial till material consisting of brown silty sand with gravel. Bedrock was encountered at depths ranging from approximately 1.6 to 2.1m below grade. Bedrock was cored at each location to depths of 9.9 or 10.2m below grade.

Monitoring wells were installed at each borehole location to access the groundwater table. Stabilized water levels were measured at depths of ranging from approximately 5.9 to 7.8m below ground surface, indicating groundwater flow in a northwesterly direction. Based on other investigations conducted by Paterson Group in the immediate vicinity of the Phase I Property, the groundwater flow in the general vicinity of the Phase I Property is considered to be towards the north. It is anticipated that the groundwater flow beneath the site may be slightly influenced by the recent construction of the multi-storey residential building with two levels of underground parking on the adjacent property to the southwest.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on March 5, 2018. The subject site was not listed in the NPRI database. One (1) site with NPRI records was identified within the Phase I study area. This site is the Canadian Bank Note Company building located at 145 Richmond Road, approximately 150 m southeast of the Phase I Property.

The Canadian Bank Note Company includes a certificate air contaminant release form that indicates 10.891 tonnes of volatile organic compounds were released as emissions in 2010. Reports of this type appear available for this property for 2003 to 2010, however, no other details or figures were available. Based on its separation distance from the Phase I Property, this facility is not considered to represent an APEC on the subject land.

PCB Inventory

A search of the national PCB waste storage sites was conducted. No PCB waste storage sites were identified within the Phase I Study Area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

Requests were submitted to the MOECC Freedom of Information office, at the time of the original Phase I site visit, 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 sites comprising the Phase I Property. Based on the MOECC responses dated March 22, 2018, no records were located responsive to the requests. Copies of the MOECC responses are provided in Appendix 2.

MOECC Coal Gasification Plant Inventory

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

MOECC Incident Reports

Requests were 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 MOE for the sites comprising the Phase I Property, or adjacent properties. Based on the MOECC responses dated March 22, 2018, no records were located responsive to the requests. Copies of the MOECC responses are provided in Appendix 2.

MOECC Waste Management Records

Requests were submitted to the MOECC Freedom of Information office for information with respect to waste management records. Based on the MOECC responses dated March 22, 2018, no records were located responsive to the requests. Copies of the MOECC responses are provided in Appendix 2.

MOECC Submissions

Requests were 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. Based on the MOECC responses dated March 22, 2018, no records were located responsive to the requests. Copies of the MOECC responses are provided in Appendix 2.

MOECC Brownfields Environmental Site Registry

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

Three (3) RSCs were identified for the following properties within the Phase I study area: 309 Athlone Avenue, 1900 Scott Street and 319 McRae Avenue. Based on the separation distances of the properties at 309 Athlone Avenue and 1900 Scott Street with respect to the Phase I Property, in combination with the information in the ESR, these properties are not considered to represent an APEC on the subject land.

The RSC for 319 McRae Avenue, situated immediately southwest of the subject property, was filed by Paterson in December of 2014. As discussed previously, groundwater beneath this property was determined to be clean at the time of the Phase II ESA. No indications of contamination were noted along the southern portion of the subject property at the time of the remediation.

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. The MOECC document did not identify any landfill sites in the Phase I Study Area.

Areas of Natural Heritage and Significance Interest

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 March 5, 2018. The search did not identify any provincially significant life sciences or earth sciences areas of natural heritage and scientific interest within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on March 19, 2018, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. According to the TSSA response dated April 4, 2018, no records were identified. 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. One landfill site was identified within the Phase I Study Area. The review of the report indicates that the landfill was located on McRae Avenue, between Scott Street and Richmond Road, served the City of Ottawa and was active prior to the 1940s. The report indicates that the waste is domestic, of unknown thickness and the footprint has not been identified.

Based on clean groundwater results beneath the adjacent properties to the west and southwest, in combination with observations made during a test pit program completed on the adjacent property to the west, along the common property line, the reported former landfill is not considered to represent an APEC on the Phase I Property.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property. Based on the response letter from the City of Ottawa, dated March 22, 2018 there is one activity associated with the Phase I Property and five (5) activities associated neighbouring properties within the Phase I Study Area. The activities are identified in Table 2 and are further discussed below.

Table 2: Potentially Contaminating Activities HLUI Database

Activity Number	Address	Years Listed	Potentially Contaminating Activity	Represents an Area of Potential Environmental Concern?
6939	Phase I Property	1940-1970	Independent Coal and Lumber Company (1961) Limited, Petroleum Products wholesale **Note that the Phase I Property was used only as offices associated with the aforementioned company.**	No
5739	1960 Scott Street	1994	Other motor vehicle services (Generator # ON1041400)	No
7597	1960 Scott Street	2001	Photographic Equipment and Musical Instruments and Supplies, Wholesale	No
13661	319 McRae Avenue	1922, 1948-1956	Thomas G. Fuller Limited, Lumber and Building Materials, Wholesale	No
10616	307 Clifton Road	1948-1957	Ottawa Hydro Transformer Substation	No
150026	1946 Scott Street	1960	Racey MacCallum and Associates Ltd. (testing laboratory, consulting engineers)	No

As discussed previously, Activity 6939 was identified on the FIP as an office only, while the Independent Coal and Lumber Company was situated further north of the Phase I Property, across Scott Street. This activity is therefore not considered to represent a PCA or an APEC on the Phase I Property.

Situated adjacent to the west of the subject land, Activity 7597 is not considered to be a PCA based on the nature of the activity and therefore not considered to represent an APEC on the Phase I Property. Activity 5739 is not considered to represent an APEC on the Phase I Property based on its down- or cross-gradient orientation with respect to the subject land, in combination with information in our files that indicates clean groundwater beneath 1960 Scott Street.

The property at 319 McRae Avenue (Activity 13661) was recently developed with a multi-level residential structure subsequent to a remediation program and filing of an RSC with the MOECC. Groundwater impacts were not identified on the property and this activity is therefore not considered to be a PCA and does not represent an APEC on the Phase I Property.

The transformer substation on Clifton Road (Activity 10616) is a PCA, however it is not considered to represent an APEC on the Phase I Property based the nature of its operation in combination with the separation distance of approximately 25 to 30m and its orientation cross-gradient with respect to the subject land.

Activity 150026 is not considered to be a PCA based on the nature of the activity.

The City response also indicated that the Phase I Property is within the footprint of the former landfill UR-19 – on McRae Avenue. As discussed above, based on the subsurface information obtained from the western portion of 1960 Scott Street and the findings of the current Geotechnical Investigation on the Phase I Property, the former landfill is not considered to represent an APEC on the Phase I Property.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate 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:

1928 The Phase I Property appears to be occupied with the existing dwelling addressed 312 Clifton Road. The remainder of the subject land is undeveloped and partially treed. The adjacent property to the west appears vacant, with a small path crossing the property and suspected fill piles near the current location of McRae Avenue. Scott Street appears to be a path along the south side of the rail line, at the current location of the Transitway, with apparent industrial operations further to the north. Clifton Road is present to the east followed by vacant, undeveloped land. The adjacent property to the south also consists of vacant, undeveloped land.

1953 The Phase I Property has been developed with the existing commercial structure at 1950 Scott Street, while the remainder of the subject land appears to remain unchanged. Scott Street appears in its current configuration. Larger industrial structures remain present to the north of the Phase I Property, across the rail line. Residential development has occurred east and south of the subject land along both sides of Clifton Road.

1958 The Phase I Property appears to remain unchanged from the previous photograph. Commercial or industrial activity appears to be present on the property further southwest and northwest of the subject land. Otherwise, the surrounding land use is generally unchanged.

1976 The existing dwelling at 314 Clifton Road is now present on the southern portion of the Phase I Property. No other changes appear to have been made to the subject land. The present day transformer sub-station east of the Phase I Property can be seen. The rail line which was at the location of the present-day Transitway has been removed. To the north of Scott Street, the large industrial complex is no longer present. Further to the northwest, across Scott Street, large additions have been made to an office complex.

1984 The Phase I Property remains unchanged from the previous photograph. The adjacent property to the west now has what appears to be shipping containers on it. No other significant changes appear to have been made to the neighbouring properties.

1989 No significant changes appear to have been made to the Phase I Property. The adjacent property to the west appears to now be occupied with smaller containers over the eastern portion of the land, with what appears to be a small commercial building on the southeastern portion of the land. There appears to have been additional residential development east of the site, along Clifton Road, south of the transformer sub-station. No other significant changes appear to have occurred on the adjacent and neighbouring properties.

1993 The Phase I Property remains unchanged from the previous photograph. The adjacent property to the west has been redeveloped with a new commercial building. Otherwise, no significant changes appear to have been made to the neighbouring properties.

2002 (City of Ottawa website) No significant changes appear to have been made to the Phase I Property or adjacent and neighbouring properties.

2008 (City of Ottawa website) The Phase I Property remains unchanged from the previous photograph. Residential development has occurred further east of the subject land. Otherwise, no significant changes have been made to the adjacent and neighbouring properties.

2014 (City of Ottawa website) The Phase I Property, adjacent and neighbouring properties appear to remain unchanged from the previous photograph.

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 generally slopes down towards the Ottawa River to the north. The topographic map depicts the Hydro corridor on the east side of McRae Avenue and a substation on the north side of Scott Street. Based on the topographic maps, the closest body of water to the subject site is the Ottawa River, the closest point of which is located approximately 880m northwest of the Phase I Property. 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". Mapping shows the subject site as situated in an area of limestone and till plains.

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, the bedrock in the area of the subject site consists of interbedded limestone and dolostone of the Gull River Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 2 to 5 m. The findings of the Geotechnical Investigation, confirm the reported subsurface conditions.

Water Well Records

The online interactive well record mapping system was accessed on March 5, 2018. A total of 16 well records were identified within the Phase I Study Area. With the exception of two (2) domestic wells installed in 1948 and 1951, all of the wells in the area of the Phase I Property were utilized as test holes or groundwater monitoring wells.

Three monitoring wells were installed on the Phase I Property during a recent Geotechnical Investigation conducted by Paterson Group. The monitoring wells were installed within the limestone bedrock at depths of approximately 9.9 and 10.2m below ground surface.

Monitoring well records were identified for the properties addressed 1960 Scott Street, 309 Athlone Avenue, 145 Richmond Road, 160 Lanark Avenue (Mahoney Park) and further to the east along Scott Street. As previously discussed, the groundwater beneath 1960 Scott Street is clean based on information in our files. The remaining monitoring wells are not considered to represent a concern to the Phase I Property based on their separations distances of over 100m from the subject land.

Water Bodies and Areas of Natural Significance

No water bodies or Areas of Natural Significance are present on the Phase I Property. The closest water body is the Ottawa River, located approximately 880m northwest of the subject site. No areas of natural significance are known to exist within the Phase I Study Area.

5.0 INTERVIEWS

Mr. Michael O'Neill, the current owner of 312 Clifton Road, was interviewed at the time of the site visit. Mr. O'Neill indicated 314 Clifton Road was originally part of the 312 Clifton Road property. The family of Mr. David Watson, the current owner of 314 Clifton Road, originally owned both parcels of land. According to Mr. O'Neill, 314 Clifton Road was built in the late 1960's or early 1970's and has always been heated with electricity. Large-scale interior renovations were reported to have been completed on the second storey of 314 Clifton Road within the past 10 years.

Mr. O'Neill indicated the property at 312 Clifton Road has been heated with natural gas during his ownership, while the dwelling was likely originally heated with coal fired equipment. He indicated that to his knowledge, no major interior renovations have been completed. Mr. O'Neill also reported that the insulation in the attic is fibreglass. Mr. O'Neill is unaware of any potential environmental concerns with regards to the subject dwellings and the adjacent and neighbouring properties.

A member of the International Bhuddist Progressive Society of Ottawa was also interviewed at the time of the site visit. She indicated that she had been at the 1950 Scott Street location for the past 10 years and that during this time, there have been no significant changes made to the property. She was unfamiliar with the history of the site, however she was unaware of any potential environmental concerns with regards to the current use of the site and neighbouring properties.

A Hydro Ottawa representative was contacted on March 9, 2018, regarding the transformer sub-station at 305 Clifton Road, east of the Phase I Property. The representative was unaware of any spills or leaks from the on-site transformers.

The information obtained in these interviews is consistent with site information obtained from other sources and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on March 1, 2018, between 7:00 and 9:00 AM. Weather conditions were sunny, with a temperature of approximately -1° C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I-ESA study area were also assessed at the time of the site visit, from publicly accessible areas.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The parcel of the Phase I Property addressed 1950 Scott Street, is occupied by the International Buddhist Progress Society of Ottawa, which is operated as a temple. The building structure has one storey with a basement level and is constructed with a poured concrete foundation and concrete walls. The exterior is finished with parging and a flat, tar and gravel style. The building, constructed as early as 1953, is currently heated with electricity.

A residential dwelling, private garage and two (2) storage sheds occupy the property addressed 312 Clifton Road. The dwelling is constructed with a stone and mortar foundation and is finished on the exterior with brick and a peaked roof covered with asphaltic shingles. The dwelling is currently heated with natural gas-fired equipment. The private garage is a wood frame structure with a poured slab-on-grade foundation, finished on the exterior with vinyl siding and parging with a peaked roof covered with asphaltic shingles. The storage sheds are temporary metal frame structures. The dwelling and private garage are considered to have been constructed as early as 1928.

A residential dwelling and private garage occupies 314 Clifton Road. The dwelling is constructed with a poured concrete foundation and is finished on the exterior with brick and a peaked roof covered with asphaltic shingles. The building is currently heated with electricity. The private garage is a wood frame structure with a poured slab-on-grade foundation and finished on the exterior with vinyl siding and a peaked roof covered with asphaltic shingles. Both structures are considered to have been constructed in the 1960's.

Underground Utilities

Underground service locates were completed as part of a Geotechnial Investigation carried out at the Phase I Property. On-site buried services consist of municipal water and sanitary sewers and natural gas, which enter the Phase I Property from Scott Street or Clifton Road.

A buried electrical service runs between the dwelling at 312 Clifton Road and the private garage. Approximate locations of known services are shown on Drawing PE4239-1 – Site Plan.

Site Features

The ground surface on the residential properties largely consists of grass and trees, with asphaltic concrete laneways and parking areas. The ground surface at 1950 Scott Street mainly consists of asphaltic concrete parking areas, with a small landscaped area north of the building. Site topography is generally flat, sloping slightly downwards to the north and east. Site drainage consists primarily of sheet flow to catch basins along Scott Street and Clifton Road, with some infiltration occurring in areas of permeable ground surface, such as the landscaped areas.

What appeared to be a former coal chute, was observed on the west exterior wall of 1950 Scott Street, near the chimney. The presence of the coal chute and chimney suggest the building was originally heated with coal fired equipment. No exterior aboveground storage tanks (ASTs) or evidence of exterior underground storage tanks (USTs) were observed at the time of the site visit. No spills, staining, stressed vegetation, or visual or olfactory evidence of contamination was noted on the exterior of the subject site during the Phase I site visit.

With the exception of buried services discussed above, no other underground structures, drains, pits, or sumps were observed on the exterior of the Phase I Property during the site visit. No monitoring wells, potable wells or private sewage systems were observed onsite, nor are any expected to be present, as the site is located in a municipally-serviced area.

Waste generated on site consists of domestic waste and recycling generated from each of the subject buildings. Waste and recycling is collected at the curbside and is collected by the municipality on a weekly basis.

No evidence of recent excavation was observed on the exterior of the subject property. No evidence of current or former railway or spur lines on the subject land were observed at the time of the site visit. There were no unidentified substances observed on the exterior of the Phase I Property.

The above-noted site features are shown on Drawing PE4239-1 - Site Plan.

Interior Assessment

A general description of the interior of each property is provided below:

1950 Scott Street

- ❒ Floor materials consist of vinyl tile, hardwood and poured concrete.
- ❒ Wall materials consist of ceramic tile, gypsum board, wood panelling and concrete block.
- ❒ Ceiling materials consist of acoustic ceiling tiles and gypsum board.

- ❒ Lighting throughout the building is provided by incandescent and fluorescent fixtures.

The building is heated with electric space heaters; electric hot water tanks heat the domestic water.

Based on the date of construction (as early as 1953), potentially asbestos-containing materials (ACMs) observed at the time of the site visit include vinyl floor tiles, acoustic ceiling tiles, drywall joint compound and parging (interior and exterior). Lead-based paints may also be present on older or original painted surfaces beneath newer lead-free paints. Building materials and painted surfaces were observed to be in good condition at the time of the site visit.

Several floor drains were observed throughout the basement level, within the kitchen and washroom areas. The drains appeared to be dry. No other drains, or sumps were observed.

Chemical storage was limited to small quantities of commercially-available cleaning products and paint. All chemicals were properly stored in their original containers, with no evidence of spills or staining observed at the time of the site visit. No concerns associated with chemical storage were identified at the subject site.

No ASTs or evidence of USTs, spills, or staining were observed on the interior of the building.

312 Clifton Road

- ❒ Floor materials consist of vinyl tile, hardwood, carpet, ceramic tile and poured concrete.
- ❒ Wall materials consist of lath and plater, gypsum board, parging, and poured concrete.
- ❒ Ceiling materials consist of lath and plaster and gypsum board, several of which are finished with stipple or decorative plaster, acoustic ceiling tile, particle board and concrete.
- ❒ Lighting throughout the building is provided by incandescent and fluorescent fixtures.

The interior of the private garage is not finished.

Based on the date of construction of the dwelling (as early as 1928), potentially asbestos-containing materials (ACMs) observed at the time of the site visit include vinyl floor tiles, acoustic ceiling tiles, drywall joint compound and parging (interior and exterior). Lead-based paints may also be present on older or original painted surfaces beneath newer lead-free paints. Building materials and painted surfaces were observed to be in good condition at the time of the site visit.

No floor drains or sumps were observed within the subject structures at the time of the site visit.

The building is currently heated with natural gas-fired equipment. Based on the age of the building in combination with observations made at the time of the site visit, it is considered likely that the building was originally heated with coal and possibly fuel-oil, prior to conversion to natural gas. It should be noted however, that no evidence of ASTs or USTs, spills, or staining were observed on the interior of the residential dwelling. The private garage is not heated.

Chemical storage was limited to small quantities of commercially-available cleaning products and paint. Small quantities of lubricant and fuel were noted in the private garage. All chemicals were properly stored in their original containers, with no evidence of spills or staining observed at the time of the site visit. No concerns associated with chemical storage were identified on this portion of the Phase I Property.

314 Clifton Road

- ❒ Floor materials consist of ceramic tile, carpet and poured concrete.
- ❒ Wall materials consist of gypsum board.
- ❒ Ceiling materials gypsum board and stipple plaster finishes.
- ❒ Lighting throughout the building is provided by fluorescent fixtures.

As noted previously, interior renovations were reportedly completed within the past 10 years.

The interior of the private garage was not accessible at the time of the site visit. According to a photograph provided by the client, the interior of the private garage is not finished.

Based on the date of construction of the dwelling (1960's), potentially asbestos-containing materials (ACMs) observed at the time of the site visit include drywall joint compound and stipple plaster. Although renovations were reportedly completed, the removal of all original building materials could not be confirmed at the time of the site visit. Lead-based paints may also be present on older or original painted surfaces beneath newer lead-free paints. Building materials and painted surfaces were observed to be in good condition at the time of the site visit.

A sump pit was present in the basement of the dwelling. Based on the proximity of the water heater and stored items, the sump pit could not be accessed at the time of the site visit.

The building is currently heated with electric baseboard heaters and reportedly heated as such since its construction. An electric hot water heater heats domestic hot water. No ASTs or evidence of USTs, spills, or staining were observed on the interior of the residential dwelling. The private garage is not heated.

Chemical storage within the dwelling was limited to small quantities of commercially-available cleaning products and paint. As noted previously, access to the private garage was not available; the garage is reportedly used for the storage of classic cars and motorcycles only. All chemicals were properly stored in their original containers, with no evidence of spills or staining observed at the time of the site visit. No concerns associated with chemical storage were identified on this portion of the Phase I Property.

Neighbouring Properties

An inspection of 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 - Scott Street, followed by the OC Transpo Transit Way;
- ❒ East - Clifton Road followed by Hydro Ottawa transformer sub-station;
- ❒ South - Residential;
- ❒ West - Vacant commercial lot (proposed residential development).

The use of the property at 305 Clifton Road as a transformer sub-station is considered to be a PCA. Based on observations from aerial photographs in combination with observations made at the time of the site visit, the transformers are situated above-grade on concrete slabs, and are secured within a walled enclosure. Due to the nature of the operation, in combination with the separation distance and orientation with respect to the Phase I Property, the transformer sub-station is not considered to represent an APEC on the subject land.

Current land use and potentially contaminating activities in the Phase I Study Area are illustrated on Drawing PE4239-2 – 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 associated potentially contaminating activities dating back to the first developed use of the site.

Table 3
Land Use History

Year	Name of Owner	Property Use	Description of Property Use	Other Observations from Aerial Photos, FIPs, etc.
Entire Property				
1873 to 1889	John Elliott	Unknown	Agricultural or Other	No information from this time period.
1889 to 1890	Andrew Cohan Foster	Unknown	Agricultural or Other	No information from this time period.
1890 to 1898	E.J.Godwin	Unknown	Agricultural or Other	No information from this time period.
1898 to 1906	Rosa Spittal	Unknown	Agricultural or Other	No information from this time period.
1906 to 1909	Henry Bersey	Unknown	Agricultural or Other	No information from this time period.
1909-1920	William Ross	Unknown	Agricultural or Other	No information from this time period.
1950 Scott Street (PIN 0239)				
1920 to 1946	John M. Ross and Charles W. Ross	Vacant, unused land	Agricultural or Other	1928 aerial photograph shows this portion of the Phase I Property as vacant, treed land.
Mar. 1946 to Oct. 1946	The Corporation of the Township of Nepean	Vacant, unused land	Agricultural or Other	No information from this time period obtainable through FIPs or aerial photographs; not listed in City Directories.
1946 to 1948	Edward Sherwood	Vacant, unused land	Agricultural or Other	No information from this time period obtainable through FIPs or aerial photographs; not listed in City Directories.
1948 to 1970	Independent Coal and Lumber Company (later Mahoney Holdings's Limited)	Commercial office building	Commercial	1953, 1958 and 1965 aerials show existing subject structure at 1950 Scott Street; 1957 FIP indicates subject structure occupied by offices.
1970 to 1977	Triole Investments Limited	Commercial office space	Commercial	1976 aerial photograph does not indicate any changes to this portion of the Phase I Property.

Table 3 Continued
Land Use History

Year	Name of Owner	Property Use	Description of Property Use	Other Observations from Aerial Photos, FIPs, etc.
1950 Scott Street (PIN 0239) Continued				
1977 to 1999	The Regional Municipality of Ottawa-Carleton	Municipal offices	Commercial	Based on 1989 and 1993 aerial photographs, no change in land use on this portion of Phase I Property; 1950 Scott Street not listed in City Directories in 1980 and 1990.
1999 to present	International Buddhist Progress Society, Ottawa Chapter	Church, not for profit organization	Community	No change in land use based on 2014 aerial photographs. 1950 Scott Street listed as International Buddhist Progress Society as early as 2002. Current use of 1950 Scott Street at time of site visit.
312 Clifton Road (PIN 0050)				
1920 to 1922	John M. Ross and Charles W. Ross	Unknown	Agricultural or Other	No information from this time period.
1922 to 1932	Elizabeth Edge	Residential dwelling	Residential	Existing dwelling at 312 Clifton Road can be seen in 1928 aerial photograph.
1932 to 1941	John H. Mackenzie	Residential dwelling	Residential	Listed in 1935 City Directory as John Mackenzie.
1941 to 1993	Alice E. Watson	Residential dwelling	Residential	This parcel of Phase I Property remains unchanged in 1953, 1958, 1965, 1976, 1989 and 1993 aerial photographs. Existing dwelling present on 1957 FIP. Listed as private individuals in City Directories (1941 through 1990).
1993 to 2009	David Owen Watson	Residential dwelling	Residential	No change to land use noted in 2002, 2008 aerials. Property listed as David Watson in City Directories during this time frame.
2009 to present	Michael O'Neill	Residential dwelling	Residential	No apparent changes to this portion of the Phase I Property noted in 2014 aerial. Property used for residential purposes during 2018 site visit.
314 Clifton Road (PIN 0049)				
1920 to 1941	John M. Ross and Charles W. Ross	Vacant, unused land (formed part of residential property at 312 Clifton Road)	Residential	This portion of Phase I Property appeared to be vacant, partially treed land in 1928 aerial photograph.

Table 3 Continued
Land Use History

Year	Name of Owner	Property Use	Description of Property Use	Other Observations from Aerial Photos, FIPs, etc.
1941 to 1965	Alice E. Watson	Vacant, unused land followed by residential dwelling circa 1965	Residential	This parcel of Phase I Property appears to remain unchanged in 1953 aerial photograph. Property vacant on 1957 FIP. Existing dwelling observed in 1965 aerial photograph.
1965 to 2007	Raymond Watson and Alice E. Watson	Residential dwelling	Residential	No change to land use noted in 1976, 1989, 1993 or 2002 aerial photographs.
2007 to present	David Owen Watson	Residential dwelling	Residential	No apparent changes to this portion of the Phase I Property noted in 2014 aerial. Property used for residential purposes during 2018 site visit.

Potentially Contaminating Activities (PCAs)

No historical or existing on-site potentially contaminating activities (PCAs) were identified on the Phase I Property.

Off-site PCAs identified within the Phase I Study Area are illustrated on Drawing PE4239-2 – Surrounding Land Use Plan in the Figures section of this report, following the text. Based on their separation distances and/or orientations with respect to the subject land as well as previous work completed by Paterson Group, the PCAs are not considered to represent APECs on the Phase I Property.

Areas of Potential Environmental Concern (APECs)

No APECs were identified on the Phase I Property.

Contaminants of Potential Concern (CPCs)

No CPCs were identified on the Phase I Property.

7.2 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, the bedrock in the area of the subject site consists of interbedded limestone and dolostone of the Gull River Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 2 to 5 m. The findings of the Geotechnical Investigation, confirm the reported subsurface conditions.

Based on the recent Geotechnical Investigation conducted on the Phase I Property and other investigations completed by Paterson at sites in the immediate vicinity of the subject land, the long-term groundwater table is interpreted to be present in the bedrock layer. Based on the groundwater levels measured at the on-site monitoring well locations, the groundwater flow beneath the Phase I Property is in a northwesterly direction. It is anticipated, however, that groundwater flow in the general vicinity of the Phase I Property is to the north and that the groundwater flow beneath the site may be slightly influenced by the recent construction of the multi-storey residential building with two levels of underground parking on the adjacent property to the southwest.

Buildings and Structures

The subject site is currently occupied by a two residential dwellings and associated private garages at 312 and 314 Clifton Road, and a Buddhist temple at 1950 Scott Street. The buildings are considered to have been constructed between the 1920's and the 1960's.

In addition to the aforementioned buildings, two small, steel frame storage sheds are also present at 312 Clifton Road. No other buildings or structures are present on the Phase I Property.

Water Bodies

There are no water bodies on the subject site or within the Phase I Study Area. The nearest water body is the Ottawa River, located approximately 880m to the northwest of the Phase I Property.

Areas of Natural Significance

No areas of natural significance were identified on the site or in the Phase I ESA Study Area.

Drinking Water Wells

The online interactive well record mapping system was accessed on March 5, 2018. No potable well records were identified for the Phase I Property. Two records of domestic wells, dated 1948 and 1951, were identified for properties within the Phase I Study Area. These wells are no longer considered to be in operation as the Phase I Property and surrounding properties are municipally serviced.

Monitoring Well Records

Three monitoring wells were installed on the Phase I Property during a recent Geotechnical Investigation conducted by Paterson Group. The monitoring wells were installed within the limestone bedrock at depths of approximately 9.9 and 10.2m below ground surface.

A total of 14 well records for test holes or groundwater monitoring wells were identified for other properties within the Phase I Study Area. Monitoring well records were identified for the properties addressed 1960 Scott Street, 309 Athlone Avenue, 145 Richmond Road, 160 Lanark Avenue (Mahoney Park) and further to the east along Scott Street. As previously discussed, the groundwater beneath 1960 Scott Street is clean based on information in our files. The remaining monitoring wells are not considered to represent a concern to the Phase I Property based on their separation distances of over 100m from the subject land.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area is primarily residential with some commercial land use.

Potentially Contaminating Activities (PCAs)

No historical or existing on-site PCAs were identified on the Phase I Property. As noted previously, based on the findings of investigative work conducted by Paterson on the adjacent properties to the west and southwest, previously occupied by automotive service garages and/or contractor yards, these properties are not considered to be PCAs. A transformer sub-station situated to the east of the Phase I Property, across Clifton Road is the closest off-site PCA with respect to the Phase I Property. Based the nature of its operation in combination with its cross-gradient orientation and separation distance of approximately 30m, the substation is not considered to represent an APEC on the Phase I Property.

Other historical or existing off-site PCAs identified within the Phase I-ESA study area are presented on Drawing PE4239-2 – Surrounding Land Use Plan. Based on their separation distances and/or orientations with respect to the Phase I Property, the PCAs are not considered to represent APECs on the Phase I Property.

Areas of Potential Environmental Concern (APECs)

As noted above, no historical or existing on-site PCAs were identified on the Phase I Property. None of the aforementioned off-site PCAs identified within the Phase I Study Area are considered to have resulted in APECs on the Phase I Property.

Contaminants of Potential Concern (CPCs)

There are no CPCs on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

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

8.0 CONCLUSIONS

Assessment

A Phase I-Environmental Site Assessment (ESA) was carried out for the properties addressed as 1950 Scott Street, 312 and 314 Clifton Road, in the City of Ottawa, Ontario. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

Based on the available historical information sources, the Phase I Property was first developed for residential purposes as early as 1928. An office building, associated with the Independent Coal and Lumber Company located further north of Scott Street, was constructed on the northern portion of the Phase I Property (1950 Scott Street) as early as 1953. The southern portion of the Phase I Property was developed with an additional residential dwelling in the 1960's.

The adjacent properties to the west and southwest were originally vacant, followed by use for commercial purposes. The property to the east, across Clifton Road, has been occupied by a transformer sub-station since as early as 1957. As noted above, the land further to the north, across Scott Street, was used for industrial purposes (including a Canadian Pacific Rail line), while properties to the south have historically been used for residential purposes.

Paterson is in the process of filing a record of site condition (RSC) in the MOECC's Environmental Site Registry for the residential redevelopment of the adjacent property to the west, and was previously responsible for the filing of an RSC for the residential property to the southwest. Based on information in our files, these properties are not considered to represent areas of potential environmental concern on the Phase I Property.

Based on recent groundwater levels obtained from monitoring wells installed on the Phase I Property for geotechnical purposes, the groundwater flow beneath the site is considered to be in a northwesterly direction. While the Hydro transformer sub-station is considered to be a PCA, it is not considered to represent an APEC on the Phase I Property based on the nature of its operation and the separation distance of approximately 30m across Clifton Road in combination with its cross-gradient orientation with respect to the subject land.

Historical PCAs further west and north of the Phase I Property are not considered to result in APECs on the subject land based on their separation distances and/or orientations with respect to the Phase I Property.

Following the historical review, a site visit was conducted. Based on the findings of the site visit, no on-site PCAs were identified. At the time of the site visit, the current use of the adjacent and neighbouring properties within the Phase I ESA Study Area were observed from publicly accessible areas. No off-site PCAs with the potential to impact the Phase I Property were identified at the time of the site visit.

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is not required for the Phase I Property.**

Recommendations

Based on the ages of the subject structures (1920's through 1960's) potentially asbestos containing materials (ACMs) observed at the time of the site visit include, vinyl floor tiles, hard plaster, decorative and stipple plasters, acoustic ceiling tiles, drywall joint compound and exterior parging. Based on dates of construction, lead-based paints (LBPs) may be present within the structures on older or original painted surfaces beneath newer paints. All building materials and painted surfaces were observed to be in good condition at the time of the site visit and the potential for ACMs and LBPs is not considered to represent an immediate concern.

It is our understanding that the subject structures will be demolished in conjunction with future redevelopment. Prior to any demolition activities, a designated substance survey (DSS) must be conducted for the existing structures, in accordance with Ontario Regulation 490/09 under the Occupational Health and Safety Act.

It is recommended that the monitoring wells installed for geotechnical purposes be decommissioned in accordance with Ontario Regulation 903, if they are not going to be used in the future. It is anticipated that wells will be decommissioned at the time of future redevelopment.

9.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment (ESA) 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 EBC Inc. Permission and notification from EBC Inc. and Paterson will be required to release this report to any other party.

Paterson Group Inc.

Karyn Munch, P.Eng., QP$_{ESA}$

Mark S. D'Arcy, P.Eng., QP$_{ESA}$

Report Distribution:

- ❒ EBC Inc.
- ❒ 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.
MNR Areas of Natural Significance.
MOECC Water Well Inventory.

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
Chain of Title obtained through Read Abstracts Limited, March 2018.
Geotechnical Investigation conducted by Paterson Group, 2018.
Previous Engineering Reports.
Personal Interviews.

Public Information Sources
Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4239-1 – SITE PLAN

DRAWING PE4239-2 – SURROUNDING LAND USE PLAN

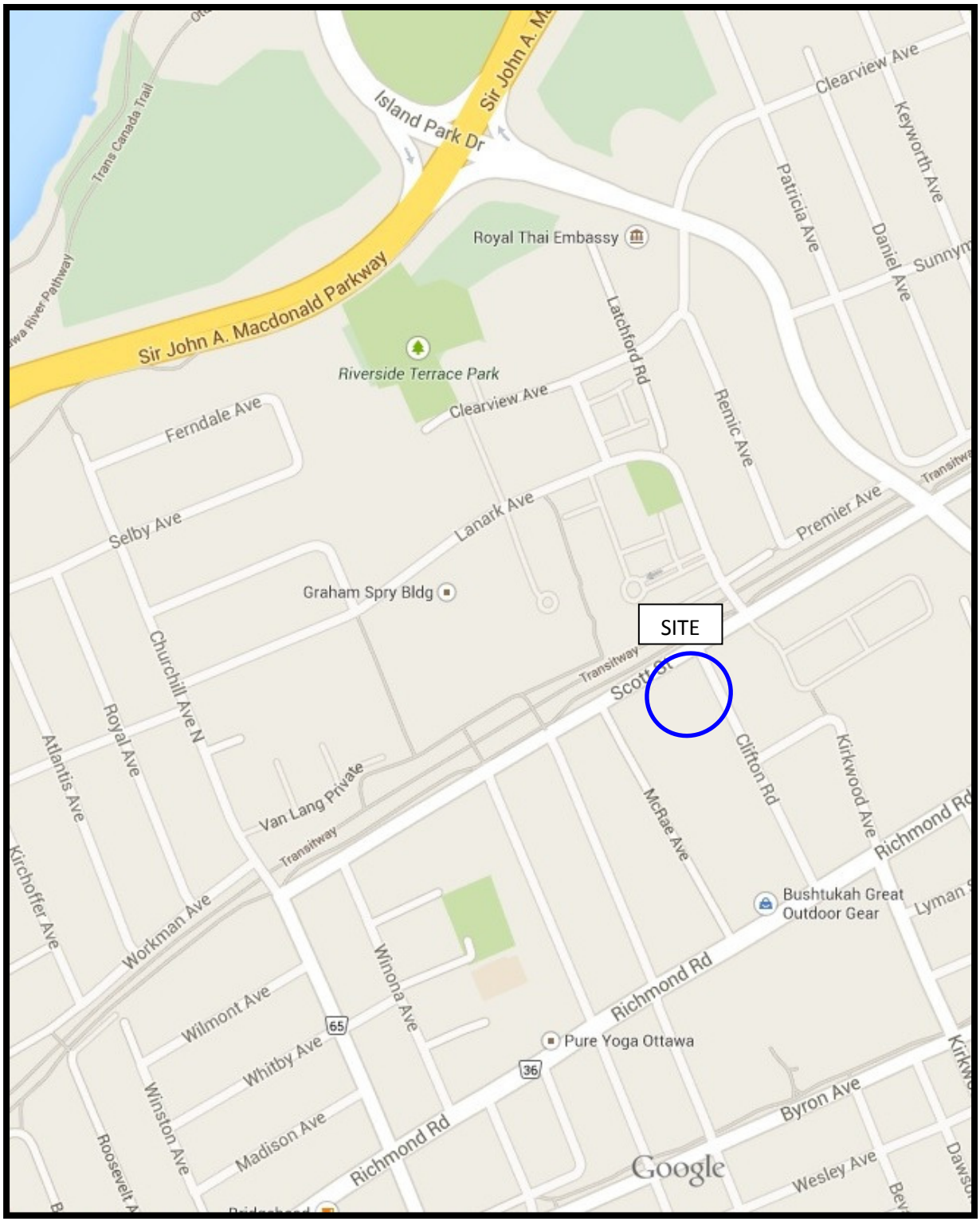

FIGURE 1

KEY PLAN

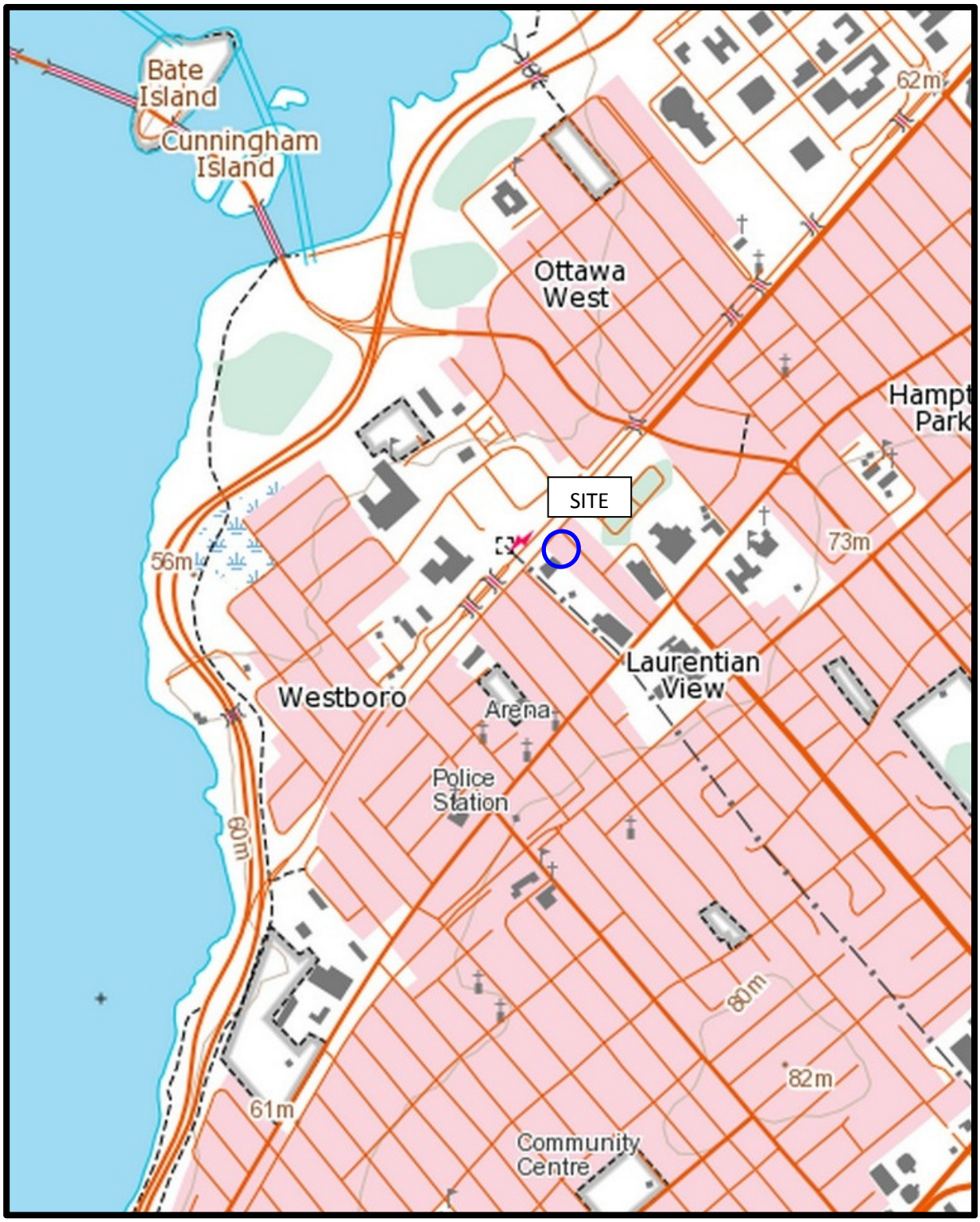

FIGURE 2

TOPOGRAPHIC MAP

#305 CLIFTON ROAD
HYDRO SUBSTATION

#311-313 CLIFTON ROAD
RESIDENTIAL

#315 CLIFTON ROAD
RESIDENTIAL

#319 CLIFTON ROAD
RESIDENTIAL

CLIFTON ROAD

SCOTT STREET

TRANSITWAY

BH 3

LANDSCAPED

#1950 SCOTT STREET
BHUDDIST PROGRESS
SOCIETY OF OTTAWA

LANDSCAPED

BH 1

ASPHALTIC
CONCRETE

SNOW

ASPHALTIC CONCRETE LANEWAY

LANDSCAPED

#312
CLIFTON ROAD
RESIDENTIAL
DWELLING

BH 2

LANDSCAPED

ASPHALTIC CONCRETE LANEWAY

ASPHALTIC
CONCRETE

PRIVATE
GARAGE

PRIVATE
GARAGE

ASPHALTIC CONCRETE LANEWAY

LANDSCAPED

#314
CLIFTON ROAD
RESIDENTIAL
DWELLING

LANDSCAPED

#316 CLIFTON ROAD
RESIDENTIAL

#320 CLIFTON ROAD
RESIDENTIAL

#1960 SCOTT STREET
VACANT LOT

COMMERCIAL BUILDINGS

LEGEND:

GEOTECHNICAL BOREHOLE WITH
MONITORING WELL LOCATION

patersongroup
consulting engineers

154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

EBC INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
1950 SCOTT STREET, 312 & 314 CLIFTON ROAD

OTTAWA, ONTARIO

Title: **SITE PLAN**

Scale: 1:300	Date: 03/2018
Drawn by: MPG	Report No.: PE4239-1
Checked by: KM	Dwg. No.: PE4239-1
Approved by: MSD	Revision No.: 0

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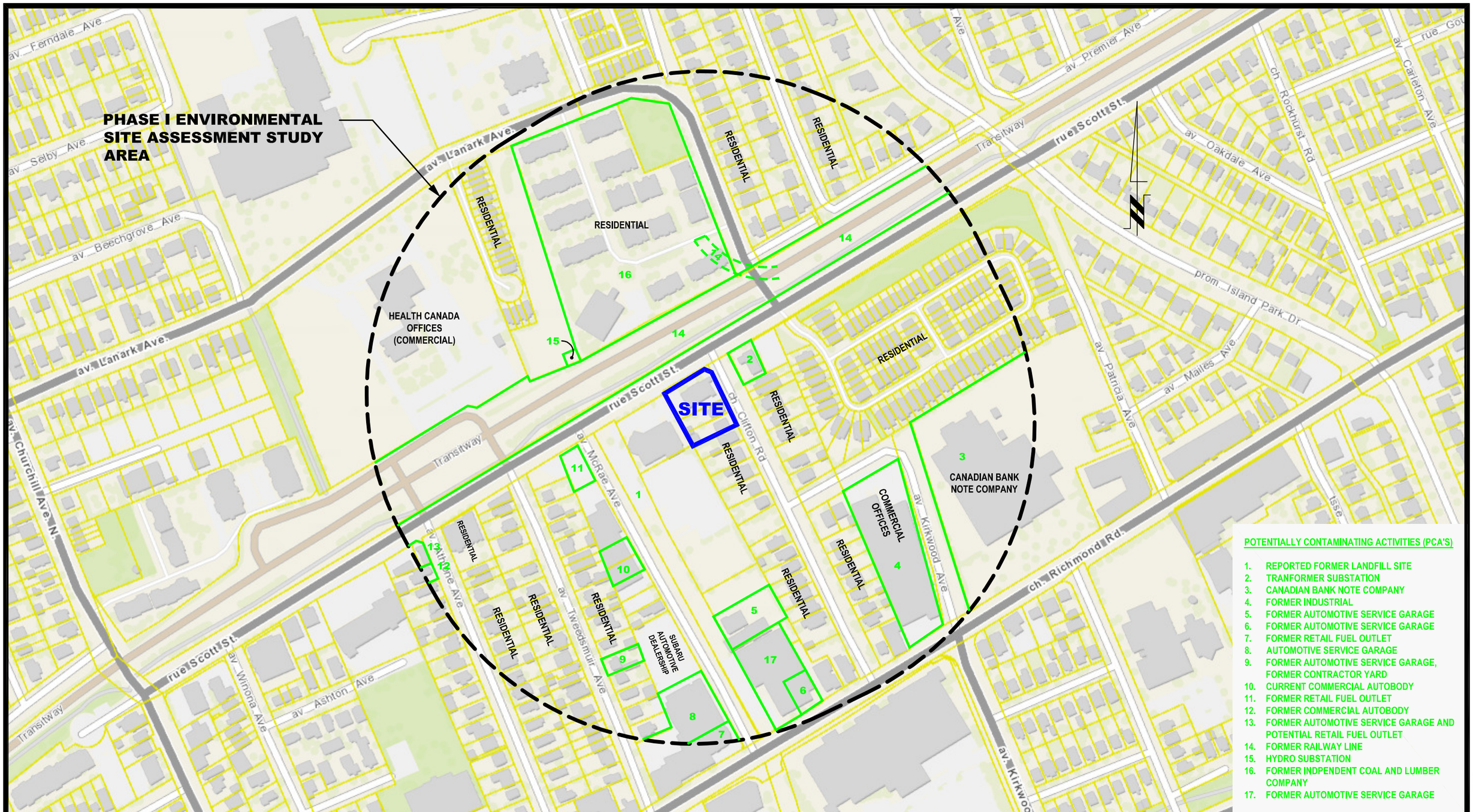

POTENTIALLY CONTAMINATING ACTIVITIES (PCA'S)

1. REPORTED FORMER LANDFILL SITE
2. TRANFORMER SUBSTATION
3. CANADIAN BANK NOTE COMPANY
4. FORMER INDUSTRIAL
5. FORMER AUTOMOTIVE SERVICE GARAGE
6. FORMER AUTOMOTIVE SERVICE GARAGE
7. FORMER RETAIL FUEL OUTLET
8. AUTOMOTIVE SERVICE GARAGE
9. FORMER AUTOMOTIVE SERVICE GARAGE, FORMER CONTRACTOR YARD
10. CURRENT COMMERCIAL AUTOBODY
11. FORMER RETAIL FUEL OUTLET
12. FORMER COMMERCIAL AUTOBODY
13. FORMER AUTOMOTIVE SERVICE GARAGE AND POTENTIAL RETAIL FUEL OUTLET
14. FORMER RAILWAY LINE
15. HYDRO SUBSTATION
16. FORMER INDPENDENT COAL AND LUMBER COMPANY
17. FORMER AUTOMOTIVE SERVICE GARAGE

patersongroup
consulting engineers

154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

EBC INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
1950 SCOTT STREET, 312 & 314 CLIFTON ROAD

OTTAWA, ONTARIO

Title:

SURROUNDING LAND USE PLAN

Scale: 1:3000	Date: 03/2018
Drawn by: MPG	Report No.: PE4239-1
Checked by: KM	Dwg. No.: PE4239-2
Approved by: MSD	Revision No.: 0

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APPENDIX 1

CHAIN OF TITLE

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

READ Abstracts Limited
331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4
Email: search@readsearch.com
Tel.: 613-236-0664
Fax: 613-236-3677

ENVIRONMENTAL SEARCH

Patersongroup
Attn: Karyn Munch

BRIEF DESCRIPTION OF LAND:

1950 Scott St., and 312 and 314 Cliffton Rd., Ottawa
Part of Lots 45, 46, 47, 48, Plan 369; Lot 25, Plan 369; Lot 24, Plan 369

PIN: 04021-0239
04021-0050
04021-0049

LAST REGISTERED OWNER: INTERNATIONAL BUDDHIST PROGRESS SOCIETY, OTTAWA CHAPTER (PIN 0239)
MICHAEL O'NEILL (PIN 0050)
DAVID OWEN WATSON (PIN 0049)

CHAIN OF TITLE:

Deed NP1923 registered April 22, 1873
From John Heney to John Elliott

Deed NP14100 registered October 18, 1889
From john Elliott to Andrew Cowan

Deed NP14493 registered August 30, 1890
From Andrew Cowan to E. J. Godwin

Deed NP 18260 registered August 22, 1898
From E. J. Godwin to Rosa Spittal

Deed NP20925 registered April 30, 1906
From Rosa Spittal and George Spittal to Henry Bersey

Deed NP22775 registered June 10, 1909
From Henry V. Bersey to William Ross

Plan 369 registered August 10, 1914
By William Ross

PIN 0239, Lots 45-48, Plan 369

Deed NP34842 registered July 22, 1920
From estate of William Ross to John M. Ross and Charles W. Ross

Tax Deed NP47248 registered March 11, 1948
To Corporation of the Township of Nepean

Deed NP55919 registered October 8, 1946
From Corporation of the Township of Nepan to Harold Vail

Deed NP55920 registered October 8, 1946
From Harold Vail to Edward Sherwood

Deed NP60058 registered July 23, 1948
From Edward Sherwood To Independent Coal and Lumber Company

By Deposit CR692631 Independent Coal and Lumber Company changed it's name to Mahoney Holdings Limited

Deed CR573507 registered April 15, 1970
From Mahoney Holdings Limited to Triole Investments Limited

Deed CR705202 registered March 9, 1977
From Triole Investments Limited to The Regional Municipality of Ottawa-Carleton

Deed LT1172884 registered January 5, 1999
From The Regional Municipality of Ottawa-Carleton to International Buddhist Progress Society, Ottawa Chapter

PIN 0050, Lot 25, Plan 369

Deed NP34842 registered July 22, 1920
From estate of William Ross to John M. Ross and Charles W. Ross

Deed NP35372 registered March 27, 1922
From John M. Ross and Charles W. Ross to Elizabeth Edge

Deed NP43290 registered July 25, 1932
From Elizabeth Edge to John H. Mackenzie

Deed NP48222 registered May 31, 1941
From John H. Mackenzie to Alice E. Watson

Deed N650835 registered February 15, 1993
From Alice Edith Watson to David Owen Watson

Deed OC1032978 registered September 24, 2009
From David Owen Watson to Michael O'Neill

PIN 0049, Lot 24, Plan 369

Deed NP34842 registered July 22, 1920
From estate of William Ross to John M. Ross and Charles W. Ross

Deed NP48221 registered May 31, 1941
From Charles W. Ross to John H. Mackenzie

Deed NP48222 registered May 31, 1941
From John H. Mackenzie to Alice E. Watson

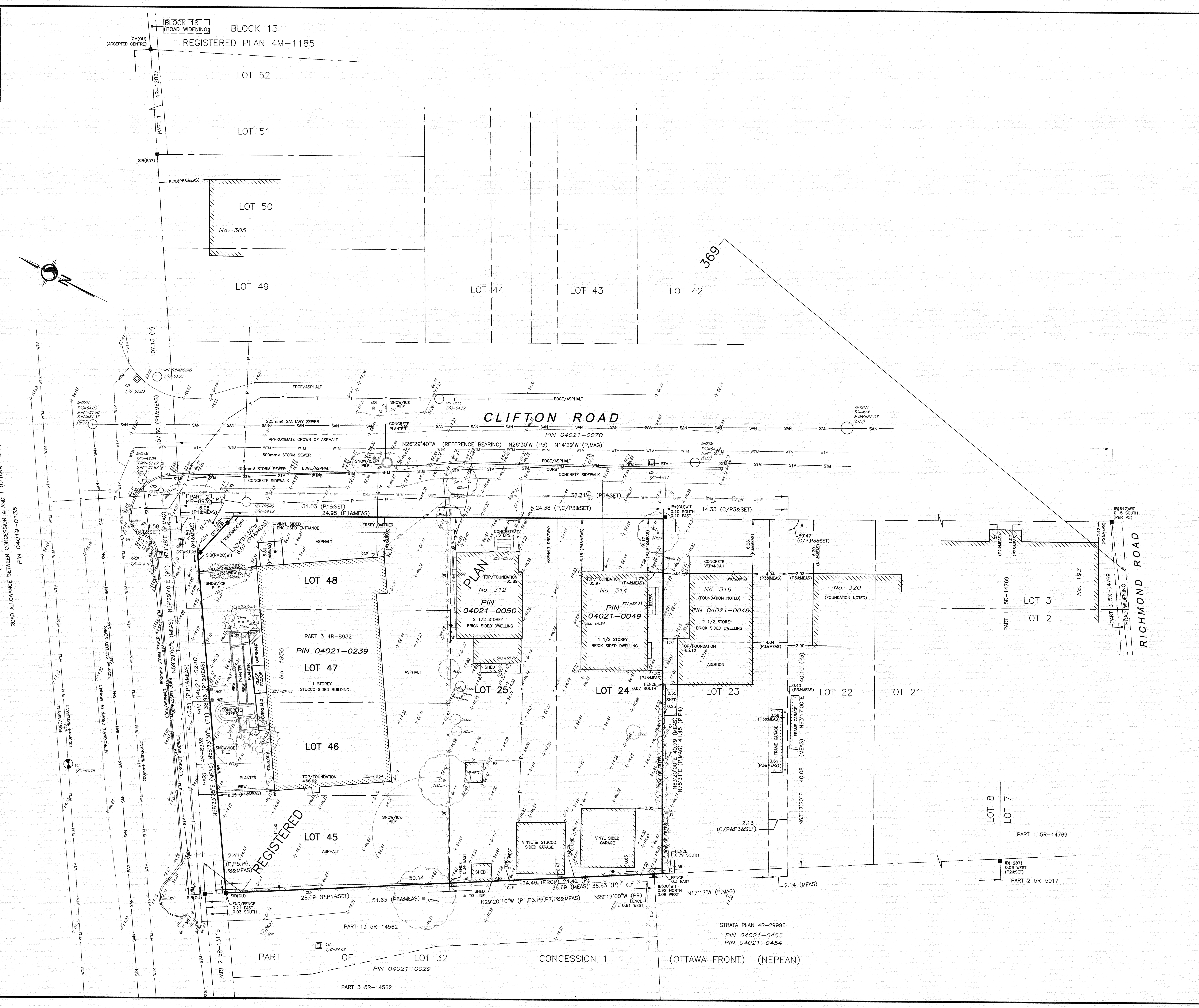
Deed CR476572 registered May 4, 1965
From Alice E. Watson to Raymond Watson and Alice Edith Watson

Deed OC782224 registered October 9, 2007
From estate of Raymond Watson and Alice Edith Watson to David Owen Watson

29 March 2018 8:52 AM

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2038715

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)



SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF SURVEY

LOTS 24 AND 25 AND PART OF LOTS 45, 46, 47 AND 48 REGISTERED PLAN 369 CITY OF OTTAWA

Scale 1:200
5 0 5 15 METRES

METRIC CONVERSION

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF CLIFTON ROAD AS SHOWN ON PLAN 5R-14769, HAVING A BEARING OF N26°29'40"W.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

UTILITY NOTE

LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND ARE PER THE CITY OF OTTAWA UCC SHEET No.'s E-05-01 AND E-05-02 AND PLAN & PROFILE DRAWING No.1246 (SHEETS 1&2) ANDMUST BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2

This Report was prepared for E.B.C. Inc. and the undersigned accepts no responsibility for the use by other parties.

1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
See Part 1 (Plan of Survey for details.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
-

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBø	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS,MS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
MAG	"	MAGNETIC BEARING
P	"	REGISTERED PLAN 369
P1	"	PLAN 4R-8932
P2	"	PLAN BY 1465 DATED APRIL 6, 2017
P3	"	PLAN BY W&S DATED SEPTEMBER 29,1992
P4	"	PLAN BY 725 DATED APRIL 20, 1964
P5	"	PLAN BY 1931 DATED JUNE 26, 2015
P6	"	PLAN BY SG DATED MARCH 15, 2013
P7	"	PLAN 5R-14562
P8	"	PLAN 5R-13115
P9	"	PLAN 4R-29996
BF	"	BOARD FENCE
CLF	"	CHAIN LINK FENCE
RMOC	"	REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
CM	"	CONCRETE MONUMENT
WRW	"	WOOD RETAINING WALL
C/	"	CALCULATED PER
— OHW —	"	OVERHEAD UTILITY WIRES
AN	"	ANCHOR
BOL	"	BOLLARD
CB	"	CATCH BASIN
DCB	"	DOUBLE CB
CBMH	"	CB MANHOLE
DCBMH	"	DOUBLE CB MANHOLE
CBSI	"	SIDE INLET CB
HYD	"	FIRE HYDRANT
MP	"	MONITORING PIN
MH	"	MAINTENANCE HOLE UNIDENTIFIED
MHB	"	MAINTENANCE HOLE BELL
MH HYDRO	"	MAINTENANCE HOLE HYDRO
MHSA	"	MAINTENANCE HOLE SANITARY
MHST	"	MAINTENANCE HOLE STORM
SN	"	SIGN
TB BELL	"	TERMINAL BOX - BELL
TB CATV	"	TERMINAL BOX - CABLE
TCB	"	TRAFFIC CONTROL BOX
UP	"	UTILITY POLE
VB	"	VALVE BOX
VC	"	VALVE CHAMBER
WV	"	WATER VALVE
_cm	"	TREE CONIFEROUS Ø_centimetres
_cm	"	TREE DECIDUOUS Ø_centimetres
— P —	"	UNDERGROUND POWER
— T —	"	UNDERGROUND BELL
— G —	"	UNDERGROUND GAS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2ND. DAY OF MARCH , 2018.

Mar 29/18
DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

SRO MAP COORDS: X= 363564 Y= 5028827

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420 FAX. 613.722.2799
stantec.com

DRAWN: ME	CHECKED: KJ	PM: BW	FIELD: ES	PROJECT No.: 161613828-110

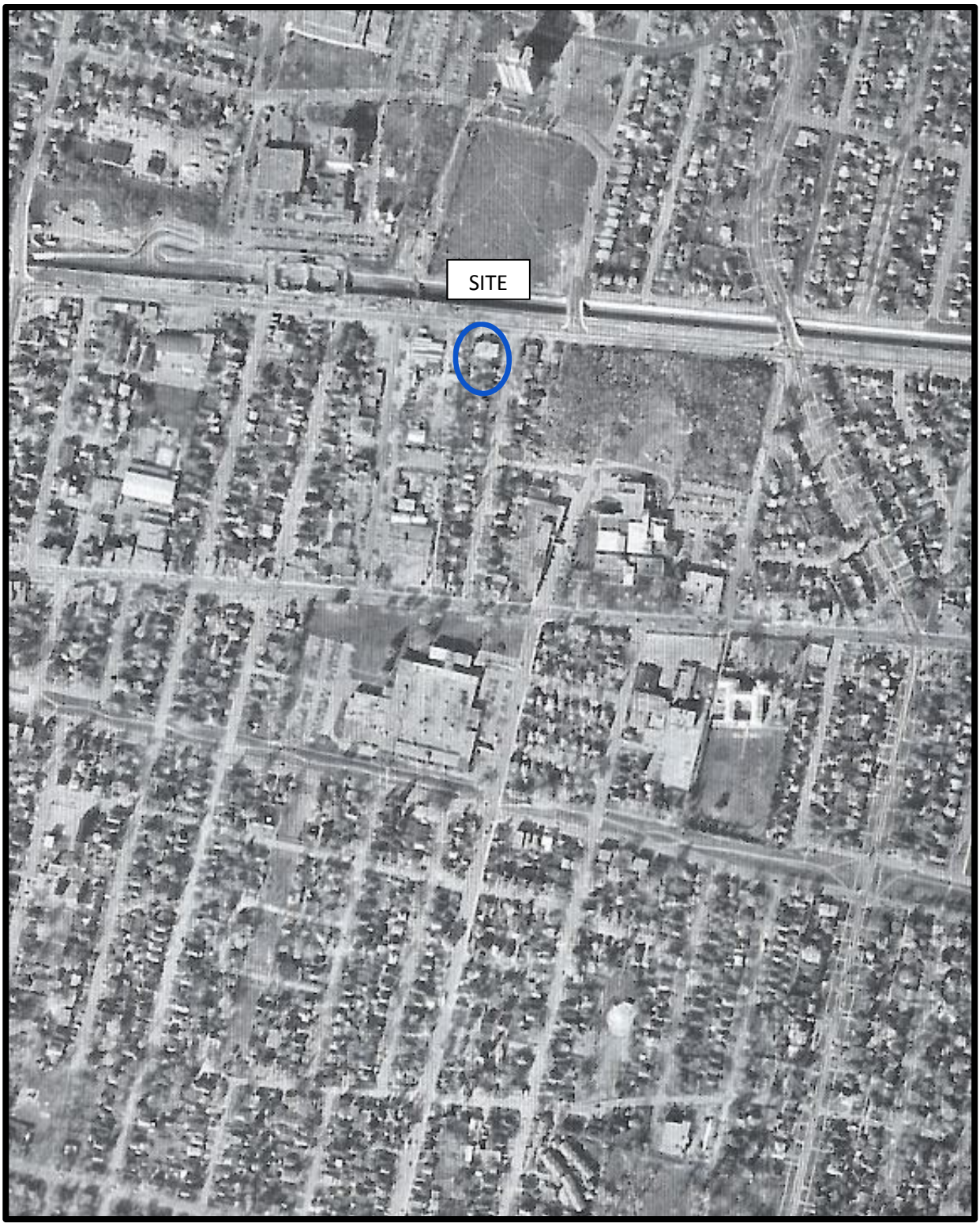
AERIAL PHOTOGRAPH
1928

AERIAL PHOTOGRAPH
1953

patersongroup

AERIAL PHOTOGRAPH
1958

AERIAL PHOTOGRAPH
1976



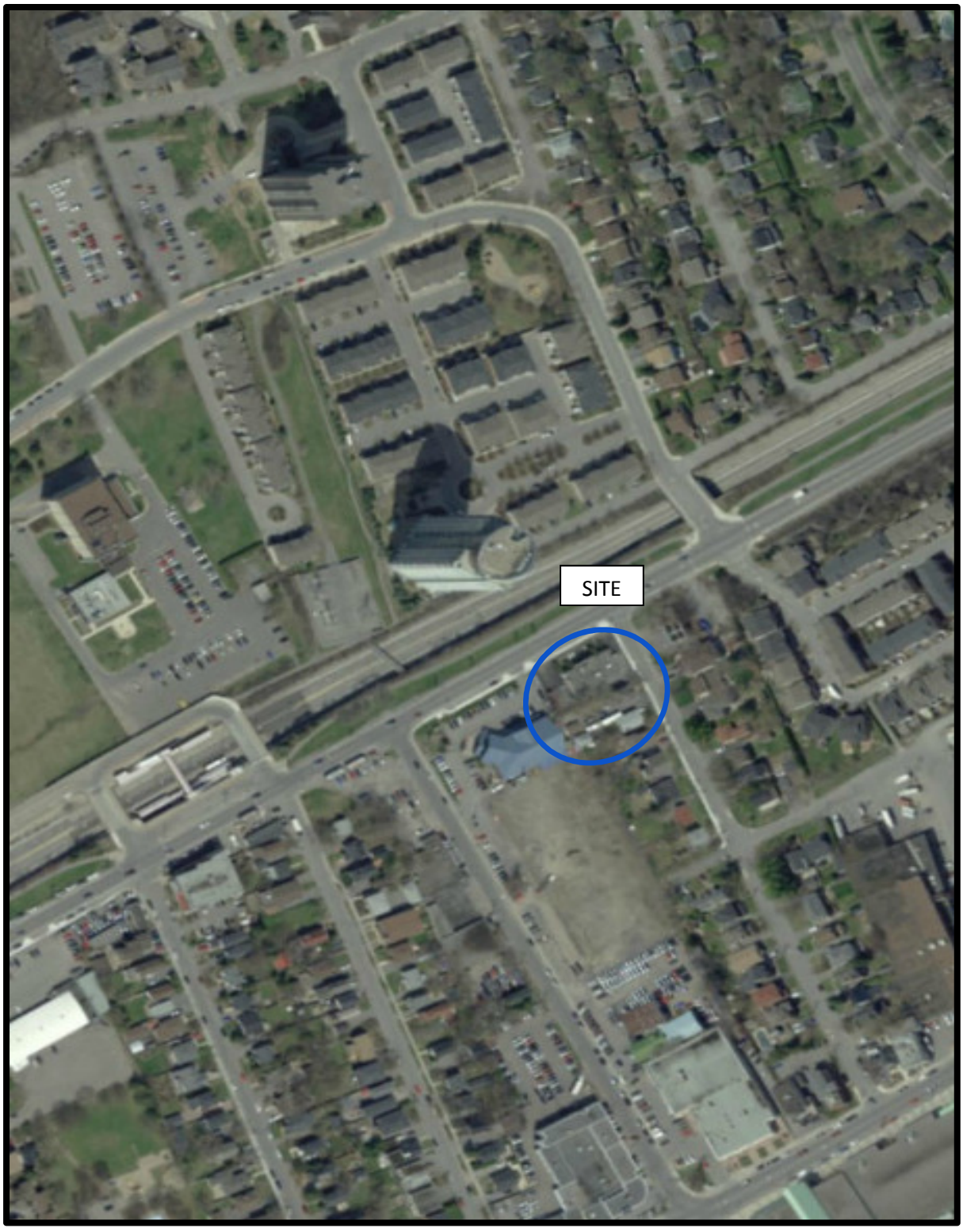
AERIAL PHOTOGRAPH
1984

patersongroup

AERIAL PHOTOGRAPH
1989

patersongroup

AERIAL PHOTOGRAPH
1993

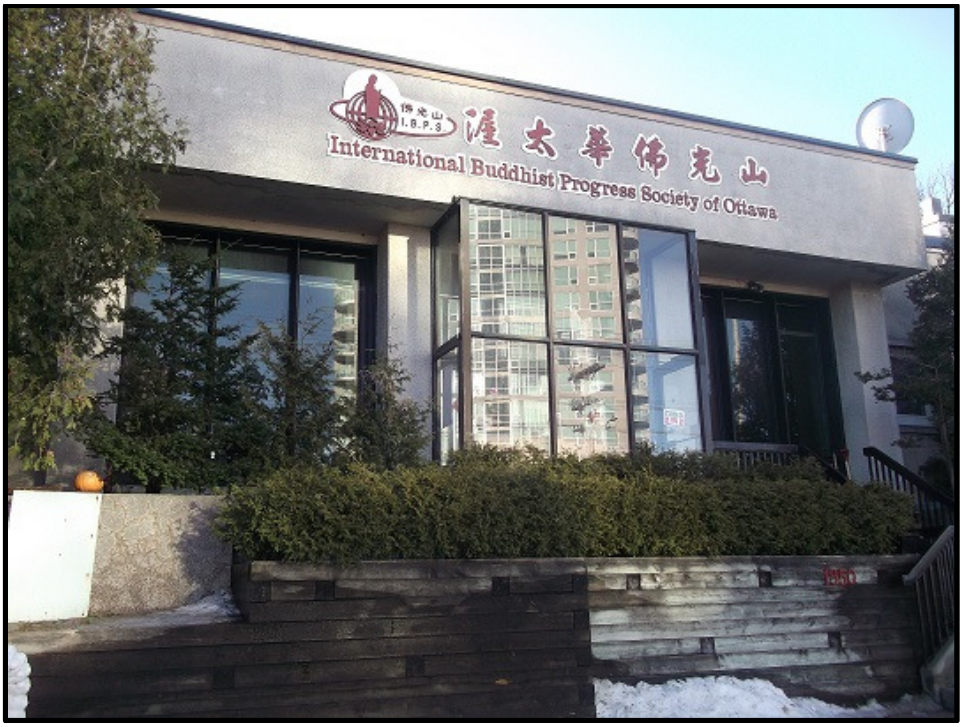


AERIAL PHOTOGRAPH
2014

patersongroup

Site Photographs

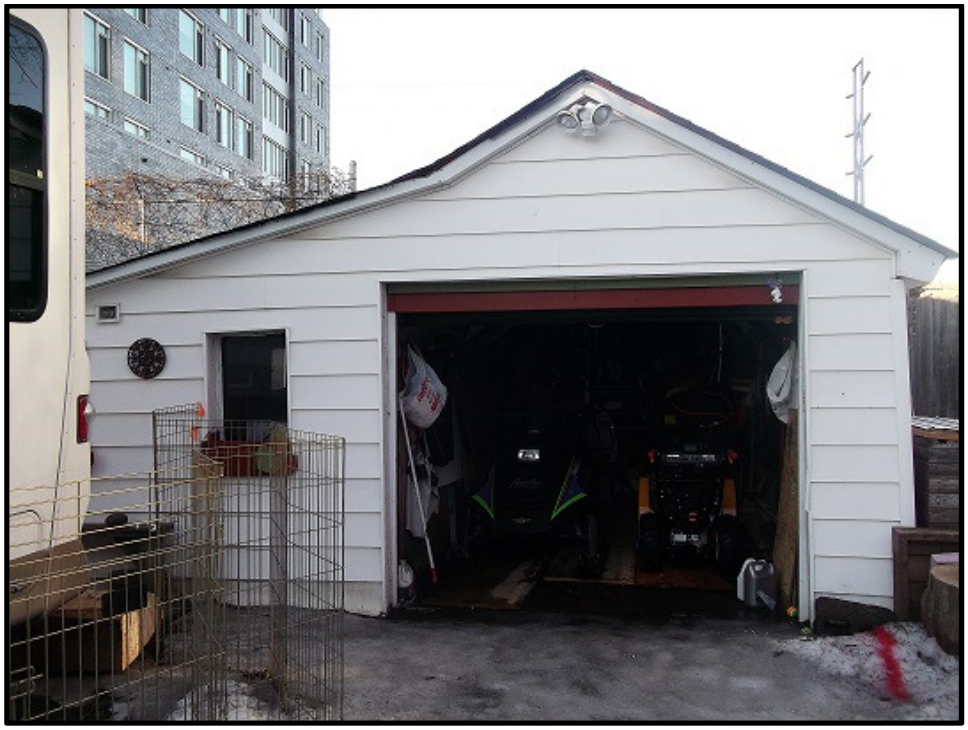
PE4239 1950 Scott Street, 312 and 314 Clifton Road – Ottawa, ON March 1, 2018



Photograph 1: North face of subject building at 1950 Scott Street, facing southeast.

Photograph 2: East face of subject building addressed 1950 Scott Street, facing northwest. Photograph also depicts residential property to the north, across Scott Street.

Photograph 3: East face of subject building at 312 Clifton Road, facing west.



Photograph 4: View of private garage at 312 Clifton Road, facing west. Photograph also illustrates newly constructed residential building (2015) immediately southwest of the Phase I Property.

Photograph 5: East face of subject building at 314 Clifton Road, facing west.

Photograph 6: View of private garage at 314 Clifton Road, facing west.

Photograph 7: View of vacant, commercial lot (future residential development) at 1960 Scott Street, adjacent to the west of the Phase I Property, facing southwest.

Photograph 8: View of Hydro transformer sub-station at 305 Clifton Road, facing east.

APPENDIX 2

MOECC FREEDOM OF INFORMATION SEARCH

MOECC WELL RECORDS

CITY OF OTTAWA HLUI SEARCH

TSSA CORRESPONDENCE

Ministry of the Environment and Climate Change

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 et de l'Action en matière de changement climatique

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

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

Ontario

March 22, 2018

Karyn Munch
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Karyn Munch:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2018-01414, Your Reference PE4239

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 1950 Scott Street, 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 Moliann Weir at Moliann.Weir4@ontario.ca.

Yours truly,

FOI

Janet Dadufalza
FOI Manager

Ministry of the Environment and Climate Change

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 et de l'Action en matière de changement climatique

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

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

Ontario

March 22, 2018

Karyn Munch
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Karyn Munch:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2018-01412, Your Reference PE4239

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 312 Clifton 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 Moliann Weir at Moliann.Weir4@ontario.ca.

Yours truly,

for M Weir

Janet Dadufalza
FOI Manager

Ministry of the Environment and Climate Change

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 et de l'Action en matière de changement climatique

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

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

Ontario

March 22, 2018

Karyn Munch
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Karyn Munch:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2018-01413, Your Reference PE4239

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 314 Clifton 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 Moliann Weir at Moliann.Weir4@ontario.ca.

Yours truly,

for

Janet Dadufalza
FOI Manager

02 441455 - unacceptable

UTM 18 | E

9 R 4 5027 3160 N

Elev. 9 R 9 02010

Basin 25 6

~~Conc - I - Ott.~~

~~Lot - 32.~~

102

ASE 306

15 № 3972

C.

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

RECEIVED
MAR 2? 19??
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

County or District Carleton Tp. ~~NEPEAN~~ OTTAWA Con. Lot

[redacted] Acres

[redacted]ncluding pump) 180.00

Pipe and Casing Record

Casing diameter(s)	5
Length(s) of casing(s)	10 ft
Length of screen	
Type of screen	
Type of pump	
Capacity of pump	
Depth of pump setting	20 ft

Pumping Test

Date	February 26
Developed Capacity	
Duration of Test	1 h
Pumping Rate	200 g.h.
Drawdown	34
Static level of completed well	8 ft
Is well a gravel-wall type?	No.

Water Record

Kind (fresh or mineral) Fresh

Quality (hard, soft, contains iron, sulphur etc.) Soft

Appearance (clear, cloudy, coloured) Clear

For what purpose(s) is the water to be used? For house and lawn garden etc.

How far is well from possible source of contamination? 25 feet

What is source of contamination? septic tank

Enclose a copy of any mineral analysis that has been made of water

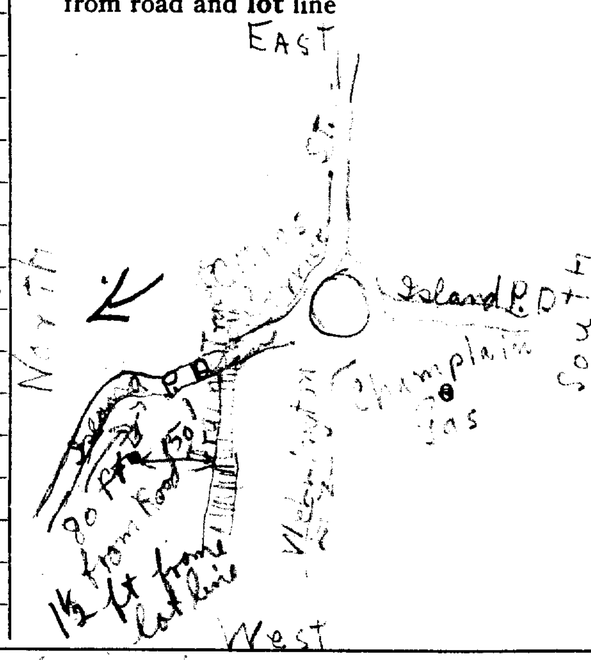
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
119 ft	Soft	~~100 ft~~ 110 feet

Well Log

Drift and Bedrock Record	From 0 ft.	To ft.
Sand		1
Blue Clay	2	5
White Limestone	6	50
Black slate	50	60
Blue Slate	60	125

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? Island Park

Drilling Firm Mulligan Bro

Address Weston R R #1

Recorded by John S Murhaney Address Ottawa East

Date Feb 28/1948 Licence Number

UTM 1 | 18 | Z | 441400 | E
1 | 9 | R | 5027460 | N
Elev. 9 | R | 0200
Basin 2 5 |
9F
1433

263

ASE 306

15 № 3975

RECEIVED
AUG - 8 1951
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

ONTARIO

The Well Drillers Act
Department of Mines, Province of Ontario

Water Well Record

County or Territorial District Carleton ~~Township, Village, Town or~~ City OTTAWA Nepean
[redacted] Town or City)
[redacted]s. Westboro
Date Completed June (day) (month) (year) Cost of Well (excluding pump)

Pipe and Casing Record

Casing diameter(s) 5
Length(s) of casing(s) 24
Type of screen
Length of screen
Distance from top of screen to ground level
Is well a gravel-wall type?

Pumping Test

Date
Static level 20
Pumping level 30
Pumping rate
Duration of test
Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) fresh
Quality (hard, soft, contains iron, sulphur, etc.)
Appearance (clear, cloudy, coloured) clear
For what purpose(s) is the water to be used? house
How far is well from possible source of contamination?
What is the source of contamination?
Enclose a copy of any mineral analysis that has been made of water

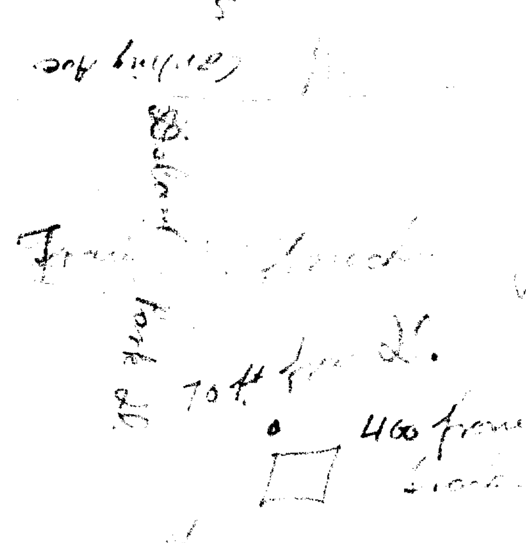
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
	hard	
80		60

Well Log

Overburden and Bedrock Record	From 0 ft.	To ....ft.
Clay	1	4
Gravel	4	18
White Limestone	18	125

Location of Well

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



Situation: Is well on upland, in valley, or on hillside?
Drilling Firm Gordon S. Mulligan
Address Westboro R.R. 1
Name of Driller John Mooney Address Augusta Ont. 2 R.R. 2
Date Licence Number

Signature of Licensee

FORM 5

Ministry of the Environment

Well Tag Number: A 029527

A029527

Well Record

Regulation 903 Ontario Water Resources Act

Instructions for Completing Form

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

Ministry Use Only

MUN	CON	LOT

Well Owner's Information and Location of Well Information

[redacted]

RR#/Street Number/Name	City/Town/Village	Site/Compartment/Block/Tract etc.
309 Athlone Avenue	Ottawa	

GPS Reading	NAD	Zone	Easting	Northing	Unit Make/Model	Mode of Operation
	83	18	441130	5027223	Garmin GPS map 76	☐ Undifferentiated ☐ Averaged ☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth Metres From	Depth Metres To
	Asphalt concrete		Typical Monitoring Well	0	.10
DK Brown	Silty sand	gravel	Installation	0.10	1.27
Brown	Sandy silt		(5 wells as a Cluster)	1.27	1.52
Grey	Limestone	Shale layers		1.52	4.70

Hole Diameter

Depth Metres From	Depth Metres To	Diameter Centimetres
0	4.70	20

Water Record

Water found at Metres	Kind of Water
___ m	☐ Fresh ☑ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other:
___ m	☐ Fresh ☐ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other:
___ m	☐ Fresh ☐ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other:

After test of well yield, water was
☐ Clear and sediment free
☐ Other, specify

Chlorinated ☐ Yes ☑ No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth Metres From	Depth Metres To
Casing				
50 mm	☐ Steel ☐ Fibreglass ☑ Plastic ☐ Concrete ☐ Galvanized	Schedule 40	0.9	1.25
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
Screen — Outside diam		Slot No.		
58 mm	☐ Steel ☐ Fibreglass ☑ Plastic ☐ Concrete ☐ Galvanized	#10	1.25	4.70
No Casing or Screen				
	☐ Open hole			

Test of Well Yield

Pumping test method	Draw Down Time min	Draw Down Water Level Metres	Recovery Time min	Recovery Water Level Metres
Pump intake set at - (metres)	Static Level			
Pumping rate - (litres/min)	1		1	
Duration of pumping ___hrs + ___ min	2		2	
Final water level end of pumping ___ metres	3		3	
Recommended pump type. ☐ Shallow ☐ Deep	4		4	
Recommended pump depth. ___ metres	5		5	
Recommended pump rate. (litres/min)	10		10	
	15		15	
If flowing give rate - (litres/min)	20		20	
	25		25	
If pumping discontinued, give reason.	30		30	
	40		40	
	50		50	
	60		60	

Plugging and Sealing Record

☑ Annular space ☐ Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0.9	1.25	Bentonite. 20 K.G	20 K.G.

Location of Well

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

Please see site plan (attached)

Method of Construction

☐ Cable Tool ☐ Rotary (air) ☐ Diamond ☐ Digging
☐ Rotary (conventional) ☑ Air percussion ☐ Jetting ☐ Other
☐ Rotary (reverse) ☐ Boring ☐ Driving

Water Use

☐ Domestic ☐ Industrial ☐ Public Supply ☑ Other Sample
☐ Stock ☐ Commercial ☐ Not used
☐ Irrigation ☐ Municipal ☐ Cooling & air conditioning

Final Status of Well

☐ Water Supply ☐ Recharge well ☐ Unfinished ☐ Abandoned, (Other)
☑ Observation well ☐ Abandoned, insufficient supply ☐ Dewatering
☐ Test Hole ☐ Abandoned, poor quality ☐ Replacement well

Audit No. Z 31645

Date Well Completed (YYYY MM DD): 2005 08 25

Was the well owner's information package delivered? ☐ Yes ☑ No

Date Delivered (YYYY MM DD):

Well Contractor/Technician Information

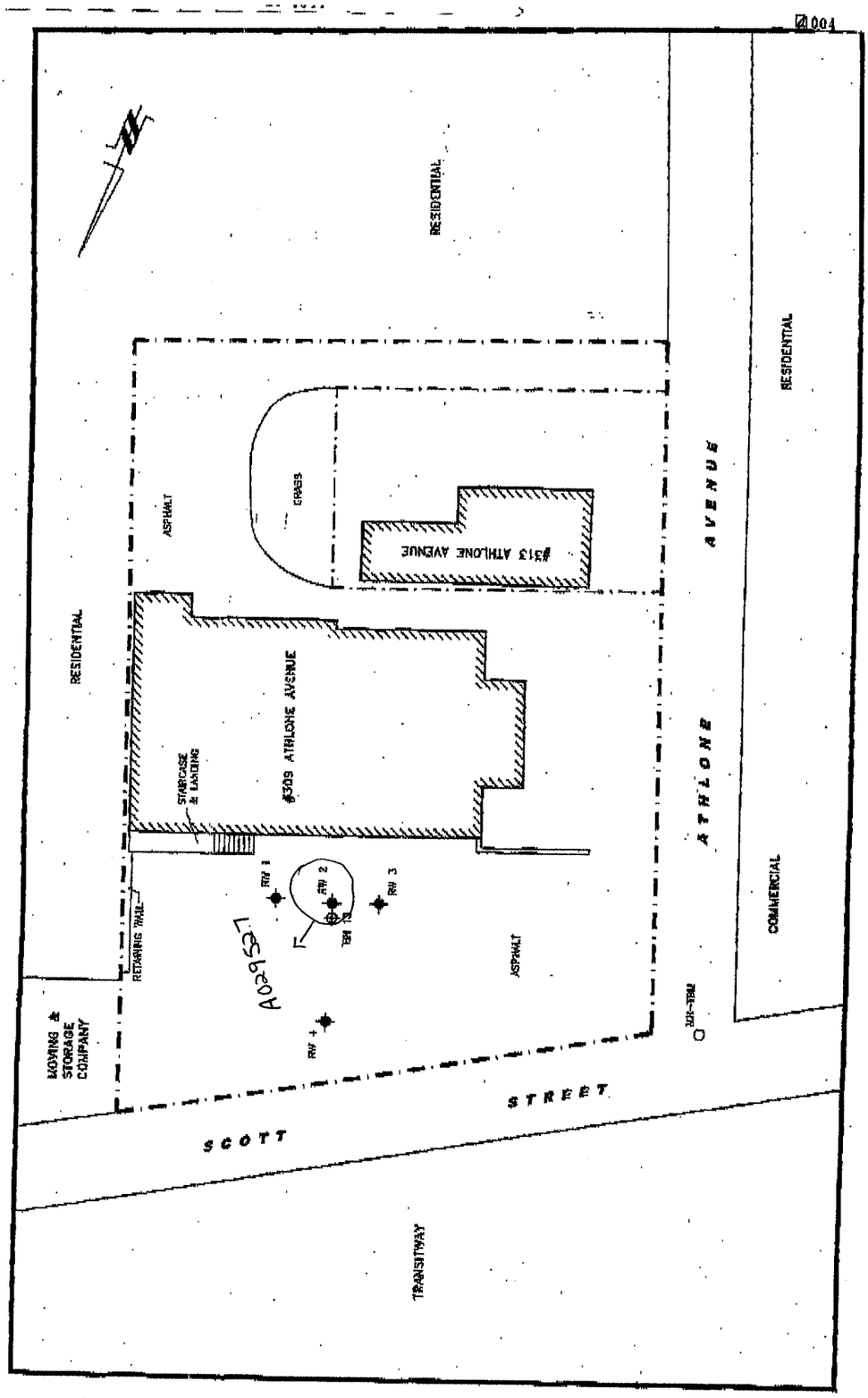
Name of Well Contractor	Well Contractor's Licence No.
George Downing Estate Drilling Ltd	1844
Business Address (street name, number, city etc.)	
410 Main St. Grenville-Sur-La-Rouge, Qc J0V1B0	
Name of Well Technician (last name, first name)	Well Technician's Licence No.
Downing, Bruce	T2173
Signature of Technician/Contractor	Date Submitted (YYYY MM DD)
X [signature]	2005 09 20

Ministry Use Only

Data Source	Contractor 1844
Date Received (YYYY MM DD): OCT 12 2005	Date of Inspection (YYYY MM DD):
Remarks	Well Record Number

0506E (09/03) Contractor's Copy ☐ Ministry's Copy ☑ Well Owner's Copy ☐

Cette formule est disponible en français



A029657

OCT 12 2005

Z31645

1844

Ontario | Ministry of the Environment

Well Tag Number (Place sticker and print number below)

Well Record

Regulation 903 Ontario Water Resources Act

page ___ of ___

Instructions for Completing Form

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

Ministry Use Only		
MUN	CON	LOT

Well Owner's Information and Location of Well Information

[redacted]

RR#/Street Number/Name	City/Town/Village: OTTAWA	Site/Compartment/Block/Tract etc.

GPS Reading	NAD 83	Zone 18	Easting 441527	Northing 5027132	Unit Make/Model: MAG	Mode of Operation: DEL U TN ☐ Undifferentiated ☑ Averaged ☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth Metres From	To

Hole Diameter

Depth Metres From	To	Diameter Centimetres

Water Record

Water found at ___ Metres	Kind of Water
___ m ☐ Gas ☐ Other:	☐ Fresh ☐ Sulphur ☐ Salty ☐ Minerals
___ m ☐ Gas ☐ Other:	☐ Fresh ☐ Sulphur ☐ Salty ☐ Minerals
___ m ☐ Gas ☐ Other:	☐ Fresh ☐ Sulphur ☐ Salty ☐ Minerals

After test of well yield, water was
☐ Clear and sediment free
☐ Other, specify

Chlorinated ☐ Yes ☐ No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth Metres From	To
Casing				
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
Screen				
Outside diam	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized	Slot No.		
No Casing or Screen				
	☐ Open hole			

Test of Well Yield

Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
Pump intake set at - (metres)	Static Level			
Pumping rate - (litres/min)	1		1	
Duration of pumping ___hrs + ___ min	2		2	
Final water level end of pumping ___ metres	3		3	
Recommended pump type. ☐ Shallow ☐ Deep	4		4	
Recommended pump depth. ___ metres	5		5	
Recommended pump rate. (litres/min)	10		10	
	15		15	
If flowing give rate - (litres/min)	20		20	
	25		25	
If pumping discontinued, give reason.	30		30	
	40		40	
	50		50	
	60		60	

Plugging and Sealing Record

☐ Annular space ☑ Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
2.5	6.7	Bentonite Slurry	2
1.5	2.5	Cement	3 Bags
0	1.5	Casing Cutt Off - & Removed	

Location of Well

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

Method of Construction

☐ Cable Tool ☐ Rotary (air) ☐ Diamond ☐ Digging
☐ Rotary (conventional) ☐ Air percussion ☐ Jetting ☐ Other
☐ Rotary (reverse) ☐ Boring ☐ Driving

Water Use

☐ Domestic ☐ Industrial ☐ Public Supply ☐ Other
☐ Stock ☐ Commercial ☐ Not used
☐ Irrigation ☐ Municipal ☐ Cooling & air conditioning

Final Status of Well

☐ Water Supply ☐ Recharge well ☐ Unfinished ☐ Abandoned, (Other)
☐ Observation well ☐ Abandoned, insufficient supply ☐ Dewatering
☐ Test Hole ☐ Abandoned, poor quality ☐ Replacement well

Audit No. Z 28743	Date Well Completed YYYY MM DD
Was the well owner's information package delivered? ☐ Yes ☐ No	Date Delivered YYYY MM DD

Well Contractor/Technician Information

Name of Well Contractor: Plumbing Village	Well Contractor's Licence No. 6574
Business Address (street name, number, city etc.): Box 3201 - Carp Ont K0A1L0	
Name of Well Technician (last name, first name): S. Drouse	Well Technician's Licence No. 310
Signature of Technician/Contractor X	Date Submitted YYYY MM DD 2005 11 15

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Data Source	Contractor 6574
Date Received YYYY MM DD: NOV 24 2005	Date of Inspection YYYY MM DD
Remarks: DWC VIA PHONE 2005/11/15	Well Record Number

0506E (09/03) Contractor's Copy ☐ Ministry's Copy ☐ Well Owner's Copy ☐ *Cette formule est disponible en français*

Ontario Ministry of the Environment

Well Tag No. for Master (OW) A 055104

A056104

Master Well Record for Cluster Well Construction

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Master Well Owner's and Land Owner's Information

First Name	Last Name	
City of Ottawa	Public Works & Services	[redacted]

Mailing Address (Street Number/Name, RR)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
100 Constellation Crescent	Ottawa	ON	K2G6J8	6135802424

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR)	Township	Lot	Concession
See attached plan			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	

UTM Coordinates	Zone	Easting	Northing	GPS Unit Make	Model	Mode of Operation
NAD 83	18T	442331	5027949	Garmin	765	☐ Undifferentiated ☐ Averaged ☑ Differentiated, specify 3D

Overburden and Bedrock Materials (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres) From	Depth (Metres) To
Gry	Asphalt			0	0.2
Grey	Concrete			0.2	0.5
Brn	Sand	Gravel, Cobbles		0.5	3.1
Gry	Limestone			3.1	5.3

BH 8

Hole Details

Depth (Metres) From	Depth (Metres) To	Diameter (Centimetres)
0	5.3	20.0

Water Use

☐ Public ☐ Industrial ☐ Not used ☐ Other, specify
☐ Domestic ☐ Commercial ☐ Dewatering
☐ Livestock ☐ Municipal ☐ Monitoring
☐ Irrigation ☑ Test Hole ☐ Cooling & Air Conditioning

Method of Construction

☐ Cable Tool ☐ Air Percussion ☐ Digging
☑ Rotary (Conventional) ☐ Diamond ☑ Boring
☐ Rotary (Reverse) ☐ Jetting ☐ Other, specify
☐ Rotary (Air) ☐ Driving

Status of Well

☑ Test Hole ☐ Abandoned, Insufficient Supply
☐ Replacement Well ☐ Abandoned, Poor Water Quality
☐ Dewatering Well ☐ Other, specify
☐ Alteration (Construction) ☐ Abandoned, other, specify

Construction Details

Inside Diameter (Centimetres)	Material (steel, plastic, fibreglass, concrete, galvanized)		Wall Thickness	Depth (Metres) From	Depth (Metres) To
3.2	Plastic	Riser	0.2	0	2.3
		Screen	0.2	2.3	5.3

No Casing and Screen Used

Open Hole ☐ Yes ☐ No

Static Water Level Test

Metres

Screen

☐ Galvanized ☐ Steel ☐ Fibreglass ☐ Concrete ☑ Plastic

Outside Diameter (Centimetres)	Slot No.
3.6	.010

Water Details

Water found at Depth	Kind of Water
3.5 Metres ☐ Gas	☑ Fresh ☐ Salty ☐ Sulphur ☐ Minerals
Metres ☐ Gas	☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals
Metres ☐ Gas	☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals

Annular Space/Abandonment Sealing Record

Depth Set at (Metres) From	Depth Set at (Metres) To	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
0.2	1.8	Bentonite Holeplug	N/A

Disinfected ☐ Yes ☐ No If no, provide reason:

Date Master Well Completed (yyyy/mm/dd): 2007/10/15

Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)

Total Wells in Cluster	Please indicate Number of Cluster Well Information Log Sheets Submitted
5	1
Total Wells on this Property	

Location of Well Cluster

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.

☐ Check box to confirm detailed map is provided as per Section 11.1 (3)

Consent to release additional information concerning the cluster to the Director upon request

Signature of Technician/Contractor	Date (yyyy/mm/dd)

Master Well Owner's/Land Owner's consent to use Cluster Form

[redacted]

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
DST Consulting	6838

Business Address (Street No./Name, number, RR)	Municipality
605 Hewitson St	Thunder Bay

Province	Postal Code	Business E-mail Address
Ontario	P7B5V5	dstgroup.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
8076232929	Finke C. Alan

Well Technician's Licence No.	Signature of Technician	Date Submitted (yyyy/mm/dd)
2544		Oct 2007

Ministry Use Only

Audit No.	Well Contractor No.
M 00136	
Date Received (yyyy/mm/dd) NOV 22 2007	Date of Inspection (yyyy/mm/dd)
Remarks C 66100	

7992 (11/2006)

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Ministry of the Environment

Well Tag No. for Master Well *(Print Well Tag No.)*: A056104

Cluster Well Information for Cluster Well Construction

Regulation 903 Ontario Water Resources Act

Page 1 of 1

[redacted]

Property Owner's Information

First Name	Last Name	Mailing Address (Street No./Name, RR)	Municipality
CITY OF OTTAWA	DEPARTMENT OF PUBLIC WORKS	100 CONSTELLATION CRESENT. 6th FLOOR	OTTAWA

Province	Postal Code	E-mail Address	Telephone No. (inc. area code)
ON	K2G6J8	carol.Holmes@ottawa.ca	6135802424

Cluster Well Information

Address of Well Location (Street Number/Name, RR)	Lot	Concession	Township	County/District/Municipality
SEE ATTACHED PLAN				

City/Town/Village	Province	Postal Code	GPS Unit Make	Model	Unit Mode of Operation
OTTAWA	Ontario		GARMIN	765	☐ Undifferentiated ☐ Averaged ☑ Differentiated, specify: 3D

Consent to release additional information to the Director upon request

Signature of Technician/Contractor	Date *(yyyy/mm/dd)*

Well # on Sketch	UTM Coordinates Zone	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)*
BH2	18T	441487	5027448	5.2	20.0	BORING	PLASTIC	0-2.2	2.2	5.2	BENTONITE HOLEPLUG	4.0			
BH5	18T	441712	5027576	5.0	20.0	"	"	0-2.0	2.0	5.0	"	4.2			
BH6	18T	442213	5027874	5.1	20.0	"	"	0-2.1	2.1	5.1	"	4.1			
BH10	18T	442457	5028009	5.2	20.0	"	"	0-2.2	2.2	5.2	"	4.3			
BH4	18T	441569	5027494	3.1	20.0	"	"	0-1.7	~~1.7~~	3.1	"	~~4.1~~			

Well Contractor and Well Technician Information

Business Name of Well Contractor	Business Address (Street Number/Name, RR)	Municipality	Province
DST CONSULTING	605 HEWITSON ST	THUNDER BAY	ONTARIO

Postal Code	Business Telephone No. *(inc. area code)*	Well Contractor's Licence No.	Business E-mail Address
P7B5V5	8076232929	6838	dstgroup.com

Name of Well Technician (First Name, Last Name)	Well Technician's Licence No.	Date Submitted *(yyyy/mm/dd)*	Signature of Technician
ALAN FINKE	2544	OCT 2007	

Date 1st Well in Cluster Constructed *(yyyy/mm/dd)*	Date Last Well in Cluster Constructed *(yyyy/mm/dd)*
2007/10/12	2007/10/16

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Date Received *(yyyy/mm/dd)*	Date Inspected *(yyyy/mm/dd)*
NOV 22 2007	
Audit No. C 00100	**Remarks** MOD136

1991 (11/2006)

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Ontario Ministry of the Environment

Well Record for Well Cluster - Part 1 of 3

(Only for Multiple Test Holes or Dewatering Wells)

Regulation 903 Ontario Water Resources Act

All measurements recorded in: ☑ Metric ☐ Imperial

Follow instructions on the front and back of this form. Print or Type

Well Tag No. of Deepest Well: *(Print Well Tag No.)* N/A

Well # on Drawing of Deepest Well:

Page 1 of 1

Well Cluster Location Information

Address of Well Location (Street Number(s)/Name(s), RR, if available)	Lot(s)	Concession(s)	Geographic Township	County/District/Upper Tier Municipality
145 Richmond RD	–	–	CITY of Ottawa	CITY of Ottawa

City, Town, Village or Hamlet	Province	GPS Unit Make	Model	Unit Mode of Operation
OTTAWA	Ontario	Ganmin	MAP76	☐ Undifferentiated ☒ Averaged ☐ Differentiated, specify:

Mandatory Attachments/Additional Information

☒ Land Owner Consent Form must be attached.

☒ Detailed Drawing of All Well Locations must be attached.

I, the person constructing the well, will promptly submit to the Director, on request, any additional information in my custody or control related to any well in the well cluster that I have constructed.

Signature of Technician/Contractor — Date (yyyy/mm/dd): 2011 11 15

Well Details

Well # on Drawing	UTM Coordinates Zone	Easting	Northing	Hole Depth (m/ft)	Hole Diameter (cm/in)	Method of Construction	Casing Material; Diameter (cm/in)	Casing (m/ft) From	Casing (m/ft) To	Screen Interval (m/ft) From	Screen Interval (m/ft) To	Annular Space Material (m/ft) From	Annular Space Material (m/ft) To	Annular Space Material: Material:	Overburden/Bedrock or Abandonment Filing Material Intervals (m/ft)	Static Water Level (m/ft)	Date of Completion (yyyy/mm/dd)
#1	18	448152	5027320	4.9m	N/A	–	–	–	–	–	–	–	–	–	Gravel 0-0.61m Bentonite 0.61-4.9m	4.4m	2011 11 02
#2	18	448152	5027389	4.6m	N/A	–	–	–	–	–	–	–	–	–	Gravel 0-0.61m Bentonite 0.61m-4.6m	4.6m	2011 11 02
#3	18	448160	5027350	2.43m	N/A	–	–	–	–	–	–	–	–	–	Gravel 0-0.61m Bentonite 0.61m-2.43m	2.43m	2011 11 02

Well Contractor and Well Technician Information

Business Name of Well Contractor	Business Address (Street Number/Name, RR)	Municipality	Province
G&T Drilling LTD	276 Drive-in RD	Nepean	On

Postal Code	Bus. Telephone No.	Well Contractor's Licence No.	Business E-mail Address
K7R3L1	613 354 4760	7085	Getdrilling@mycando.ca

Name of Well Technician (First Name, Last Name)	Well Technician's Licence No.	Signature of Well Technician	Date Submitted (yyyy/mm/dd)
Tim Harrison	2251		2011 11 15

Date First Well in Cluster Constructed or Abandoned (yyyy/mm/dd)	Date Last Well in Cluster Completed (yyyy/mm/dd)
2011 01 02	2011 11 02

Well Abandonment

Person Abandoning the Wells:

Name — (Print or Type) - See instruction 11 on the back of this form

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Date Received (yyyy/mm/dd)	Audit No.
JAN 31 2012	C 16367

Comments:

MINISTRY'S COPY

Well ID

Well ID Number: 7224472
Well Audit Number: *C22336*
Well Tag Number: *A147202*

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

Well Location

Address of Well Location	
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441521.00 Northing: 5027205.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

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: 6964

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

Audit Number: C22336

Date Well Completed: January 24, 2014

Date Well Record Received by MOE: July 24, 2014

Updated: February 2, 2018
RateRate
Sharefacebook twitter Print
Tags

- Environment and energy,
- Drinking water,

Well ID

Well ID Number: 7240886
Well Audit Number: *Z198253*
Well Tag Number: *A173740*

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

Well Location

Address of Well Location	205 LANARK AVE.
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: 441131.00 Northing: 5027480.00
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	LOAM	STNS	SOFT	0 m	1.32 m
GREY	LMSN	LYRD		1.32 m	12.19 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/FLUSHMOUNT	
.31 m	8.84 m	BENTONITE	
8.84 m	12.19 m	FILTER SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring and Test Hole

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	9.14 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	9.14 m	12.19 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	1.83 m	11.43 cm
1.83 m	12.19 m	7.62 cm

Audit Number: Z198253

Date Well Completed: April 17, 2015

Date Well Record Received by MOE: May 05, 2015

Updated: February 2, 2018
RateRate

Well ID

Well ID Number: 7265948
Well Audit Number: *Z229830*
Well Tag Number: *A190916*

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

Well Location

Address of Well Location	160 LANARK AVENUE
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: 441305.00 Northing: 5027564.00
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	SAND	FILL	SOFT	0 m	1.22 m
BRWN	SAND		SOFT	1.22 m	2.13 m
BRWN	SILT		PCKD	2.13 m	2.44 m
GREY	LMSN		PCKD	2.44 m	5.79 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMOUNT/ CONCRETE	
.31 m	2.44 m	BENTONITE	
2.44 m	5.79 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	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	2.74 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 cm	PLASTIC	2.74 m	5.29 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	2.44 m	11.43 cm
2.44 m	5.79 m	7.62 cm

Audit Number: Z229830

Date Well Completed: June 09, 2016

Date Well Record Received by MOE: July 04, 2016

Updated: February 2, 2018
RateRate

Well ID

Well ID Number: 7265949
Well Audit Number: *Z229802*
Well Tag Number: *A190915*

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

Well Location

Address of Well Location	160 LANARK AVENUE
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: 441323.00 Northing: 5027536.00
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	LOAM		SOFT	0 m	.31 m
BRWN	SAND	GRVL	LOOS	.31 m	2.13 m
GREY	LMSN		WTHD	2.13 m	5.79 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMONT/ CONCRETE	
.31 m	2.59 m	BENTONITE	
2.59 m	5.79 m	FILTER SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	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	2.74 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 cm	PLASTIC	2.74 m	5.79 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	3.1 m	11.43 cm
3.1 m	5.79 m	7.62 cm

Audit Number: Z229802

Date Well Completed: June 09, 2016

Date Well Record Received by MOE: July 04, 2016

Updated: February 2, 2018
RateRate

Well ID

Well ID Number: 7265950
Well Audit Number: *Z229801*
Well Tag Number: *A190913*

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

Well Location

Address of Well Location	60 LANARK AVENUE
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: 441296.00 Northing: 5027526.00
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	LOAM		SOFT	0 m	.31 m
BRWN	SAND	GRVL	LOOS	.31 m	1.22 m
GREY	LMSN		WTHD	1.22 m	4.88 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMOUNT/ CONCRETE	
.31 m	1.62 m	BENTONITE	
1.68 m	4.88 m	FILTER SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	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	1.83 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 cm	PLASTIC	1.83 m	4.88 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	1.52 m	11.43 cm
1.52 m	4.88 m	7.62 cm

Audit Number: Z229801

Date Well Completed: June 09, 2016

Date Well Record Received by MOE: July 04, 2016

Updated: February 2, 2018
RateRate

Well ID

Well ID Number: 7290746
Well Audit Number: *Z256707*
Well Tag Number: *A190915*

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

Well Location

Address of Well Location	160 LANARK AVENUE
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441300.00 Northing: 5027544.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
5.79 m	0 m	GROUTED 3/8 BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use

Status of Well

Abandoned-Other

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1558

Results of Well Yield Testing

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

Draw Down & Recovery

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

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter

Audit Number: Z256707

Date Well Completed: May 04, 2017

Date Well Record Received by MOE: July 24, 2017

Updated: February 2, 2018
RateRate
Sharefacebook twitter Print
Tags

- Environment and energy,
- Drinking water,

Well ID

Well ID Number: 7290747
Well Audit Number: *Z256708*
Well Tag Number: *A190916*

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

Well Location

Address of Well Location	160 LANARK AVENUE
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441294.00 Northing: 5027544.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
5.79 m	0 m	GROUTED 3/8 BENTONITE HOLEPLUG	

Method of Construction & Well Use

Method of Construction	Well Use

Status of Well

Abandoned-Other

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1558

Results of Well Yield Testing

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

Draw Down & Recovery

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

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter

Audit Number: Z256708

Date Well Completed: May 04, 2017

Date Well Record Received by MOE: July 24, 2017

Updated: February 2, 2018
RateRate
Sharefacebook twitter Print
Tags

- Environment and energy,
- Drinking water,

Well ID

Well ID Number: 7290748
Well Audit Number: *Z256705*
Well Tag Number: *A190913*

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

Well Location

Address of Well Location	160 LANARK AVENUE
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441302.00 Northing: 5027549.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
5.79 m	0 m	GROUTED 3/8 BENTONITE HOLEPLUG	

Method of Construction & Well Use

Method of Construction	Well Use

Status of Well

Abandoned-Other

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1558

Results of Well Yield Testing

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

Draw Down & Recovery

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

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter

Audit Number: Z256705

Date Well Completed: May 04, 2017

Date Well Record Received by MOE: July 24, 2017

Updated: February 2, 2018
RateRate
Sharefacebook twitter Print
Tags

- Environment and energy,
- Drinking water,

Well ID

Well ID Number: 7290749
Well Audit Number: *Z256709*
Well Tag Number: *A155785*

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

Well Location

Address of Well Location	160 LANARK AVENUE
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441276.00 Northing: 5027574.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
7.92 m	0 m	GROUTED 3/8 BENTONITE HOLEPLUG	

Method of Construction & Well Use

Method of Construction	Well Use

Status of Well

Abandoned-Other

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1558

Results of Well Yield Testing

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

Draw Down & Recovery

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

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter

Audit Number: Z256709

Date Well Completed: May 05, 2017

Date Well Record Received by MOE: July 24, 2017

Updated: February 2, 2018
RateRate
Sharefacebook twitter Print
Tags

- Environment and energy,
- Drinking water,

Well ID

Well ID Number: 7265890
Well Audit Number: *C26623*
Well Tag Number: *A200790*

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

Well Location

Address of Well Location	
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441274.00 Northing: 5027306.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

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: 7328

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

Audit Number: C26623

Date Well Completed: May 06, 2016

Date Well Record Received by MOE: July 04, 2016

Updated: February 2, 2018
RateRate
Sharefacebook twitter Print
Tags

- Environment and energy,
- Drinking water,

File Number: D06-03-17-0172

March 22, 2018

Paterson Group
154 Colonnade Road South
Ottawa ON
K2E 7J5

Sent via email [kmunch@patersongroup.ca]

Dear Paterson Group,

Re: Information Request
312 and 314 Clifton Road, 1950 Scott 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:

- Disposals and Environmental Remediation: The subject properties are within the footprint of former landfill Ur-19 – McRae Avenue. The City 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 6939.

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

City of Ottawa
Planning, Infrastructure and Economic Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Téléc: (613) 560-6006
www.ottawa.ca

- There are five (5) activities associated with properties located within 50m of the Subject Property: Activity Numbers 13661, 5739, 7597, 15026 and 10616.

Please note that Activity Numbers 13661 and 10616 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 keys 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 Justin Marr at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

Justin Marr

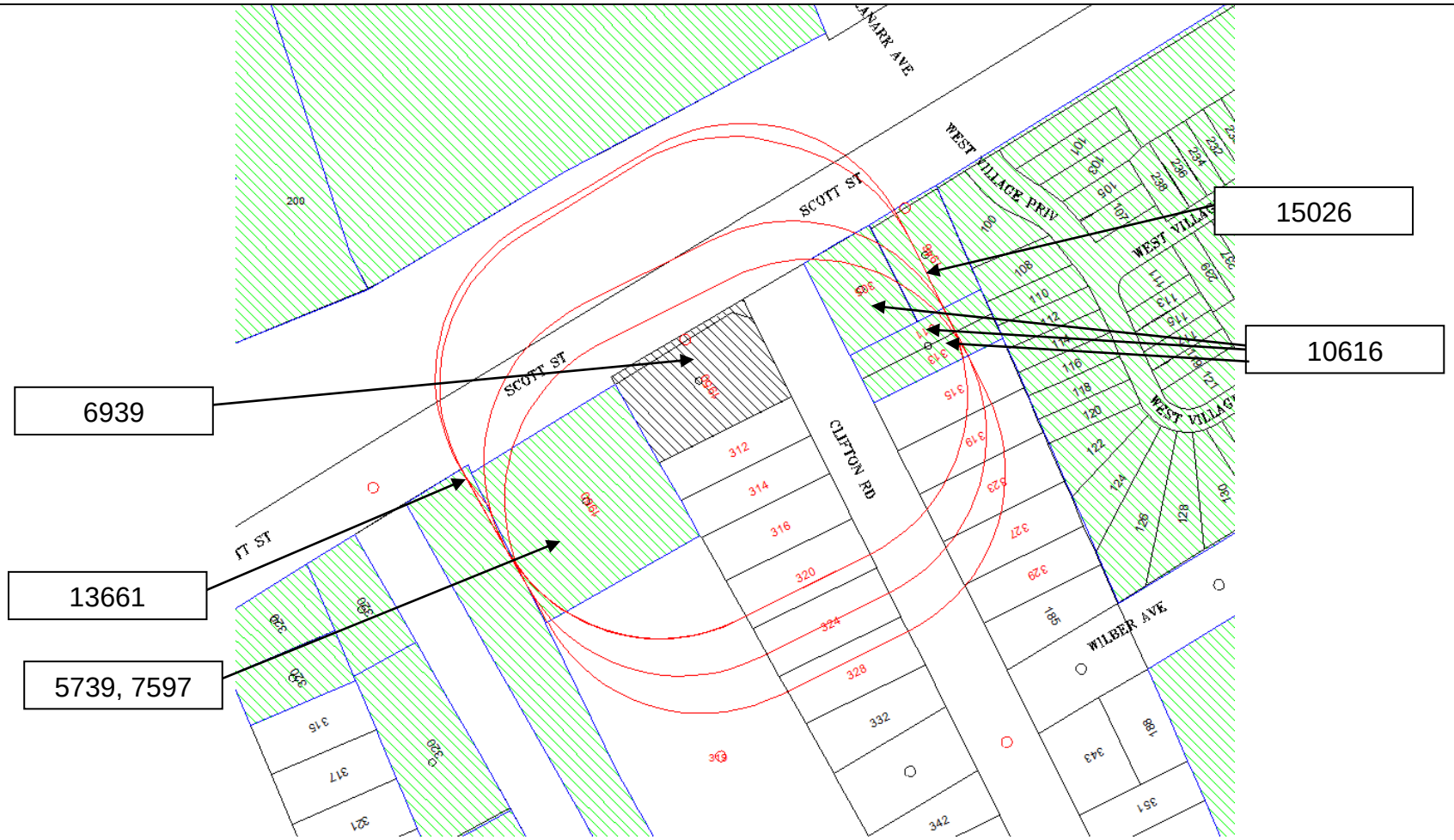
Per:

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

MB / JM

Attach: 8

cc: File no. D06-03-17-0172



Scale 1: n/a	312 & 314 Clifton Road 1950 Scott Street Ottawa, ON File # D06-03-17-0172 Justin Marr Ottawa	Overview ID# = Activity Identification Number = Subject Site

CITY OF OTTAWA

HLUI ID: __679GH3

AREA (Square Metres): 4649.506

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:31:16

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210028	Y	N

Activity ID: 13661 **Multiple PINS:** Y

PIN Certainty: 2 **Previous Activity ID(s) :** 5191

Related PINS: 040210028

Name: THOMAS G. FULLER LIMITED

Address: MCRAE AVENUE, OTTAWA

Facility Type: Lumber and Building Materials, Wholesale

Comments 1: Located at Richmond Rd. and Scott St. (east side)

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1912,vol2; FIP1922-251-567,vol2; FIP1948-309-567; FIP1956-309-4-567,vol3; M.1948, M.1955, M.1963; BEP 1950

HL References 2:

HL References 3:

NAICS	SIC
493120	479
416320	563
444110	563
238390	421
238990	421
493190	479
416310	563
444120	563
493130	479
416340	563
444190	563

Company Name	Year of Operation
Thomas G. Fuller Ltd.	c. 1948-1956
W.C. Edwards	c. 1922

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210029	Y	Y

Activity ID: 5739

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 6827

Related PINS: 040210029

Name: GERVAIS MOTORS LIMITED

Address: 1960 SCOTT STREET, OTTAWA

Facility Type: Other Motor Vehicle Services

Comments 1: GEN# = ON1041400

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: PID1994

HL References 2:

HL References 3:

NAICS	SIC
488410	639

Company Name	Year of Operation
Gervais Motors Ltd.	c. 1994

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210029	Y	Y

Activity ID: 7597 **Multiple PINS:** N

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

Related PINS: 040210029

Name: LUMETRIX CORP

Address: 1960 SCOTT STREET, OTTAWA

Facility Type: Photographic Equipment and Musical Instruments and Supplies, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
414130	0

Company Name	Year of Operation
LUMETRIX CORP	c. 2001

CITY OF OTTAWA

HLUI ID: __679FLU

AREA (Square Metres): 1262.774

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:32:22

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210051	Y	N

Activity ID: 6939 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 879

Related PINS: 040210051

Name: INDEPENDENT COAL AND LUMBER COMPANY (1961) LIMITED

Address: 1950 SCOTT STREET, OTTAWA

Facility Type: Petroleum Products, Wholesale

Comments 1: - also lists coal & lumber yard

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: S.1958, S.1961, S.1964-65, M.1900, M.1910, M.1920, M.1930, M.1940, M.1950,M.1958, M.1960, M.1961, M.1964, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
444110	563
416340	563
321992	254
482112	453
337110	254
482113	453
412110	511
321215	254
444120	563
444190	563
454310	511
416310	563
419120	511
483116	453
416320	563
488210	453
321911	254
482114	453

Company Name	Year of Operation
Independent Coal and Lumber Company (1961) Ltd.	c. 1940-1970

CITY OF OTTAWA

HLUI ID: __679EYL

AREA (Square Metres): 640.228

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210052	Y	N

Activity ID: 10616 **Multiple PINS:** Y

PIN Certainty: 2 **Previous Activity ID(s) :** 2436

Related PINS: 040210052

Name: OTTAWA HYDRO -TRANSFORMER SUBSTATION

Address: 307 CLIFTON ROAD, OTTAWA

Facility Type: Electric Power Systems Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1955, M.1963; FIP1912-vol2; FIP1922-vol2; FIP1948-309-1304,vol3; FIP1956/57-309-3-1304,vol3, BEP 1950

HL References 2:

HL References 3:

NAICS	SIC
221121	491
221119	491
221111	491
221113	491
221112	491
221122	491

Company Name	Year of Operation
Ottawa Hydro -Transformer Substation	c. 1948-1957

CITY OF OTTAWA

HLUI ID: __679E24

AREA (Square Metres): 666.239

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:33:00

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210053	N	N

Activity ID: 15026 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 3281

Related PINS: 040210053

Name: Racey MacCallum and Associates Ltd.

Address: 1946 SCOTT ST, OTTAWA

Facility Type: Testing Laboratory, Consulting Engineers

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
0	775

Company Name	Year of Operation
Racey MacCallum and Associates Ltd.	c. 1960

CITY OF OTTAWA

HLUI ID: __679EXL

AREA (Square Metres): 630.824

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:33:24

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	040210054	Y	N

Activity ID: 10616 **Multiple PINS:** Y

PIN Certainty: 2 **Previous Activity ID(s) :** 2436

Related PINS: 040210052

Name: OTTAWA HYDRO -TRANSFORMER SUBSTATION

Address: 307 CLIFTON ROAD, OTTAWA

Facility Type: Electric Power Systems Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1955, M.1963; FIP1912-vol2; FIP1922-vol2; FIP1948-309-1304,vol3; FIP1956/57-309-3-1304,vol3, BEP 1950

HL References 2:

HL References 3:

NAICS	SIC
221121	491
221119	491
221111	491
221113	491
221112	491
221122	491

Company Name	Year of Operation
Ottawa Hydro -Transformer Substation	c. 1948-1957

Karyn Munch

From: Public Information Services <publicinformationservices@tssa.org>
Sent: April-04-18 4:17 PM
To: Karyn Munch
Subject: RE: PE4239 - Records Search

Hello Karyn,

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@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,

Yalini

From: Karyn Munch [mailto:KMunch@Patersongroup.ca]
Sent: April 4, 2018 3:59 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: RE: PE4239 - Records Search

Good afternoon Yalini,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills or other incidents/infractions** for the addresses below.

Thank you very much!

Best Regards,
Karyn

From: Public Information Services [mailto:publicinformationservices@tssa.org]
Sent: April-04-18 3:51 PM
To: Karyn Munch <KMunch@Patersongroup.ca>
Subject: RE: PE4239 - Records Search

Good afternoon Karyn,

Thank you for your request for confirmation of public information.

To facilitate our search, would you kindly specify which safety program(s) or technology (e.g. fuel tanks, elevators, etc.) you want TSSA to search.

Thank you in advance and kind regards,

Yalini

From: Karyn Munch <KMunch@Patersongroup.ca>
Sent: March 19, 2018 3:53 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: PE4239 - Records Search

Good afternoon,

Could you please search your records for the following addresses in the City of Ottawa:

1946, 1950, 1960 Scott Street
305, 311, 312, 313, 314, 315, 316 Clifton Road

Thank-you very much.

Best Regards,

Karyn Munch, P.Eng.

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 217
Fax: (613) 226-6344
Email: kmunch@patersongroup.ca

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APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Karyn Munch, P.ENG.

patersongroup

Geotechnical Engineering

Environmental Engineering

Hydrogeology

Geological Engineering

Materials Testing

Building Science

Archaeological Services

POSITION

Intermediate Environmental Engineer

EDUCATION

Carleton University, B.Eng. 2002
Environmental Engineering

MEMBERSHIPS AND AWARDS

Professional Engineers of Ontario
Ottawa Geotechnical Society

EXPERIENCE

2011-present
Paterson Group Inc.
Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2009-2010
Department of Indian and Northern Affairs
Contaminated Sites Division
Environment Officer (PC-02)

2003 to 2009
Paterson Group Inc.
Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2002 to 2003
Dessau Soprin Inc.
Consulting Engineers
Environmental Division
Junior Engineer

SELECT LIST OF PROJECTS

Billings-Hurdman Interconnect Watermain - Ottawa
Telus Building Remediation - Ottawa
Block D Lands Remediation and Redevelopment – Kingston
Gladstone Avenue Reconstruction - Ottawa
Lees Avenue Coal Tar Site - City of Ottawa
Nortel Networks Environmental Monitoring Program
3W Zone Feedermain – Ottawa
Bank Street Reconstruction – Ottawa
Lees Avenue Remediation Program – Ottawa
Colonnade Road North Development – Ottawa
Montreal Road Reconstruction – Ottawa
Designated Substance Surveys – Residential and Commercial Sites - Ottawa
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)
Brownfields Applications and Records of Site Condition – Residential and Commercial Redevelopment

Mark S. D'Arcy, P. Eng.

patersongroup

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