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Phase I - Environmental Site Assessment

3437 Innes Road
Ottawa, Ontario

Prepared For

Assurances Reid and Bradley's Insurance

April 16, 2018

Report: PE4282-1

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EXECUTIVE SUMMARY

Assessment

A Phase I - Environmental Site Assessment (ESA) was carried out for the property addressed 3437 Innes Road in the City of Ottawa. The purpose of this environmental assessment was to research the past and current use of the site and adjacent properties and identify any environmental concerns with the potential to have impacted the subject property.

The review of historical information indicated that the subject property was vacant land until construction of the present-day residential dwelling in 1962. According to the current owner, the large garage on the site was built in 1975 and was used to store a backhoe. Historically, two (2) pad-mounted diesel storage tanks were located in the asphaltic concrete driveway in front of the garage and one (1) furnace oil storage tank was located behind the garage. Based on information provided by the current owners and observations made during the site assessment, the use of the furnace oil tank is not considered to represent an environmental concern.

The historical research identified an automotive service garage, located 150m southwest and a retail fuel outlet, located 100m east of the subject site, however, based on the separation distances and down- or cross-gradient locations with respect to the subject site, these properties are not considered to have the potential to have impacted the subject site.

Following the historical research, a site inspection was conducted to assess existing potential environmental concerns. No environmental concerns were identified during the site visit with the current use of the subject site, however, the area of the former diesel storage tanks was covered with asphalt, as such, ground surface conditions were not observed. As previously mentioned, a retail fuel outlet was identified 100m east of the subject but is not considered to represent an environmental concern.

Recommendations

The risk associated with the use of the diesel fuel tanks was difficult to assess given that the parking lot where the tanks were located had been paved fairly recently. Although the property was observed to be well maintained, given the length of time that the fuel tanks had been in use, it is likely that some spillage may have occurred in the past. In order to assess this risk, a subsurface investigation would be required.

Prior to any major renovations or demolition activities on the residential dwelling and garage, a designated substance survey (DSS) should be conducted in accordance with Ontario Regulation 490/09 under the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Assurances **Reid and Bradley's Insurance**, Paterson conducted a Phase I - Environmental Site Assessment (ESA) of the property addressed 3437 Innes Road, in the City of Ottawa, Ontario.

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

2.0 SITE INFORMATION

Address:	3437 Innes Road, Ottawa, Ontario.
Location:	Located on the north side of Innes Road, west of Pagé Road, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan for the site location.
Latitude and Longitude:	45° 28' 32" N, 75° 30' 58" W
Site Description:	
Configuration:	Rectangular.
Legal Description:	Part of Lot 6, Concession 2, Township of Gloucester, now in the City of Ottawa
Area:	1,850 m^2 (approximate)
Current Use:	The subject property is occupied by a residential dwelling and a large garage.
Services:	The subject site is located in a municipally serviced area. Historically, private septic systems and drinking water wells were commonly used in the area.

3.0 SCOPE OF WORK

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

- Investigate the existing conditions present at the subject site by carrying out a field study and historical review in general accordance with CSA Z768-01.
- Present the results of our findings in a comprehensive report.
- Provide a preliminary environmental site evaluation based on our findings.
- Provide preliminary remediation recommendations and further investigative work if contamination is encountered or suspected.

4.0 METHOD OF INVESTIGATION

4.1 Historical Research

The methodology for the Phase I - Environmental Site Assessment program was carried out in two segments. The first consisted of a historical review which included a brief research of the past use of the site. This portion of the program was carried out by Paterson personnel from the Environmental Division. The following is a list of the key information sources reviewed by our firm.

Federal Records

- Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
- Air photos at the Energy Mines and Resources Air Photo Library.
- National Archives.
- PCB Waste Storage Site Inventory.

Provincial Records

- MOECC document titled "Waste Disposal Site Inventory in Ontario".
- MOECC Brownfields Environmental Site Registry.
- MOECC Freedom of Information.
- Office of Technical Standards and Safety Authority, Fuels Safety Branch.

Municipal Records

- The Corporation of the City of Ottawa.
- City of Ottawa document entitled "Old Landfill Management Strategy; Phase 1- Identification of Sites, City of Ottawa, Ontario"; finalized October 2004.
- City of Ottawa – Development Application online search.

Local Information Sources

- Personal Interviews.

4.2 Field Assessment

The second segment of the Phase I-ESA consisted of a site visit which included a walk-through inspection and detailed visual assessment of the environmental conditions of the subject property. The site visit was carried out on March 26, 2018 by personnel from our Environmental Division.

As part of the field assessment, the site was inspected for signs of the following:

- ❑ Evidence of previous or existing fuel storage tanks.
- ❑ On-site use or storage of hazardous materials.
- ❑ On-site handling or disposal of liquid or solid waste materials.
- ❑ Aboveground piping systems, including pumps, valves, and joints.
- ❑ Truck or rail loading or unloading areas.
- ❑ Electrical conduits, abandoned pipelines or pumping stations.
- ❑ Remnants of old buildings.
- ❑ Signs of surficial contamination (i.e.: staining, distressed vegetation).
- ❑ Unnaturally discoloured, ponded, or flowing waters.
- ❑ Surficial drainage, wetlands, natural waterways, or watercourses through the property (i.e.: ditches, creeks, ponds, poor drainage).
- ❑ Any evidence of potable water supply wells or groundwater monitoring wells (such as leak detection monitoring wells for underground storage tank systems or abandoned systems).
- ❑ Any abnormal odours associated with the site, whether from on-site or off-site sources.
- ❑ The presence of any recent soil disturbances such as soil removal, filling, tilling, grading, etc.
- ❑ Asbestos containing materials (ACMs).
- ❑ Urea formaldehyde foam insulation (UFFI).
- ❑ Products containing Polychlorinated Biphenyls (PCBs).
- ❑ Ozone depleting substances (ODS).
- ❑ Lead-containing materials.
- ❑ Current use of neighbouring properties.

5.0 FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

5.1 Historical Review

Air Photo Research

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

1945 Based on the scale of the photograph, details are difficult to discern, however, the subject site appears to be vacant. A small structure, likely a residential dwelling is visible directly east of the subject site. The remaining surrounding properties appear to be farmsteads and residential dwellings. Innes Road and Pagé Road are visible south of the subject site

1958 No significant changes have been made to the subject or surrounding properties.

1965 (City of Ottawa, geoOttawa website) The subject site has been developed with a residential dwelling. Residential dwellings have been developed east and south of the subject site. Properties to the north remain undeveloped, while properties to the west are used for agriculture.

1976 (City of Ottawa, geoOttawa website) A large garage has been built on the northwestern portion of the subject site. Residential dwellings have been developed north and northeast of the subject site. Possible commercial buildings have been developed east of the subject site, on the east side of Pagé Road.

1987 Based on the scale of the photograph, details are difficult to discern, however, no significant changes have been made to the subject site. A residential neighbourhood has been developed northeast of the subject site, across Pagé Road.

1991 (City of Ottawa, geoOttawa) No significant changes appear to have been made to the subject site. Additional residential dwellings have been constructed south of Innes Road. The lands north of the subject site have become overgrown with trees. A commercial building is visible at 3469 Innes Road, approximately 100m east of the subject site, which includes a retail fuel outlet (RFO).

2005	(City of Ottawa, geoOttawa) No changes appear to have been made to the subject site. The vacant property west and northwest of the subject site has been redeveloped with a residential subdivision. Several residential dwellings south of the subject site have been demolished. Innes Road was being widened at that time.
2017	(City of Ottawa, geoOttawa) The subject and neighbouring properties appear as they do today. Several residential dwellings have been constructed south of Innes Road.

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

National Archives

Fire insurance plans are not available for the area of the subject site.

City of Ottawa directories were reviewed in approximate 10-year intervals from 1991 to 2010 for the area of the subject site. Directories for the area are not available before 1992. The subject property was always listed as a residential/commercial property. The property addressed 3386 Innes Road was listed as an automotive service garage from 1992 to 2001. A retail fuel outlet (RFO) and Orleans Dry-Cleaners were listed at 3469 Innes Road in 2010.

No concerns were identified with from the former automotive service garage given the separation distance of approximately 150m, the down-gradient location with respect to the subject site and the redevelopment of the former automotive service garage into a new residential subdivision.

Based on conversations with an employee of Orleans Dry-Cleaners on March 23, 2018, dry-cleaning chemicals have never been used at 3469 Innes Road and it operates as a drop-off/pick-up location. As such, the Orleans Dry-Cleaners is not considered to represent a concern to the subject site.

Based on previous engineering reports, the cross-gradient location with respect to the subject site and the separation distance, the RFO is not considered to pose a concern to the subject site.

Natural Resources Canada (NRCAN)

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of limestone of the Bobcaygeon Formation. Based on the maps, the thickness of the overburden ranges from 0 to 1 m of offshore marine sediments.

PCB Inventory

A search of national PCB waste storage sites was conducted as part of our assessment. No PCB waste storage sites were identified within 500 m of the subject property.

Ontario Ministry of Environment and Climate Change (MOECC)

The Ontario Ministry of Environment and Climate Change document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No active or closed waste disposal sites were identified within 1 km of the subject site.

A search of the MOECC Brownfields environmental site registry was conducted electronically on March 23, 2018. The site was not listed in the MOECC site registry. No records of site condition (RSCs) were listed for properties within 250m of the subject site.

Ontario Ministry of Environment (MOECC) Information Search

A request was submitted to the MOECC Freedom of Information office for information with respect to environmental records for the site. The MOECC search did not find any records for the subject site. A copy of the MOECC response has been added to the appendix.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on March 23, 2018, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject site and neighbouring properties. One (1) record was found for 3469 Innes Road, indicating two (2) active underground fuel tanks and three (3) inactive underground fuel tanks. As previously mentioned above, based on previous engineering reports, the cross-gradient location with respect to the

subject site and the separation distance, the RFO located at 3469 Innes Road is not considered to have had the potential to impact the subject site.

City of Ottawa Old Landfill Document

The document prepared by Golder Associates entitled "Old Landfill Management Strategy, Phase I - Identification of Sites, City of Ottawa", was reviewed. No landfill sites were identified within 500 meters of the subject property.

Previous Engineering Reports

Previous investigations by Paterson and other firms have been conducted in the area of the subject site. These investigations did not identify any significant environmental concerns surrounding the subject site.

Personal Interviews

- Property Owners

Mr. and Mrs. Filion, the current property owners, were available during the site visit to respond to questions. The Filions informed Paterson that they have owned the property since before initial construction of the present-day residential dwelling began in 1961. According to Mrs. Filion, the garage was built in 1975, while the gazebo and the shed were built in the 2000s. Paterson was informed by Mrs. Filion that the aboveground furnace oil tank located in the garage was installed in 2011 and that prior to 2011 a tank was located behind (north) of the garage on a concrete pad. Mrs. Filion told Paterson that the concrete pad behind the garage was also removed in 2011. Paterson learned from Mrs. Filion that there were two (2) pad mounted aboveground storage tanks (ASTs) containing diesel in the center of the asphaltic concrete driveway. Mrs. Filion told Paterson that the two (2) ASTs and the concrete pad were removed in 2016 and that the asphalt was patched. Mrs. Filion informed Paterson that the residential dwelling has always used a natural-gas fired furnace for heat. Paterson was told by Mrs. Filion that the septic system (field and tank) in the backyard was removed in 1996 when the dwelling was connected to the City sanitary system. Mrs. Filion informed Paterson that the garage was never connected to the City sanitary system and that no drains exist in the structure. Mrs. Filion told Paterson that an addition to the residential dwelling was constructed in 2006. Paterson was informed by Mrs. Filion that the suspended ceiling tiles located in the basement were installed approximately five (5) years ago.

- Realtor

Mrs. Carmen Laplante, the owner's representative, was contacted over the phone on several occasions and was present during the site inspection to answer questions. Mrs. Laplante informed Paterson that the property was formerly registered as Jean Marcel Filion Excavation. Mrs. Laplante told Paterson that the site was not used to repair excavation equipment.

5.2 Exterior Assessment

Buildings

The residential dwelling is a one (1) storey structure finished with brick, cement parging and vinyl siding and has a full basement level with a concrete block foundation. A natural gas meter is located on the west side of the building. A small storage shed, used to keep lawn maintenance tools, is present at the rear (northeast) of the building. There is a large, double door garage located on the north-western portion of the site. The garage has a sloped shingle roof and a slab-on-grade foundation. The garage is clad with vinyl siding and parging cement. There is a closed-in gazebo built in the 2000s located east of the garage.

Site

The residential dwelling is situated on the southeast portion of the site while the garage is located on the north-western portion. The gazebo and shed are located north of the dwelling. There is an asphaltic concrete parking area on the southwest portion. The site topography slopes down slightly to the south but is at a lower elevation than Innes Road. The majority of the site, not occupied by parking area or structures, is grass and tree covered. The property was partially snow covered at the time of the site visit.

Potential Environmental Concerns

- **Fuels and Chemical Storage**

  Historically, an AST containing furnace oil was located on a concrete pad behind the garage. According to the current owners, the AST was moved inside the garage in 2011 and the concrete pad was removed entirely. The granular material previously located below the concrete pad was exposed at the time of the assessment. No olfactory or visual concerns were made at the time of the assessment. The former presence of the furnace oil AST is not considered to pose a concern to the subject site

Based on conversations with the owners and Google Street View images from 2012 and 2014, the subject site had two (2) aboveground diesel storage tanks mounted on a concrete pad in the driveway. According to the current owner, the concrete pad and tanks were removed in 2016 and the asphaltic concrete was patched. No staining or odours were detected in the vicinity of the former or current ASTs during the assessment.

- **Waste Management**

  Domestic waste produced by the tenants is stored on-site and removed by the City of Ottawa on a weekly basis.

- **Polychlorinated Biphenyls (PCBs)**

  Several pole-mounted transformers were observed along Innes Road. No leaks or staining were observed on the poles or transformers at the time of the assessment. No concerns were identified with respect to PCBs on the exterior of the subject site.

- **Wastewater Discharge**

  Wastewater is discharged to the municipal sewer system, which is located on the northern perimeter of the subject site.

- **Potable Wells**

  The subject building is municipally serviced. Any potable wells on the subject site are not expected to be in current use.

5.3 Interior Assessment

A general description of the interior of the buildings is as follows:

Residential dwelling:

- The floors throughout the building consist of carpet, linoleum, hardwood, ceramic tile and concrete.
- Wall materials consisted of drywall, plaster, concrete block and concrete parging.
- The ceilings consisted of textured plaster, drywall and suspended ceiling tile.
- Lighting throughout the building was provided by incandescent and fluorescent fixtures.

The residential dwelling is heated with a natural-gas fired furnace located in the basement.

Garage:

- The floors throughout the building consist concrete.
- Wall materials consisted of concrete block and wood panelling.
- The ceilings consisted of wood panelling.
- Lighting throughout the building was provided by fluorescent fixtures.

The garage is heated with an oil-fired furnace. The furnace and oil storage tank are both located on the northern portion of the building.

Gazebo:

- The floors throughout the building consist of ceramic tile.
- Wall materials consisted of wood panelling.
- The ceilings consisted of wood panelling.
- Lighting throughout the building was provided by incandescent fixtures.

Potentially Hazardous Building Products

- **Asbestos Containing Materials (ACMs)**

  Based on the age of the original portion of the dwelling (early 1960s) asbestos containing materials (ACMs) are potentially present. Potential ACMs include plaster lathe, parging cement and linoleum flooring. All potential ACMs were observed to be in good condition at the time of the site visit, and do not pose an immediate concern.

- **Lead-Based Paint**

  Based on the age of the building (early 1960s), lead based paints are potentially present in the residential dwelling, on originally painted surfaces. At the time of the assessment, painted surfaces were observed to be in good condition.

- **Polychlorinated Biphenyls (PCBs) and Transformer Oil**

  No concerns with PCBs were identified during the interior inspection.

- **Urea Formaldehyde Foam Insulation (UFFI)**

  No signs indicating the presence of UFFI were observed within the structure during our inspection. However, wall cavities were not inspected for insulation type.

Other Potential Environmental Concerns

- **Fuels and Chemical Storage**

  As previously mentioned, a 910L aboveground storage tank (AST) containing furnace oil was located in the garage which was installed in 2011. The AST was observed to have a plastic secondary containment basin. According to the property owner, the building has always been heated with an oil fired furnace. No staining or leaks were observed in the vicinity of the AST.

  Other chemicals identified within the residential building were limited to household cleaning supplies.

- **Wastewater Discharges**

  Wastewater is discharged from the building into the City of Ottawa sewer system. One active floor drain, located in the basement of the building (eastern half), was observed to be dry at the time of the site visit. No sump pits are present in the subject building. No pits or drains were observed in the garage.

- **Ozone Depleting Substances (ODSs)**

  Potential sources of ODSs observed on site include an air conditioner, refrigeration units, and fire extinguishers. These appliances should be regularly serviced by a licensed contractor.

- **Mould and Moisture**

  No evidence of mould or moisture damage was observed in the subject building at the time of the site visit. Two (2) dehumidifiers were observed in the basement of the residential dwelling.

5.4 Adjacent Properties

Land use adjacent to the subject site was as follows:

- North – Residential dwellings;

- South – Innes Road followed by residential dwellings and a dental office;
- East – A residential dwelling followed by Pagé Road;
- West – Residential dwellings.

As previously mentioned, a retail fuel outlet (RFO) and a dry-cleaning pick-up/drop-off location are located at 3469 Innes Road, approximately 100m and 150m east of the subject site, respectively. According to an employee of the dry-cleaners, the site has never been used to conduct dry-cleaning activities and is not considered to pose a concern to the subject site. Based on previous engineering reports, the cross-gradient location with respect to the subject site and the separation distance, the RFO is not considered to pose a concern to the subject site. Current land use adjacent to the subject site is illustrated on Drawing PE4282-1 – Site Plan in the Appendix.

6.0 CONCLUSION

6.1 Assessment

A Phase I - Environmental Site Assessment (ESA) was carried out for the property addressed 3437 Innes Road in the City of Ottawa. The purpose of this environmental assessment was to research the past and current use of the site and adjacent properties and identify any environmental concerns with the potential to have impacted the subject property.

The review of historical information indicated that the subject property was vacant land until construction of the present-day residential dwelling in 1962. According to the current owner, the large garage on the site was built in 1975 and was used to store a backhoe. Historically, two (2) pad-mounted diesel storage tanks were located in the asphaltic concrete driveway in front of the garage and one (1) furnace oil storage tank was located behind the garage. Based on information provided by the current owners and observations made during the site assessment, the use of the furnace oil tank is not considered to represent an environmental concern.

The historical research identified an automotive service garage, located 150m southwest and a retail fuel outlet, located 100m east of the subject site, however, based on the separation distances and down- or cross-gradient locations with respect to the subject site, these properties are not considered to have the potential to have impacted the subject site.

Following the historical research, a site inspection was conducted to assess existing potential environmental concerns. No environmental concerns were identified during the site visit with the current use of the subject site, however, the area of the former diesel storage tanks was covered with asphalt, as such, ground surface conditions were not observed. As previously mentioned, a retail fuel outlet was identified 100m east of the subject but is not considered to represent an environmental concern.

6.2 Recommendations

The risk associated with the use of the diesel fuel tanks was difficult to assess given that the parking lot where the tanks were located had been paved fairly recently. Although the property was observed to be well maintained, given the length of time that the fuel tanks had been in use, it is likely that some spillage may have occurred in the past. In order to assess this risk, a subsurface investigation would be required.

Prior to any major renovations or demolition activities on the residential dwelling and garage, a designated substance survey (DSS) should be conducted in accordance with Ontario Regulation 490/09 under the Occupational Health and Safety Act.

7.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment report has been prepared in general accordance with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review along with a field inspection program and testing program. The findings of the Phase I 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 Assurances Reid and Bradley's Insurance. Permission and notification from Assurances Reid and Bradley's Insurance and Paterson Group Inc. will be required to release this report to any other party.

Paterson Group Inc.

Marek Moroz, P.Geo.

Mark D'Arcy, P.Eng.

Report Distribution:

- ❑ Assurances Reid and Bradley's Insurance. (1 copy)
- ❑ Paterson Group (1 copy)

APPENDIX 1

AERIAL PHOTOGRAPHS

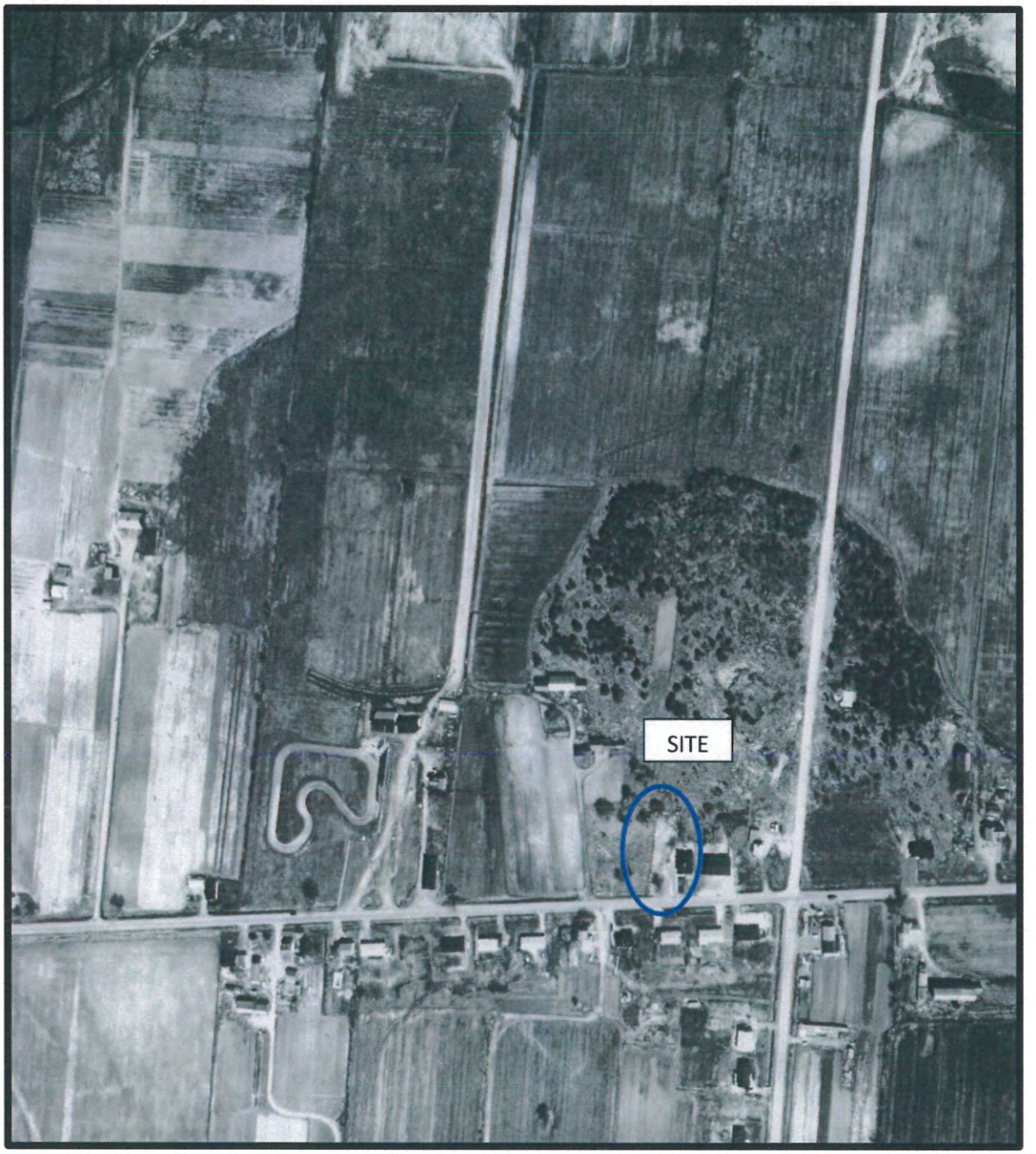
MOECC FOI REQUEST

FIGURE 1 – KEY PLAN

DRAWING: PE4282-1 – SITE PLAN

AERIAL PHOTOGRAPH
1945

AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1965

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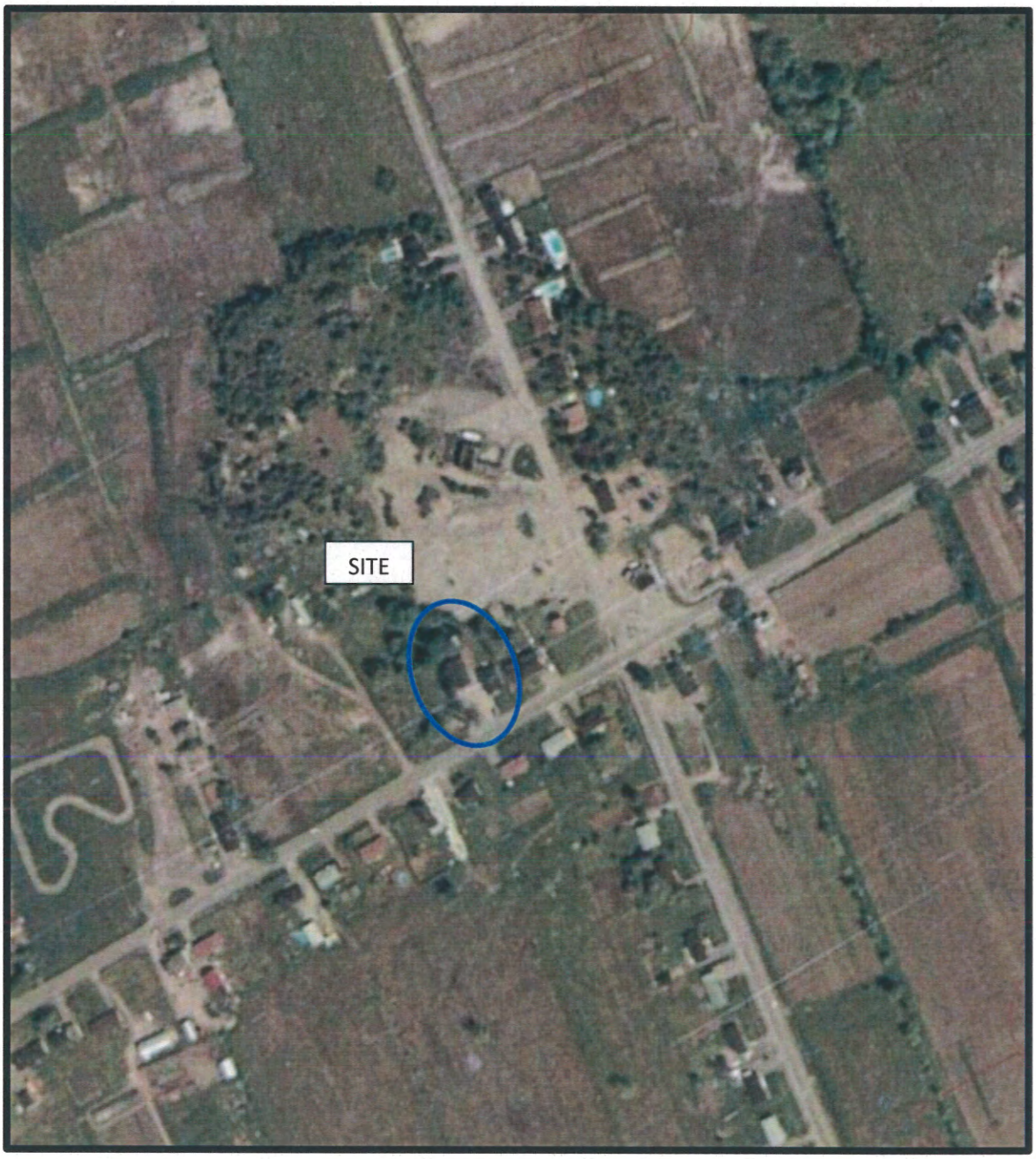

AERIAL PHOTOGRAPH
1976

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AERIAL PHOTOGRAPH
1987

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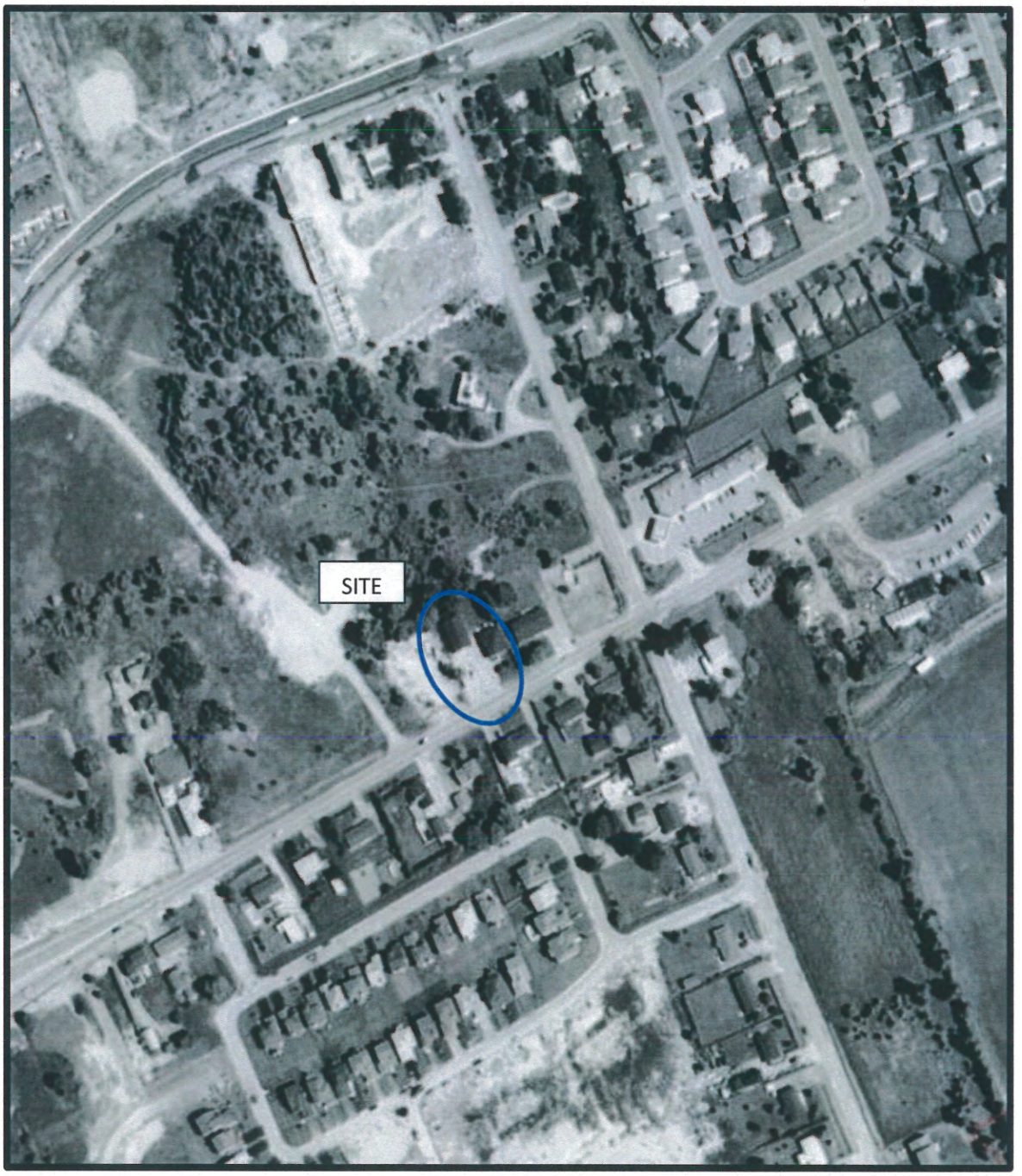

AERIAL PHOTOGRAPH
1991

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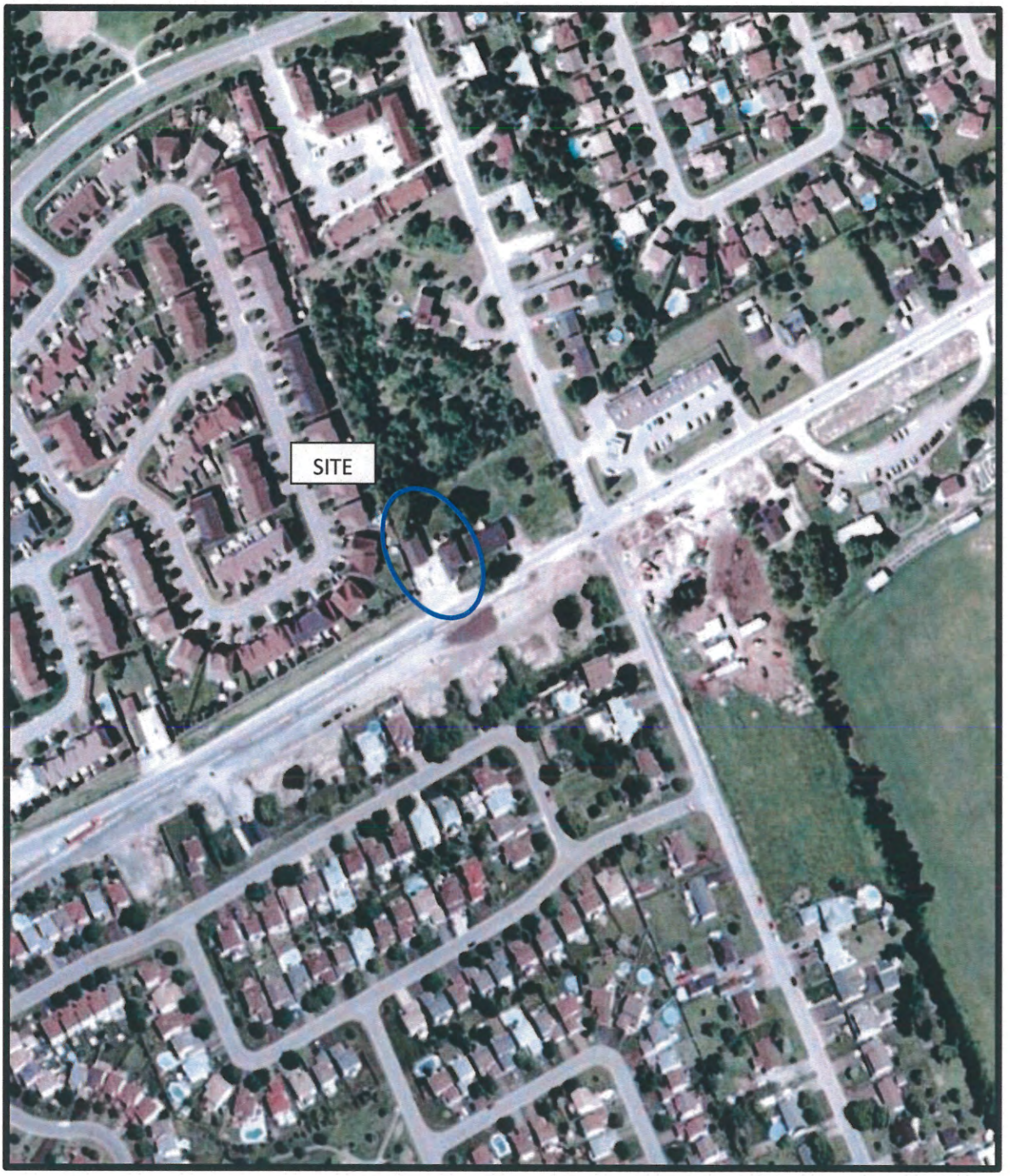
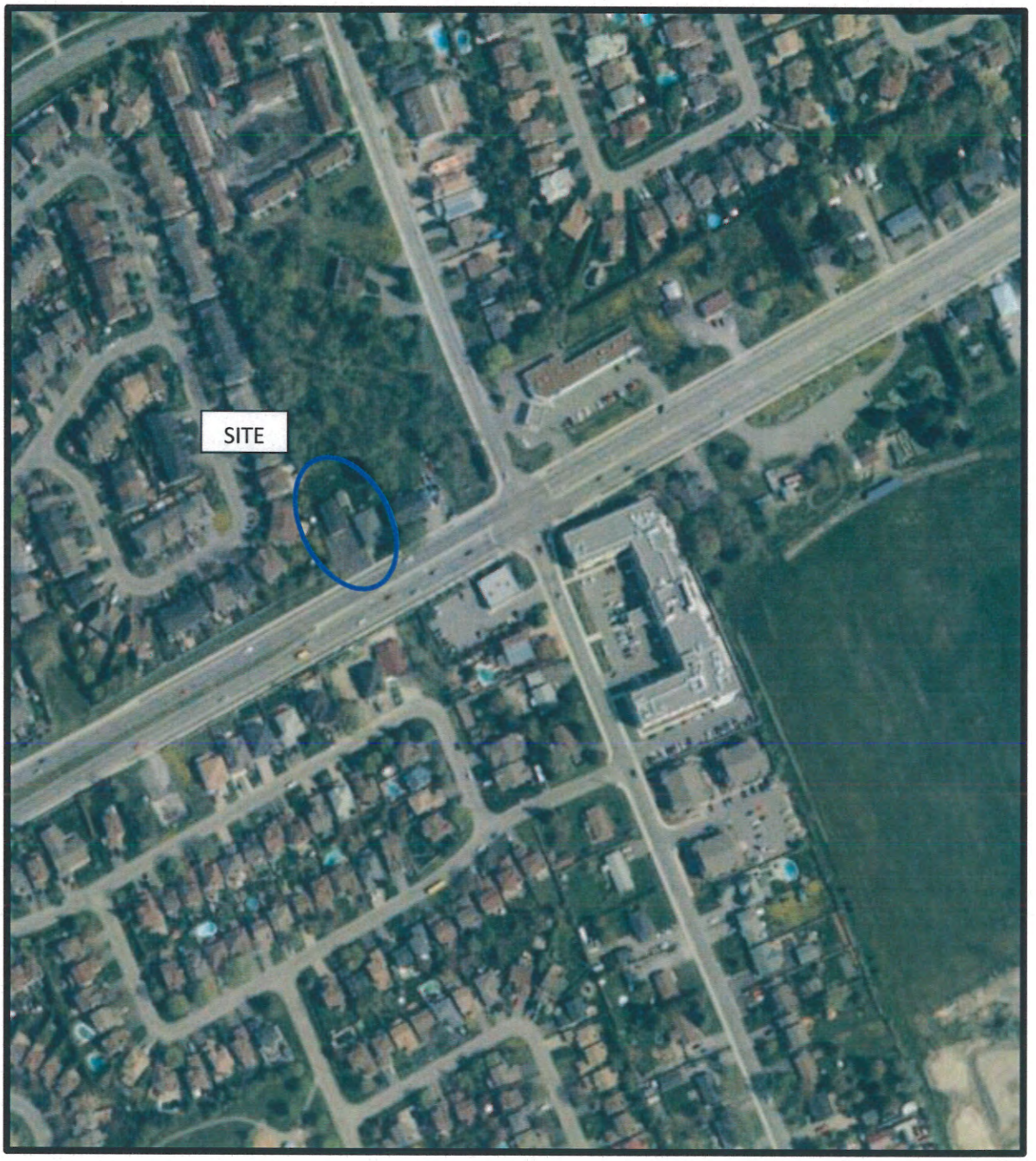


AERIAL PHOTOGRAPH
2005

patersongroup



AERIAL PHOTOGRAPH
2017

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Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

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Toronto ON M4V 1M2
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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

April 9, 2018

Marek Moroz
Paterson Group Inc
154 Colonnade Rd
Ottawa, ON K2E 7J5

Dear Marek Moroz:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2018-01964, Your Reference PE4282

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3437 Innes Road, Ottawa.

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

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

If you have any questions regarding this matter, please contact Rebeka Bogdan at Rebeka.Bogdan@ontario.ca.

Yours truly,

FOI

Janet Dadufalza
FOI Manager

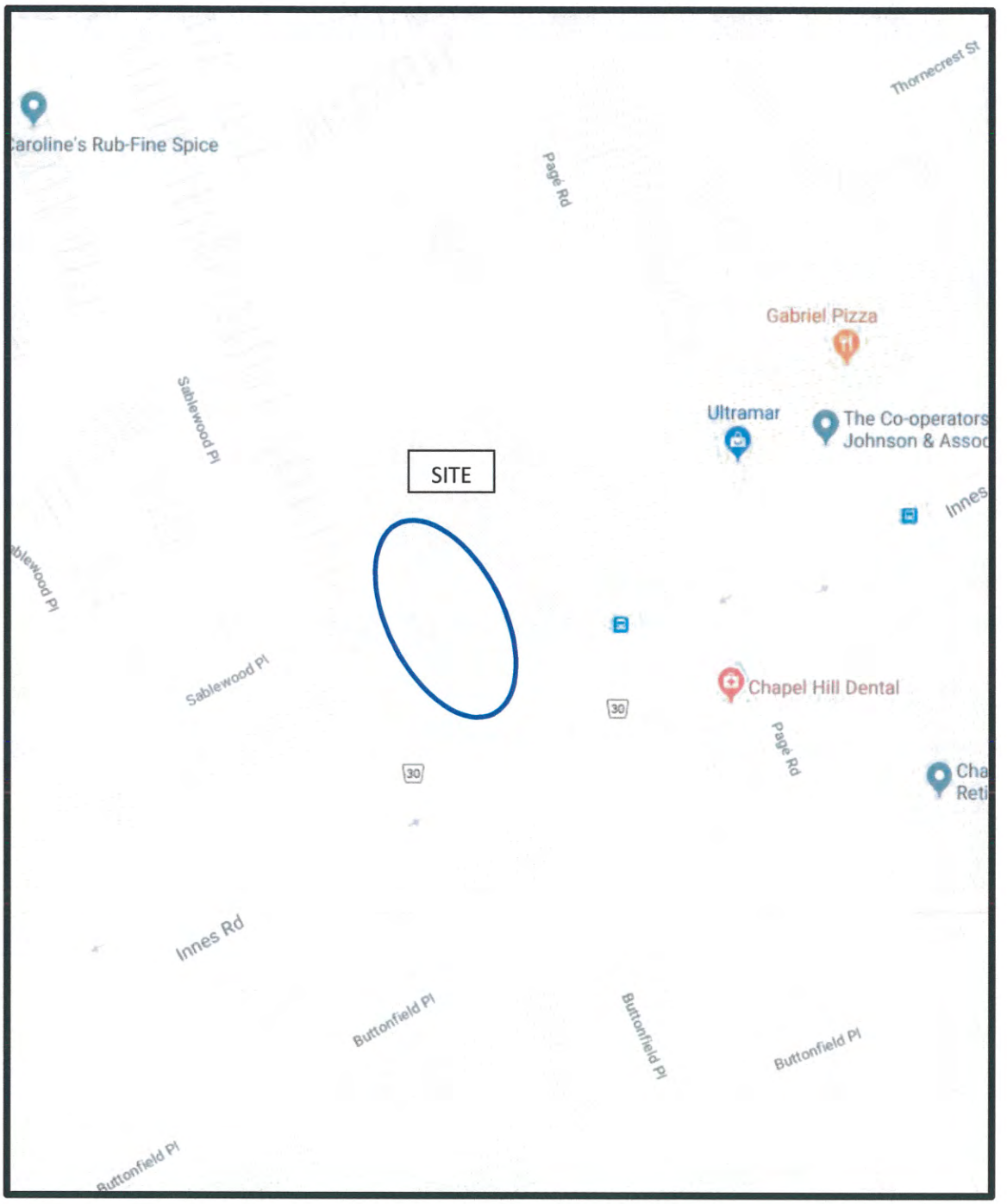

FIGURE 1

KEY PLAN

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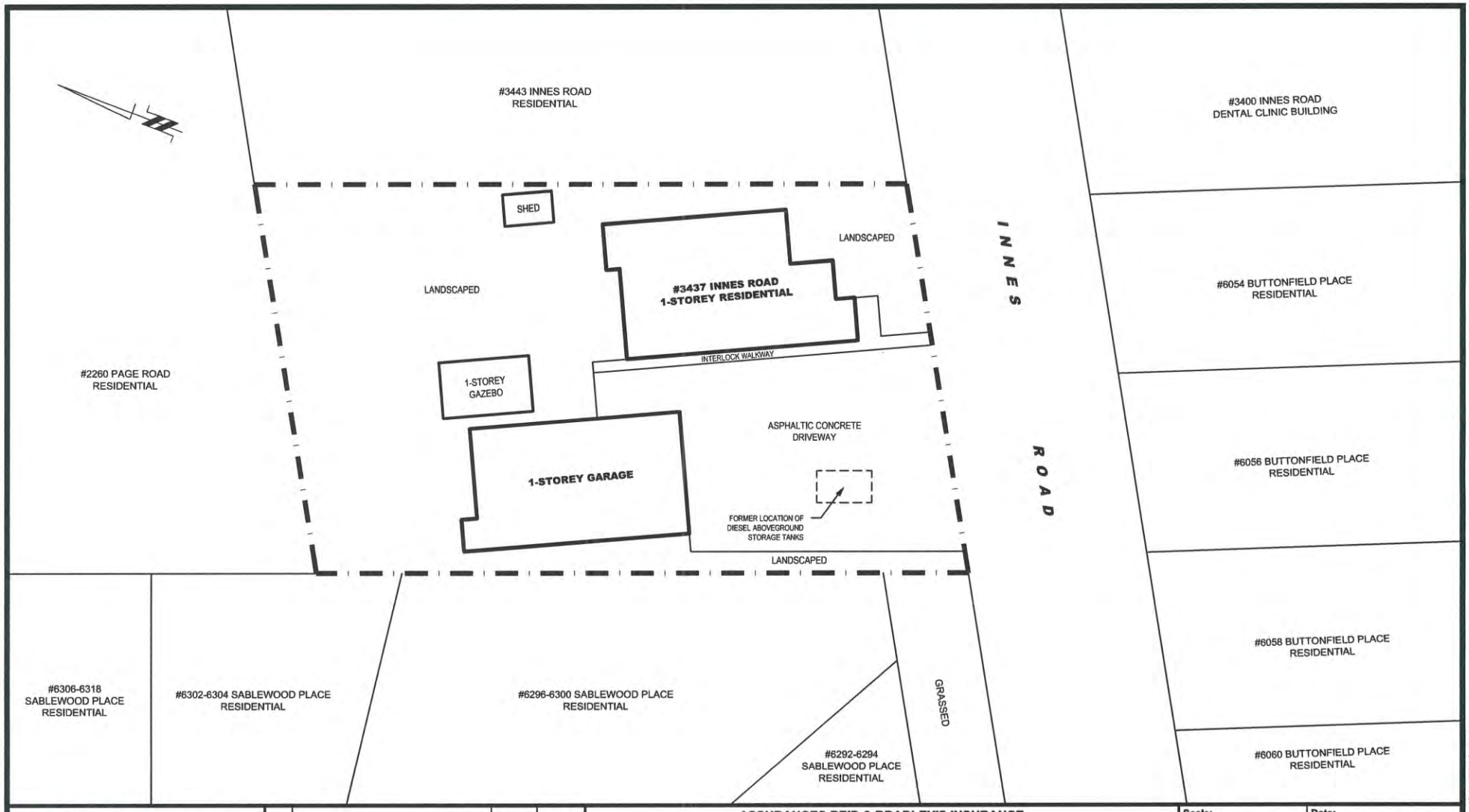

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NO.	REVISIONS	DATE	INITIAL
0			

ASSURANCES REID & BRADLEY'S INSURANCE

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3437 INNES ROAD

OTTAWA, ONTARIO

Title:

SITE PLAN

Scale: 1:300	Date: 03/2018
Drawn by: MPG	Report No.: PE4282-1
Checked by: MM	Dwg. No.: PE4282-1
Approved by: MSD	Revision No.: 0

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