



Geotechnical
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Hydrogeology

Geological
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Materials Testing

Building Science

Archaeological
Studies

Phase I - Environmental Site Assessment

Vacant Property
Palladium Drive and Campeau Drive
Ottawa, Ontario

Prepared For

Taggart Realty Management

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November 16, 2018

Report: PE3146-2

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Taggart Realty Management to conduct a Phase I – Environmental Site Assessment (Phase I ESA) of the vacant property located on the eastern corner of the intersection of Palladium Drive and Campeau Drive in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties as well as to identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the subject site and surrounding properties have historically been used for agricultural purposes. No historical potentially contaminating activities were identified on the Phase I property. The eastern most strip of the subject site was developed with Palladium Drive in the mid-1990s. However, this section of roadway was removed circa 2016, when the intersection of Campeau Drive and Palladium Drive was constructed. A retail outlet mall (Tanger Outlets) was constructed east of the subject site in 2014. No concerns were identified with the historical use of the subject site or any lands within the Phase I study area.

Following the historical review, a site inspection was conducted on October 19, 2018. The subject site currently exists as a vacant, grass covered lot with the exception of an existing asphaltic concrete paved access road that runs in an east-west through the southern portion of the property. A drainage ditch is currently present on the east side of the subject property and runs in a north-south direction along the eastern property boundary. The surrounding land use consisted of vacant lots, commercial retail buildings, and an institutional building.

No potentially contaminating activities or areas of potential environmental concern were identified on the subject site or within the Phase I study area.

Conclusion

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

1.0 INTRODUCTION

At the request of Taggart Realty Management, Paterson Group (Paterson) conducted a Phase I – Environmental Site Assessment (Phase I ESA) of the vacant property located on the eastern corner of the intersection of Palladium Drive and Campeau Drive, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA at the request of Mr. Derek Howe of Taggart Realty Management. Mr. Howe can be reached by telephone at 613-234-7000.

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

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

2.0 PHASE I PROPERTY INFORMATION

Address:	No Municipal Address
Legal Description:	Parts 1, 3, 4, 5, 6, 7, 8 on Plan 4R-30499; [Part of Block 6, Registered Plan 4M-1566]; Part of Lot 3, Concession 1, Geographic Township of Huntley, in the City of Ottawa, Ontario.
Property Identification Number (PIN):	04508-0143, Part of 04508-0108, Part of 04508-0032
Location:	The subject site is located on the east corner of the intersection of Palladium Drive and Campeau Drive in the City of Ottawa, Ontario.
Latitude and Longitude:	45° 17' 50" N, 75° 56' 29" W
Site Description:	
Configuration:	Irregular
Site Area:	12,400 m ² (approximate)
Zoning:	MC[2015] H(18) – Mixed Use Centre Zone
Current Use:	The subject site is currently vacant and grassed, with the exception of an existing asphaltic concrete paved access road that runs in an east-west direction through the southern portion of the subject site.
Services:	The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I ESA Study Area Determination

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

First Developed Use Determination

According to historical aerial photographs and documents reviewed, the eastern most strip of the subject site was developed with Palladium Drive in the mid-1990s. However, this section of roadway was removed circa 2016, when the intersection of Campeau Drive and Palladium Drive was constructed.

National Archives

Fire insurance plans and city directories are not available for the subject site and neighbouring properties.

Plan of Survey

A plan of survey, prepared by Stantec Geomatics Ltd. and dated August 2017, was reviewed as a part of this assessment. The plan depicts the subject site in its current configuration, following the reconstruction of the intersection of Palladium Drive and Campeau Drive.

Previous Engineering Reports

Paterson has conducted several environmental and geotechnical projects in the area of the subject site, including part of the subject property and the adjacent retail outlet mall (Tanger Outlets). At the time of our 2014 Phase I ESA, Palladium Drive formed the eastern most section of the subject site as it looped around the Tanger Outlet Mall (Campeau Drive had not been extended at the time). The remainder of the subject site was a grassed field. A review of these reports did not indicate any environmental concerns for the subject site.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 7, 2018. The subject site and the Phase I study area were not listed in the NPRI database.

PCB Inventory

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

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

A request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use, or any other similar MECP issued instruments for the subject site. At the time of issuing this report, a response from the MECP had not been received.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the subject site or adjacent properties. At the time of issuing this report, a response from the MECP had not been received.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records for the subject site. At the time of issuing this report, a response from the MECP had not been received.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the subject site. At the time of issuing this report, a response from the MECP had not been received.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment, Conservation and Parks 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 in the Phase I study area

MECP Brownfields Environmental Site Registry

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

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No records were listed for the subject site or for properties within the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the Ontario Ministry of Natural Resources and Forestry (MNR) website on November 7, 2018. No natural features or areas of natural significance were identified on the subject site or within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA Fuels Safety Branch in Toronto was contacted electronically on November 7, 2018 to inquire about current and former underground storage tanks, spills, and incidents for the subject site and neighbouring properties. The response from the TSSA indicated that the subject site and neighbouring properties are not listed in the TSSA registry. A copy of the correspondence with the TSSA, and the properties of interest, are included in Appendix 2.

City of Ottawa Landfill Document

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

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|---|
| 1947 | The subject site and surrounding properties appear to be vacant agricultural fields. Huntmar Drive can be seen approximately 550 m east of the subject site at this time. |
| 1959 | No apparent changes have been made to the subject site or surrounding properties. |
| 1976 | (City of Ottawa website) No apparent changes have been made to the subject site or surrounding properties. A stretch of land, approximately 450 m south of the subject site, appears to have been cleared in preparation for the construction of Highway 417. |
| 1988 | No apparent changes have been made to the subject site or surrounding properties. Highway 417 can be seen at this time. |
| 2002 | (City of Ottawa website) Palladium Drive can be seen at this time, passing through the eastern portion of the subject site. A series of on-ramps and off-ramps for Highway 417 can be seen, approximately 130 m southeast of the subject site. No other apparent changes have been made to the subject site or surrounding properties. |
| 2017 | (City of Ottawa website) The subject site appears to be vacant and cleared of vegetation. A drainage ditch can be seen under construction on the northeastern portion of the property. An asphaltic concrete paved access road can be seen on the southern portion of the subject property. A retail outlet mall and parking lot can be seen east of the subject site (Tanger Outlets), as well as a Carpenters Training Centre building north of the subject site (Carpenters' Union 93). Additionally, an outdoor recreation retail store (Cabela's), and an auto parts retail store (Princess Auto) can be seen approximately 270 m south of the subject site. Palladium Drive and Campeau Drive are visible in their current configuration. |

Copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 105 m above sea level. The regional topography in the general area of the site slopes downward to the northeast, in the direction of the Carp River. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

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

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, the bedrock in the area of the subject site consists of interbedded shale and limestone of the Verulam Formation. Based on the maps, the surficial geology consists of offshore marine sediments (clay and silt) with a drift thickness ranging from 5 to 15 m.

Water Well Records

A search of the MECPs website for all drilled well records within 250 m of the subject site was conducted on November 7, 2018. Based on the online mapping search results, one (1) drinking water well record and two (2) water well abandonment records were identified as being within the Phase I study area. However, a review of these well records indicate that they are not physically present within the Phase I study area.

Water Bodies and Areas of Natural Significance

The nearest water body to the subject site is a tributary creek of the Carp River, located approximately 230 m southeast of the subject site, adjacent to the Highway 417 westbound on-ramp. There are no water bodies present on the subject site. No areas of natural significance were identified within the Phase I study area.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

The site assessment was conducted on October 19, 2018, between 3:00 PM and 4:30 PM. Weather conditions were mostly cloudy, with a temperature of approximately 14°C. Nick Sullivan, from the Environmental Department of Paterson Group, conducted the site inspection. In addition to the subject site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site inspection.

5.2 Specific Observations at Phase I Property

Buildings and Structures

The subject site is currently vacant and grassed, with the exception of an existing paved access road that runs in an east-west direction through the southern portion of the subject site. A depiction of the subject site is presented on Drawing PE3146-3 – Site Plan, in the Figures section of this report.

Site Features

The subject site is not developed with any buildings and currently exists as a vacant lot of grassed land with a paved access road running through the southern portion of the property. A drainage ditch is currently present on the east side of the subject property and runs in a north-south direction along the eastern property boundary. Site drainage consists primarily of infiltration and sheet flow towards the drainage ditch. The drainage ditch is connected to the City of Ottawa stormwater system. No hazardous materials were observed on the subject site.

Underground Utilities

The subject site has no underground utilities that we are aware of.

Waste Materials

No waste materials were present on the subject site at the time of the site inspection.

Storage Tanks

No storage tanks were present on the subject site at the time of the site inspection.

Drains, Pits and Sumps

No drains, pits or sumps were present on the subject site at the time of the site inspection.

Unidentified Substances

No unidentified substances were present on the subject site at the time of the site inspection. No surficial staining or indications of potential sub-surface contamination were observed during site inspection.

Hazardous Building Materials

No hazardous building materials were present on the subject site at the time of the site inspection.

Phase I Study Area

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

- North: Campeau Drive, followed by vacant land and a Carpenters Training Centre building (Carpenters' Union 93);
- South: Palladium Drive, followed by vacant land, an outdoor recreation retail store (Cabela's), an auto parts retail store (Princess Auto), and Highway 417;
- East: An asphaltic concrete parking lot, followed by a retail outlet mall (Tanger Outlets), vacant land, and a tributary of the Carp River;
- West: The intersection of Palladium Drive and Campeau Drive, followed by vacant land.

No additional Potentially Contaminating Activities were identified on the neighbouring properties in the Phase I study area. Property use within the Phase I study area is presented on Drawing PE3146-4 – Surrounding Land Use Plan.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Land Use History

According to historical aerial photographs and documents reviewed, the eastern most strip of the subject site was developed with Palladium Drive in the mid-1990s. However, this section of roadway was removed circa 2016, when the intersection of Campeau Drive and Palladium Drive was constructed. Prior to the construction of Palladium Drive, the subject site was historically used for agricultural purposes. The subject site is currently vacant.

Potentially Contaminating Activities (PCAs)

No potentially contaminating activities were identified on the subject site or within the Phase I study area during the site inspection.

Areas of Potential Environmental Concern (APECs)

No areas of potential environmental concern were identified on the subject site during the site inspection.

Contaminants of Potential Concern (CPCs)

No contaminants of potential concern were identified on the Phase I property during the site inspection.

6.2 Conceptual Site Model

Existing Buildings and Structures

The subject site is vacant, with the exception of an existing paved access road that runs in an east-west direction through the southern portion of the property.

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, the subject site is located in an area of interbedded shale and limestone bedrock with an offshore marine sediment (clay and silt) overburden of 5 to 15 m in thickness. Groundwater is expected to flow to the east or northeast, towards the Carp River.

Areas of Natural Significance

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

Water Bodies

The nearest water body to the subject site is a tributary creek of the Carp River, located approximately 230 m southeast of the site, adjacent to the Highway 417 westbound on-ramp. There are no water bodies present on the subject site.

Water Wells

A search of the MECPs website for all drilled well records within 250 m of the subject site was conducted on November 7, 2018. Based on the online mapping search results, one (1) drinking water well record and two (2) water well abandonment records were identified as being within the Phase I study area. However, a review of these well records indicate that they are not physically present within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is mainly vacant, commercial, or institutional. There is a carpenters training centre to the north, a retail outlet mall adjacent to the east, commercial development and retail stores to the south, and vacant land to the west of the subject site. No additional concerns were identified with the current neighbouring land use.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 6.1 of this report, there were no potentially contaminating activities or areas of potential environmental concern identified on the subject site or within the Phase I study area.

Contaminants of Potential Concern

No contaminants of potential concern were identified on the subject site.

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 or APECs associated with the subject site. The absence 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.

7.0 CONCLUSION

Assessment

Paterson Group was retained by Taggart Realty Management to conduct a Phase I – Environmental Site Assessment (Phase I ESA) of the vacant property located on the eastern corner of the intersection of Palladium Drive and Campeau Drive in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties as well as to identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the subject site and surrounding properties have historically been used for agricultural purposes. No historical potentially contaminating activities were identified on the Phase I property. The eastern most strip of the subject site was developed with Palladium Drive in the mid-1990s. However, this section of roadway was removed circa 2016, when the intersection of Campeau Drive and Palladium Drive was constructed. A retail outlet mall (Tanger Outlets) was constructed east of the subject site in 2014. No concerns were identified with the historical use of the subject site or any lands within the Phase I study area.

Following the historical review, a site inspection was conducted on October 19, 2018. The subject site currently exists as a vacant, grass covered lot with the exception of an existing asphaltic concrete paved access road that runs in an east-west through the southern portion of the property. A drainage ditch is currently present on the east side of the subject property and runs in a north-south direction along the eastern property boundary. The surrounding land use consisted of vacant lots, commercial retail buildings, and an institutional building.

No potentially contaminating activities or areas of potential environmental concern were identified on the subject site or within the Phase I study area.

Conclusion

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

8.0 STATEMENT OF LIMITATIONS

This Phase I – Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04, as amended, 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 as well as 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 Taggart Realty Management. Permission and notification from Taggart Realty Management and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Nick Sullivan, B.Sc.



Mark S. D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- Taggart Realty Management
- Paterson Group Inc.

9.0 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

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

Municipal Records

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

Local Information Sources

Previous Engineering Reports.
Plan of Survey, prepared by Stantec Geomatics Ltd., dated August 2017.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3146-3 – SITE PLAN

DRAWING PE3146-4 – SURROUNDING LAND USE PLAN

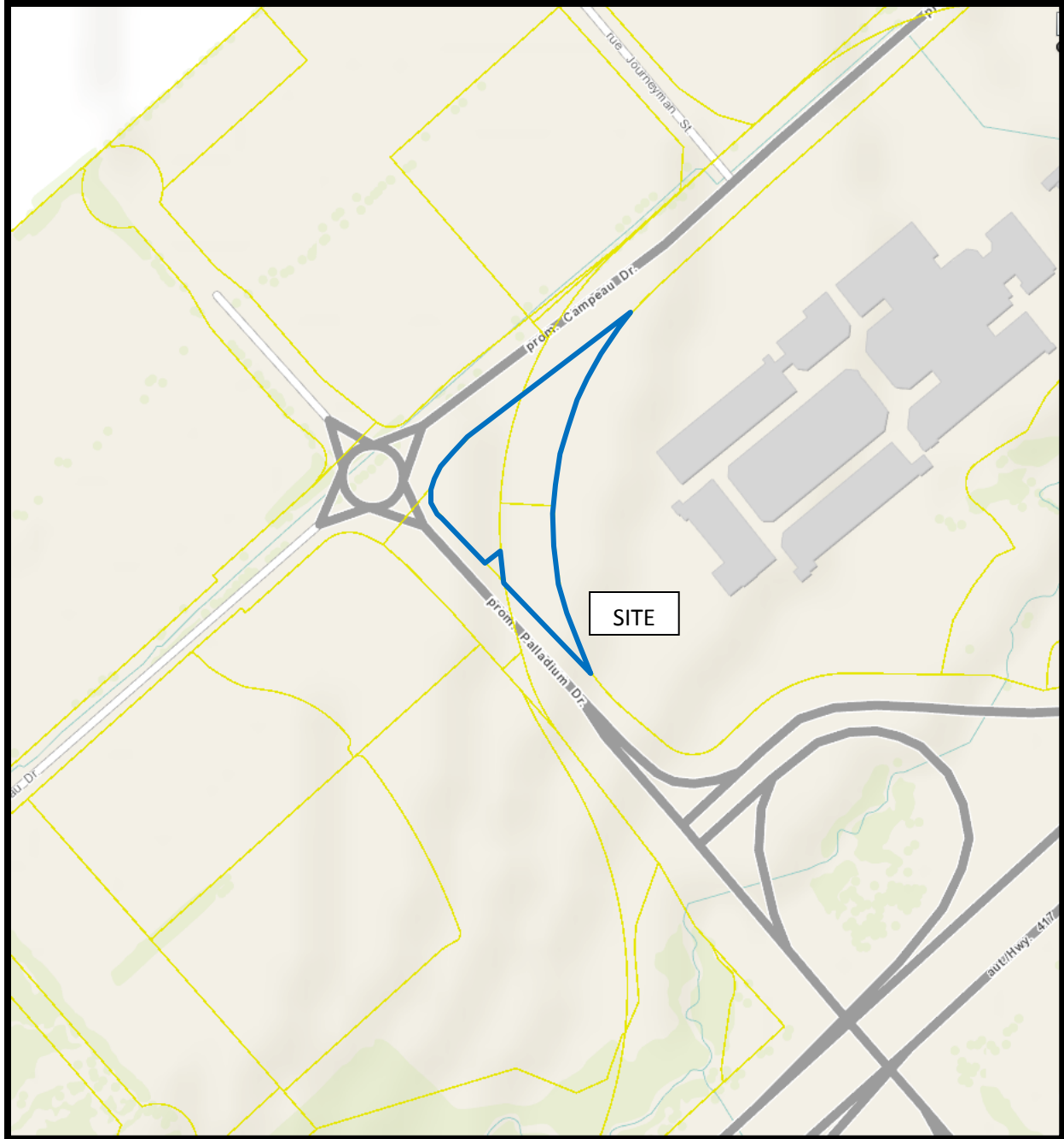


FIGURE 1
KEY PLAN

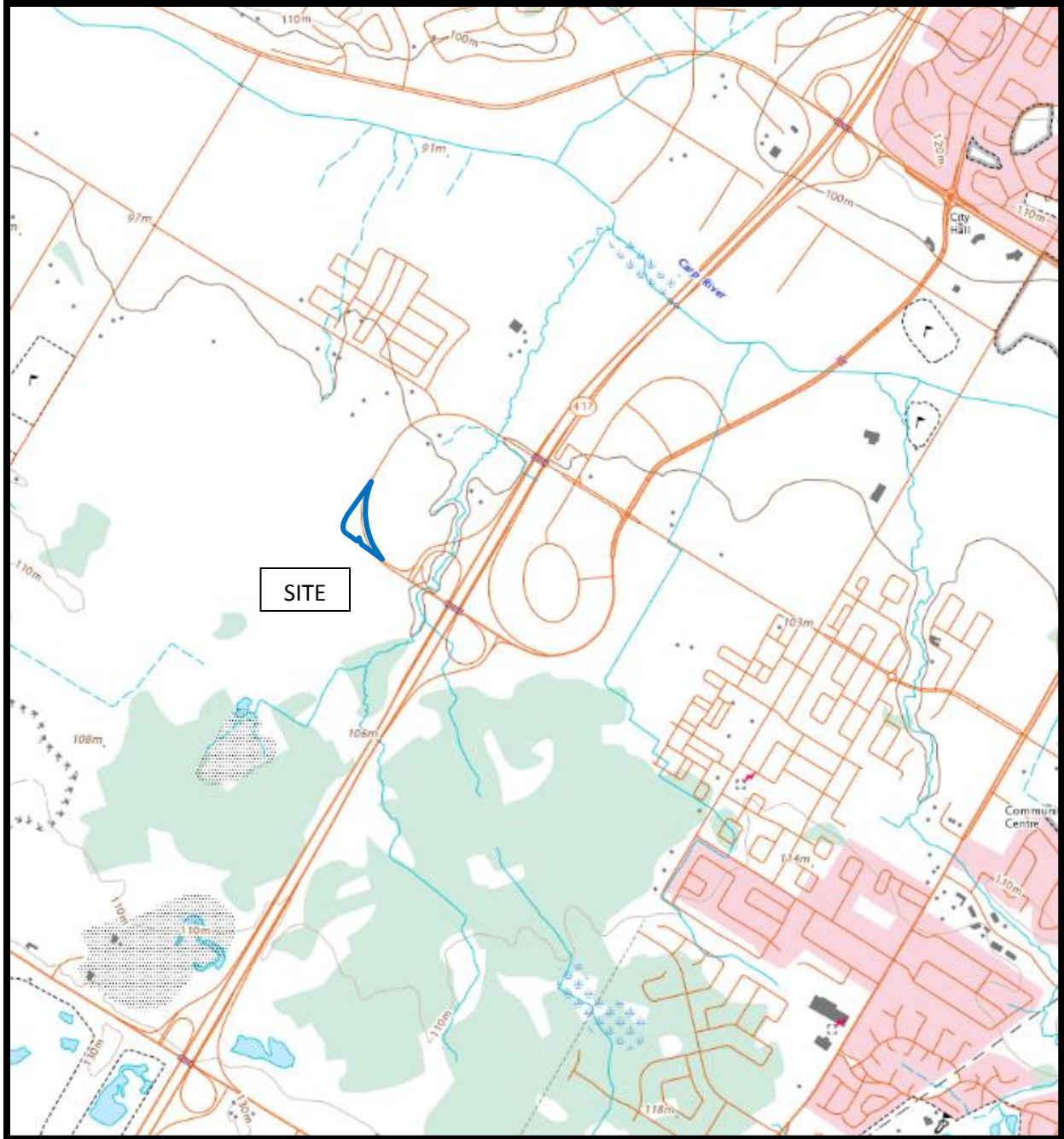
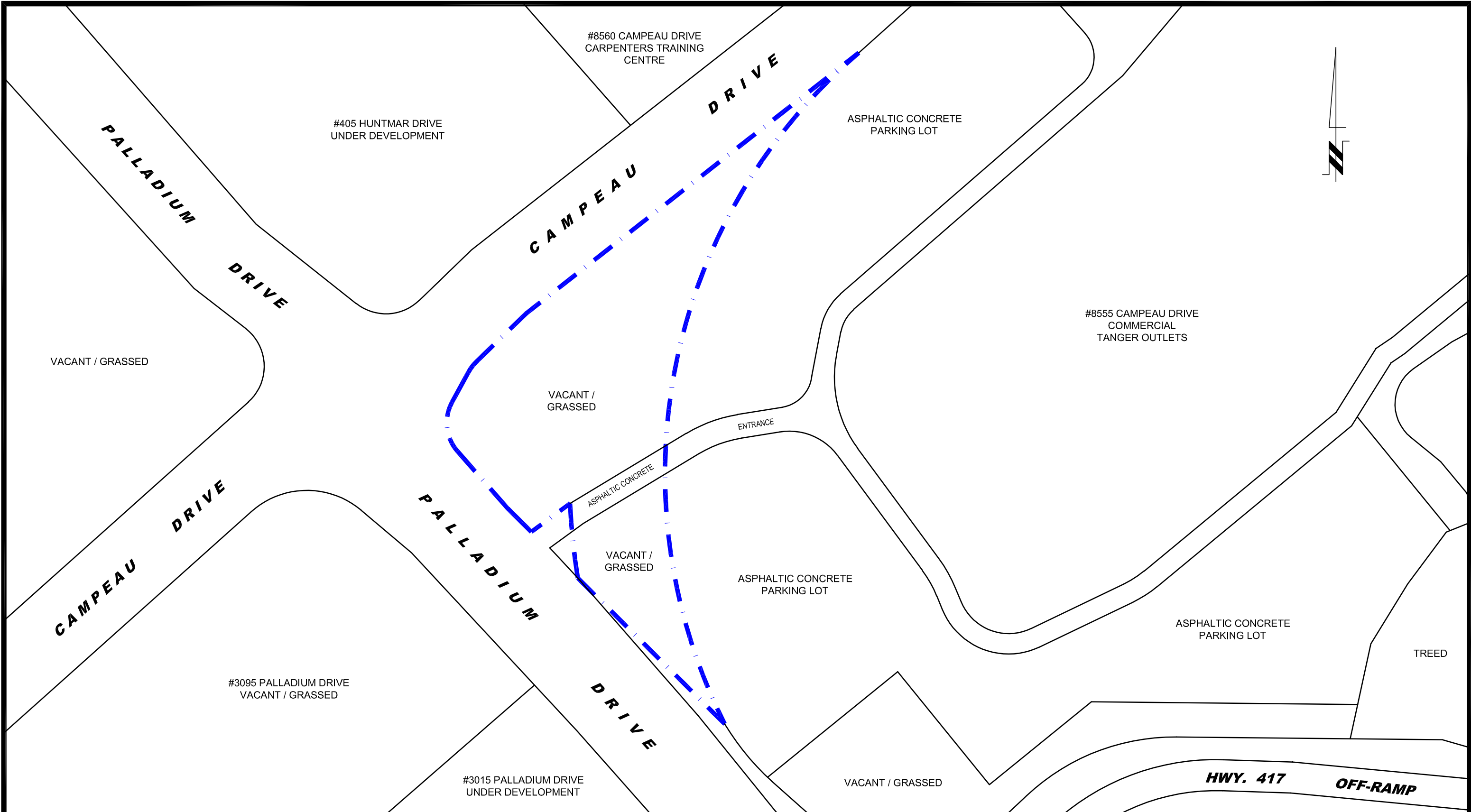


FIGURE 2
TOPOGRAPHIC MAP



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consulting engineers

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Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

OTTAWA, ONTARIO

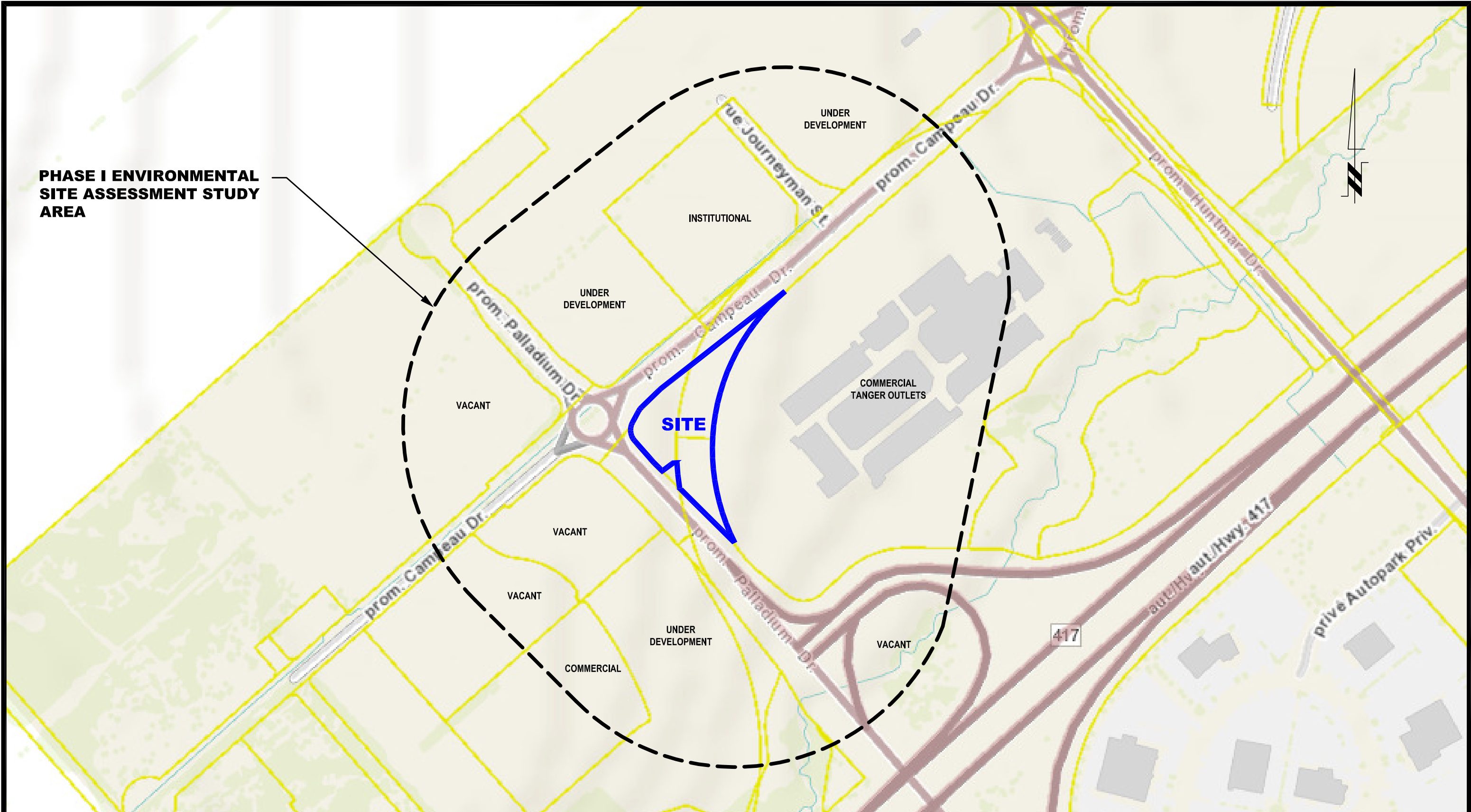
TAGGART REALTY MANAGEMENT
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
PALLADIUM DRIVE AT CAMPEAU DRIVE

SITE PLAN

Scale:	1:1500	Date:	11/2018
Drawn by:	MPG	Report No.:	PE3146-2
Checked by:	NS	Dwg. No.:	PE3146-3
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe3146\pe3146-3 site plan.dwg

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT STUDY
AREA**



patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL
0			

TAGGART REALTY MANAGEMENT
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT
PALLADIUM DRIVE AT CAMPEAU DRIVE**

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

Scale:	1:4000	Date:	11/2018
Drawn by:	MPG	Report No.:	PE3146-2
Checked by:	NS	Dwg. No.:	PE3146-4
Approved by:	MSD	Revision No.:	0

APPENDIX 1

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

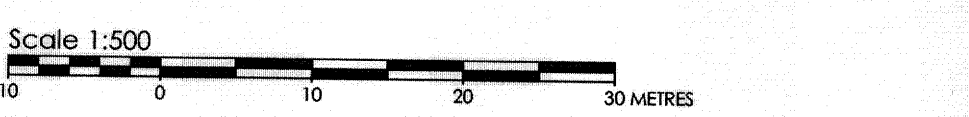
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Aug 10/17
 B. Webster
 BRIAN J. WEBSTER
 ONTARIO LAND SURVEYOR

PLAN 4R-30499
 RECEIVED AND DEPOSITED
 DATE: August 11, 2017
 V. Williams
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4

SCHEDULE			
PART	LOT/BLOCK	CONCESSION/PLAN	PIN
1			
2	ALL OF 6	4M - 1566	ALL OF 04508 - 0143
3			
4			
5	PART OF 3		PART OF 04508 - 0032
6			
7			
8			PART OF 04508 - 0108

PARTS 1, 2, AND 3 COMPRISE ALL OF PIN 04508 - 0143
 PARTS 4, 5, AND 6 COMPRISE PART OF PIN 04508 - 0032
 PARTS 7 AND 8 COMPRISE PART OF PIN 04508 - 0108
 PARTS 1, 2, AND 3 ARE SUBJECT TO EASEMENT FOR DIST. NO. OC1776587

PLAN OF SURVEY of
BLOCK 6 REGISTERED PLAN 4M - 1566
PART OF LOT 3 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF HUNTLEY
 CITY OF OTTAWA



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

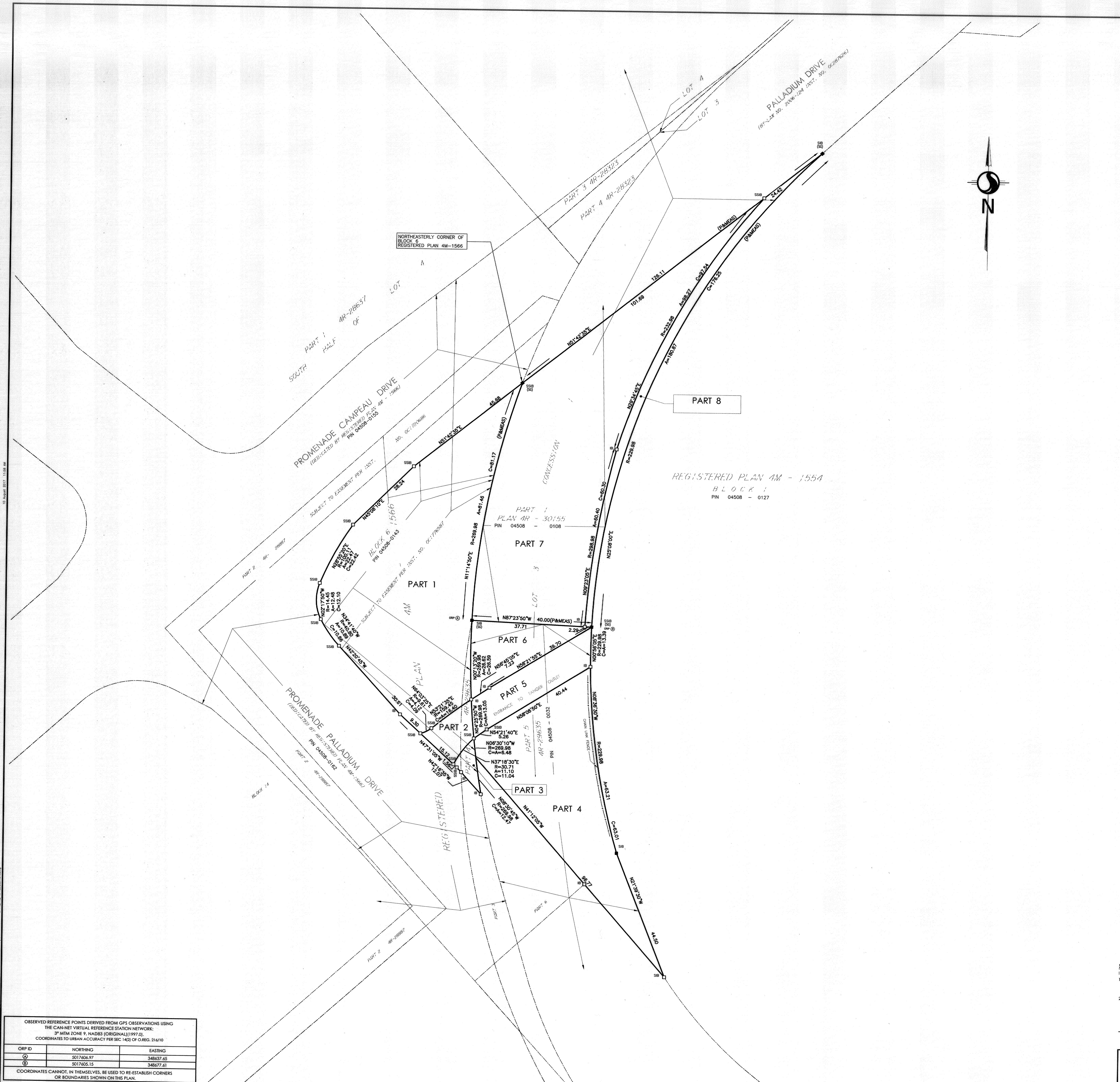
LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS	SET MONUMENTS
IB	IRON BAR	IRON BAR
IB#	ROUND IRON BAR	ROUND IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
CP	CONCRETE PIN	CONCRETE PIN
CP	CUT CROSS	CUT CROSS
WIT	WITNESS	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
MEAS	MEASURES	MEASURES
PROP	PROPORTIONED	PROPORTIONED
OU	ORIGIN UNKNOWN	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
ORP	OBSERVED REFERENCE POINT	OBSERVED REFERENCE POINT

GRID SCALE CONVERSION
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994.

BEARING NOTE
 BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 1973035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5004040.42 E:324888.04
 19680191 N:5033544.26 E:388064.94



OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK: 3° MTM ZONE 9, NAD83 (ORIGINAL) (1997.0). COORDINATES TO URBAN ACCURACY PER SEC. 140 OF O. REG. 214/10

ORP ID	NORTHING	EASTING
①	501765.97	348537.65
②	501765.15	348537.61

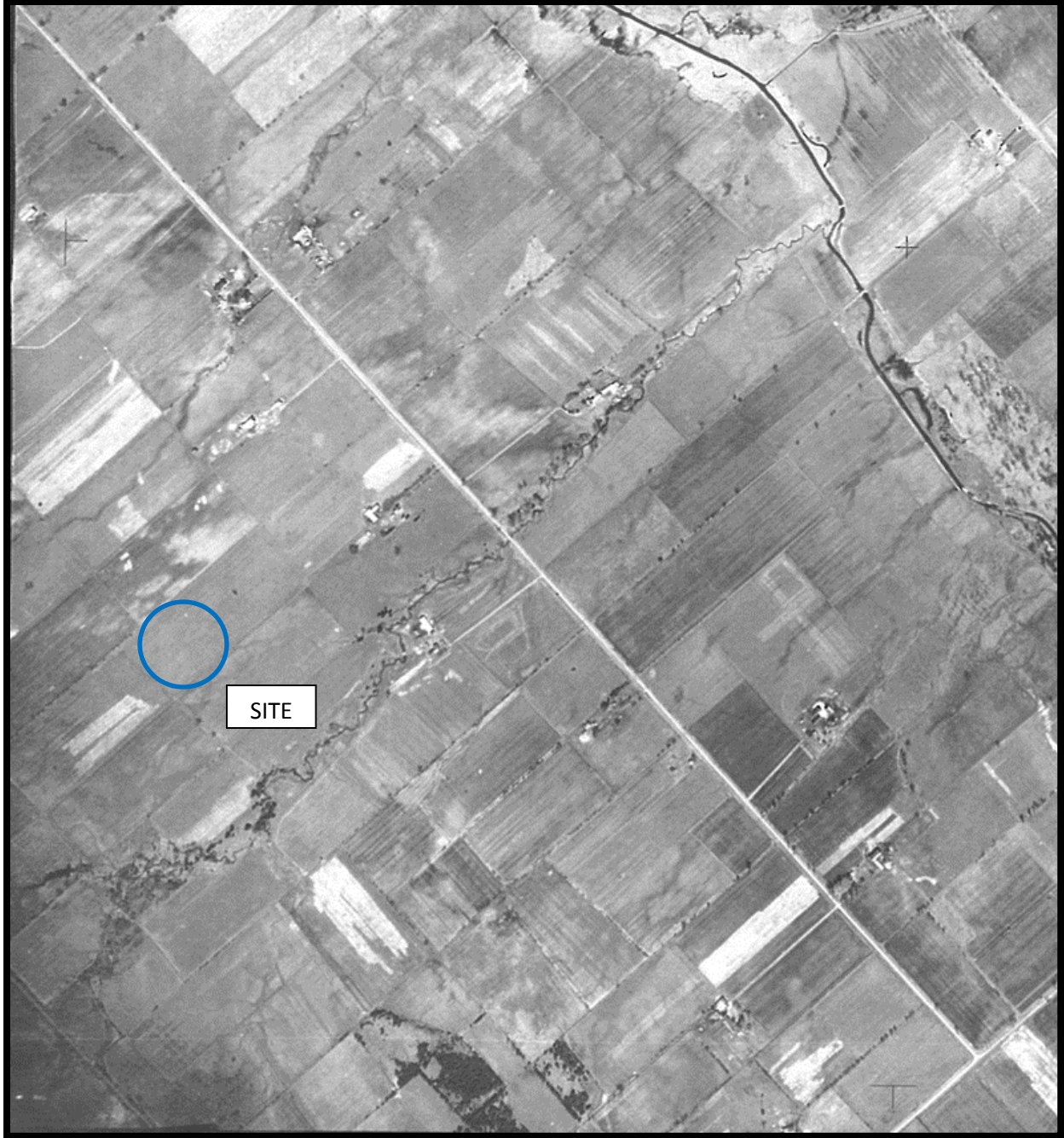
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 31st DAY OF JULY, 2017.

DATE: Aug 10/17
 B. Webster
 BRIAN J. WEBSTER
 ONTARIO LAND SURVEYOR

Stantec Geomatics Ltd.
 CANADA LAND SURVEYORS
 ONTARIO LAND SURVEYORS
 1331 CLYDE AVENUE, SUITE 400
 OTTAWA, ONTARIO K2C 3G4
 TEL: 613.722.4400 FAX: 613.722.2799
 STANTEC.COM

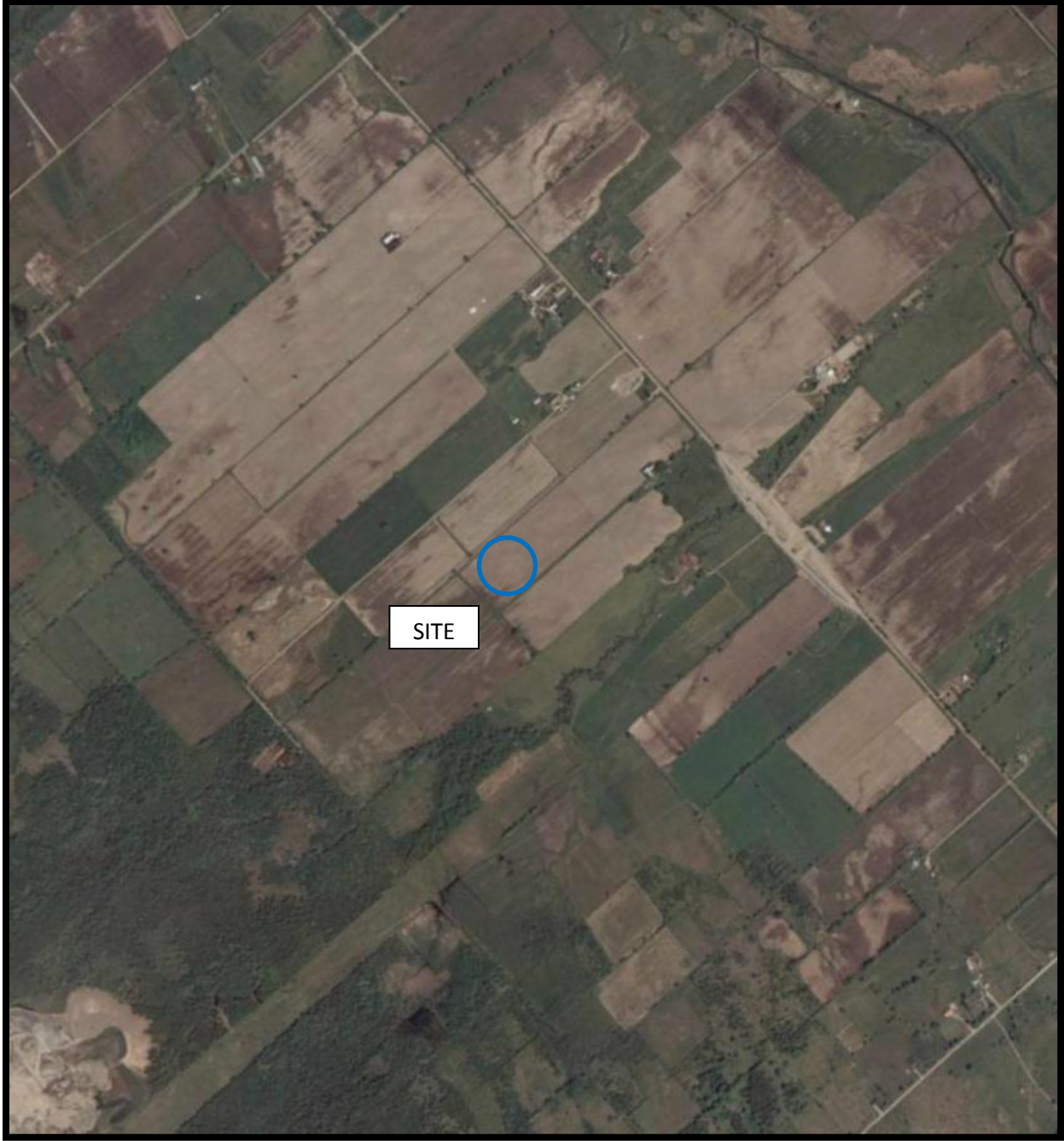
DRAWN: JP CHECKED: BW PM: BW FIELD: ES PROJECT NO.: 161613001 - 714



AERIAL PHOTOGRAPH
1947



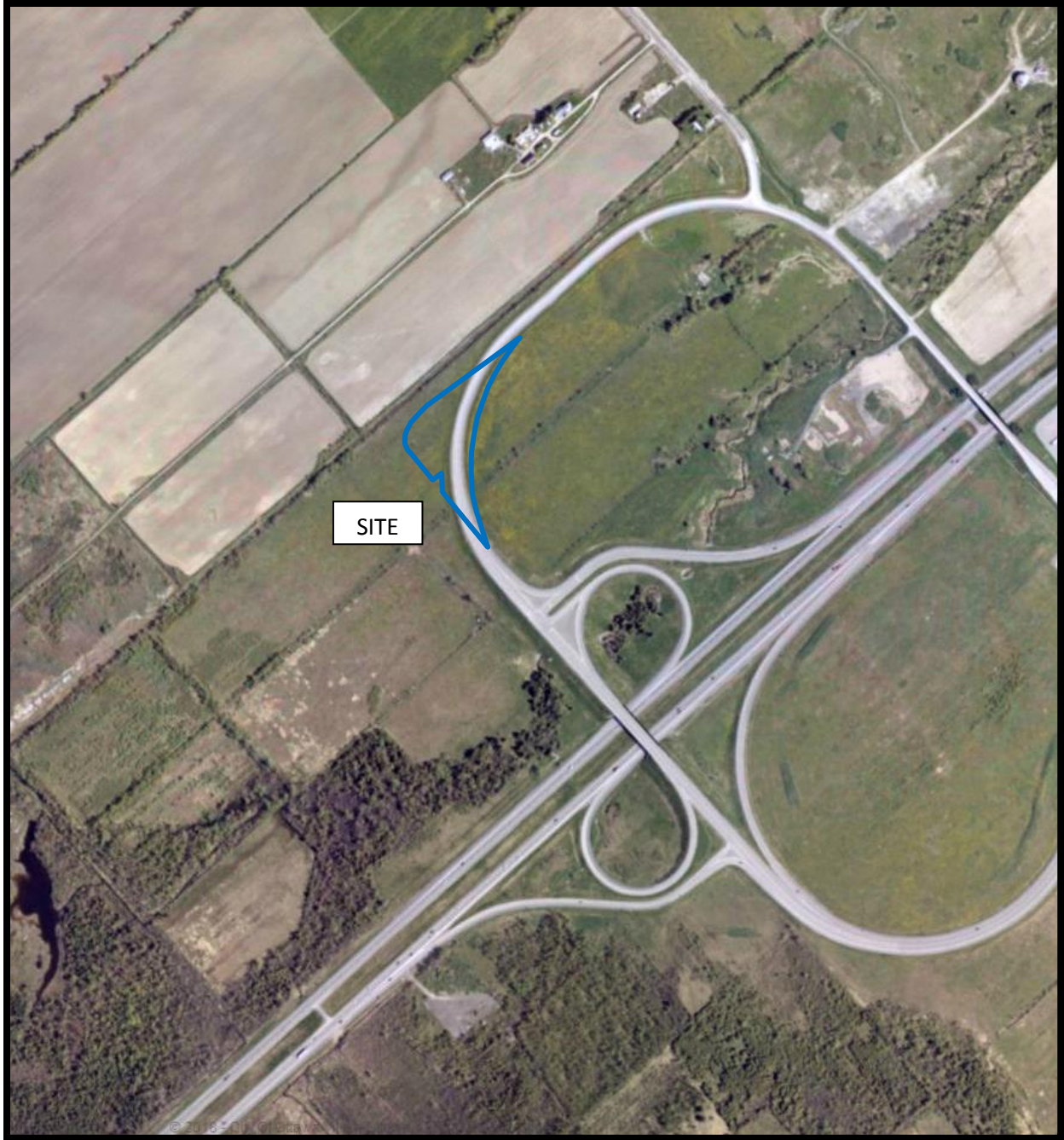
AERIAL PHOTOGRAPH
1959



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1988



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2017

Site Photographs

PE3146

Vacant Land at Palladium Drive and Campeau Drive

November 8, 2018



Photograph 1: View of the west portion of the property, facing east from the intersection of Palladium Drive and Campeau Drive.



Photograph 2: View of the south portion of the property, facing north from Palladium Drive.

Site Photographs

PE3146

Vacant Land at Palladium Drive and Campeau Drive

November 8, 2018



Photograph 3: View of a drainage ditch located in the eastern portion of the property, facing north.



Photograph 4: View of the north portion of the property, as well as an alternate view of a drainage ditch located on the eastern portion of the property, facing south.

Site Photographs

PE3146

Vacant Land at Palladium Drive and Campeau Drive

November 8, 2018



Photograph 5: View of a drainage culvert located in the eastern portion of the property, facing southeast.



Photograph 6: View of the east portion of the property, facing west from the Tanger Outlet Mall access road.

APPENDIX 2

MECP FREEDOM OF INFORMATION SEARCH REQUEST

MECP WATER WELL RECORDS

TSSA CORRESPONDENCE



Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Nick Sullivan Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: nsullivan@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Your Project/Reference No. PE3146-2	Signature/Print /Name of Requester Nick Sullivan			
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Parts 1,3,4,5,6,7,8 of Block 6, Registered Plan 4M-1566; Part of Lot 3, Concession 1, Geographic Township of Huntley, City of Ottawa Located on the southeast corner of the intersection of Palladium Drive and Campeau Drive in the City of Ottawa, Ontario				
Present Property Owner(s) and Date(s) of Ownership Taggart Realty Management				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986-present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986-present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986-present
waste water - industrial discharges				1986-present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986-present
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				1986-present
pesticides - licenses				1986-present

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

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

1529619

Municipality 15005 Con. CON 02

County or District Ottawa Carleton		Township/Borough/City/Town/Village West Carleton - Huntley		Con block tract survey, etc. 2	Lot 2
Owner's surname Turpin Group Inc.	First name	Address c/o Golders Ass. Ltd. 1796 Courtwood Cres.		Date completed 25 day 9 month 97 year	
Zone M 10		Easting 12 17 18 24		Northing K2C 2B5	

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
Brown	Clay		Packed	0	10
Gray	Clay		Sticky	10	38
Gray	Sandy Clay		Dry	38	41.6
Gray	Limestone		Medium HARD	41.6	150
Gray	Limestone		Medium Hard	150	200

NOTE: No Water, Well was stopped at owners request

31

32

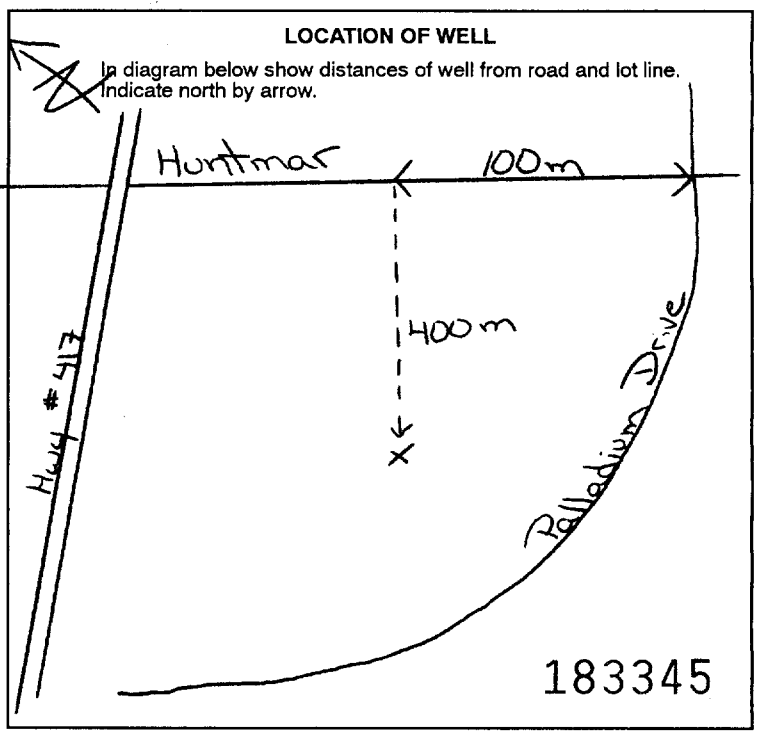
Water found at - feet	Kind of water
10-13	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
15-18	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
20-23	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
25-28	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas
30-33	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 2 <input type="checkbox"/> Salty 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/> Gas

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	1 <input type="checkbox"/> Steel 2 <input checked="" type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	.188	0	44.5
5 15/16	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input checked="" type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		44.5	200
16	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			27-30

SCREEN	Sizes of opening (Slot No.)	Diameter inches	Length feet	Material and type	Depth at top of screen feet

PLUGGING & SEALING RECORD		
<input type="checkbox"/> Annular space <input type="checkbox"/> Abandonment		
Depth set at - feet	Material and type (Cement grout, bentonite, etc.)	
From To		
10-13 14-17	0 Grouted Cement (8)	
18-21 22-25		
26-29 30-33 80		

PUMPING TEST	Pumping test method	Pumping rate	Duration of pumping
	1 <input type="checkbox"/> Pump 2 <input type="checkbox"/> Bailer	GPM	Hours Mins
	Static level	Water level during	Water levels during
	19-21	15 minutes 26-28	30 minutes 29-31
Water level end of pumping	22-24	45 minutes 32-34	60 minutes 35-37
feet	feet	feet	feet
If flowing give rate	Pump intake set at	Water at end of test	
38-41	feet	<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy	
GPM	Recommended pump setting	Recommended pump rate	
	43-45	46-49	
Recommended pump type			
<input type="checkbox"/> Shallow <input type="checkbox"/> Deep			



FINAL STATUS OF WELL		
1 <input type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished
2 <input type="checkbox"/> Observation well	6 <input checked="" type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)	
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering	

WATER USE		
1 <input type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not used
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply	
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning	

METHOD OF CONSTRUCTION		
1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving
2 <input type="checkbox"/> Rotary (conventional)	6 <input checked="" type="checkbox"/> Boring	10 <input type="checkbox"/> Digging
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting	

Name of Well Contractor Capital Water Supply Ltd.	Well Contractor's Licence No. 1558
Address P.O. Box 490 Stittsville, Ontario K2S 1A6	
Name of Well Technician S. Miller	Well Technician's Licence No. T0097
Signature of Technician/Contractor	Submission date day 29 mo 9 yr 97

MINISTRY USE ONLY	Data source	Contractor	Date received
		1558	OCT 17 1997
	Date of inspection	Inspector	
Remarks			

Nick Sullivan

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: November-07-18 2:32 PM
To: Nick Sullivan
Subject: RE: Records Search Request (PE3146)

No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to publicinformationsservices@tssa.org or through mail along with the appropriate fee. TSSA's fee schedule can be found at: https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf. Fees are payable with a credit card (Visa or MasterCard) or by 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.

Kind regards,

Connie

From: Nick Sullivan <nsullivan@Patersongroup.ca>
Sent: November 7, 2018 2:14 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records Search Request (PE3146)

Good Afternoon,

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

Campeau Drive: 8555, 8560;
Palladium Drive: 3065, 3055, 3015, 3095, 3280;
Huntmar Drive: 333, 405, 451.

Thank you very much!

Best Regards,
Nick Sullivan

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 208
Fax: (613) 226-6344
Email: nsullivan@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Nick Sullivan, B.Sc.



**Geotechnical
Engineering**

**Environmental
Engineering**

Hydrogeology

**Geological
Engineering**

Materials Testing

Building Science

**Archaeological
Services**

POSITION

Junior Environmental Scientist

EDUCATION

McMaster University, B.Sc. 2016
Earth & Environmental Science

Niagara College, Cert. 2017
Environmental Management & Assessment

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Junior Environmental Scientist

SELECT LIST OF PROJECTS

Phase I Environmental Site Assessments - Ottawa & Brockville
Contaminated Soil and Groundwater Sampling - Ottawa & Kingston
Borehole Drilling and Rock Core Sampling - Ottawa
Outdoor Education Interpreter - Canadian Parks & Wilderness Society
Invasive Species Management - Credit Valley Conservation Authority
Public Trail Assessments - Niagara Peninsula Conservation Authority

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