

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

**Paterson Group Inc.**

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

Tel: (613) 226-7381  
Fax: (613) 226-6344  
[www.patersongroup.ca](http://www.patersongroup.ca)

**patersongroup**

**Phase I Environmental Site Assessment**

Vacant Property  
3735 St. Joseph Boulevard  
Ottawa, Ontario

Prepared For

Mr. Philippe Lalonde

May 6, 2014

Report: PE3204-2

---

## Table of Contents

EXECUTIVE SUMMARY.....	ii
1.0 INTRODUCTION.....	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION .....	3
4.0 RECORDS REVIEW .....	4
4.1 General.....	4
4.2 Environmental Source Information .....	6
4.3 Physical Setting Sources .....	8
5.0 INTERVIEWS .....	11
6.0 SITE RECONNAISSANCE .....	11
6.1 General Requirements.....	11
6.2 Specific Observations at Phase I Property .....	12
7.0 REVIEW AND EVALUATION OF INFORMATION .....	14
7.1 Land Use History .....	14
7.2 Conceptual Site Model.....	15
8.0 CONCLUSIONS .....	16
9.0 STATEMENT OF LIMITATIONS .....	17
10.0 REFERENCES.....	18

### List of Figures

Figure 1 - Key Plan

Figure 2 - Topographic Map

Drawing PE3204-2 - Site Plan

Drawing PE3204-3 - Surrounding Land Use Plan

### List of Appendices

Appendix 1 Current Plan of Survey

    Aerial Photographs

    Site Photographs

Appendix 2 MOE Freedom of Information Request Response

    TSSA Correspondence

    MOE Well Records Response

    City of Ottawa HLUI Search Request

Appendix 3 Qualifications of Assessors

## EXECUTIVE SUMMARY

### Assessment

Paterson Group was retained by Mr. Philippe Lalonde to conduct a Phase I Environmental Site Assessment (ESA) of the vacant property located at 3735 St. Joseph Boulevard, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site and adjacent properties were used for agricultural purposes prior to development. A structure, suspected to be a barn, is present on the subject site according to the 1921 aerial photograph. A former residential dwelling and barn were present on the subject site from circa 1949 until the late 1980's. The subject site has since been vacant.

A geotechnical investigation and two (2) fill assessment programs were performed on the subject site. No contaminants in excess of the MOE Table 3 standards were identified in the fill/soil or groundwater. The general soil profile at the site consists of fill material underlain by native silty clay with sand seams. Demolition debris present in the fill included wood, brick, metal wire, concrete and plastic. The western portion of the site was used temporarily (2005 and 2007) to store paving stones by the contractor located adjacent to the subject property. No significant environmental concerns were identified with the historical use of the subject site or any other properties in the Phase I study area. The results from previous assessments, eliminates the fill as an environmental concern to the property.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently vacant and neighbouring properties were residential, commercial, vacant or parkland. Two (2) existing PCAs were identified in the Phase I – ESA study area but were not identified as APECs.

### Conclusion

The results of the historical research, personal interviews, and the site inspection did not identify any potential environmental concerns with respect to the subject site. **In our opinion, a Phase II Environmental Site Assessment is not required for the property.**

## **1.0 INTRODUCTION**

At the request of Mr. Philippe Lalonde, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 3735 St. Joseph Boulevard, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Philippe Lalonde whose office is located at 2509 White Street, Ottawa, Ontario. Mr. Lalonde can be reached by telephone at (613) 769-1755.

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:	3735 St. Joseph Boulevard, City of Ottawa.
Legal Description:	Registered Plan 4R-21645, Parts 5 to 13, Geographic Township of Cumberland, City of Ottawa.
Property Identification Number:	14508-0295 and 14508-0296.
Location:	The subject site is located on the north side of St. Joseph Boulevard, west of the intersection with Trim Road, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 29' 20" N, 75° 28' 56" W.

### **Site Description:**

Configuration:	Rectangular.
Site Area:	0.51 hectares (approximate).
Zoning:	ILH – Light Industrial Zone.
Current Use:	Vacant.
Services:	The subject site is located in a municipally serviced area.

### **3.0 SCOPE OF INVESTIGATION**

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

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

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### **Phase I-ESA Study Area Determination**

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

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

According to the aerial photographs and documents reviewed, the land was developed with a structure, suspected to be a barn, prior to 1921. A barn and residential dwelling were present on the subject site from circa 1949 until the 1980's. The structures were demolished in the late 1980's and the property has since been vacant. The western portion of the subject site was used for storage by an adjacent contractor between 2005 and 2007.

For the purposes of this report, and based on the above information, the site is considered to have been developed prior to 1921 with a barn.

#### **Fire Insurance Plans**

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

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

City directories at the National Archives were reviewed in approximate 10 year intervals from 1988 to 2010 as part of the Phase I ESA. City directories do not cover the study area prior to 2003. The subject site address was not listed in the directories. Neighbouring properties along St. Joseph Boulevard are listed as residential, commercial or institutional.

A retail fuel outlet, located at 1270 Trim Road approximately 188 m northeast of the subject site, was identified in the review of the city directories. The use of the property addressed 1270 Trim Road as a retail fuel outlet, is considered to be a PCA. Based on the distance from the subject site, the retail fuel outlet is not considered to be an Area of Potential Environmental Concern (APEC) for the subject site.

## Chain of Title

Paterson verified the current land title for the subject property with Read Abstracts Limited. A title search is being conducted for the PIN constituting the subject property. At the time of issuance of this report, the title search had not been received. A copy of the title search will be forwarded to the client once it has been received.

## Previous Engineering Reports

The following reports were reviewed as part of this assessment:

- “Geotechnical Investigation, Proposed Commercial Development, 3735 St. Joseph Boulevard, Taylor Creek Business Park, City of Ottawa (Previously Orleans), Ontario”, prepared by Trow Associates Inc., dated December 2008.
- “Phase I – Environmental Site Assessment, 3735 St. Joseph Boulevard, Ottawa, Ontario”, prepared by Trow Associates Inc., dated October 2010.
- “Limited Fill Assessment Sampling Program, 3735 St. Joseph Boulevard, Ottawa (Orleans), Ontario”, prepared by Trow Associates Inc., dated January 2011.

A geotechnical investigation conducted by Trow Associates Inc. (Trow), which included the placement of four (4) boreholes and eighteen (18) test pits on the subject site, identified heterogeneous fill material containing demolition debris. The fill material was present in the northeast corner of the property in the footprint of a former barn. A Phase I ESA conducted by Trow noted that the fill material in the northeast corner of the property was a potential environmental concern. A fill material sampling program was subsequently conducted by Trow which placed six (6) test pits in the northeast corner of the subject site. The six (6) soil samples and one (1) groundwater sample submitted for analysis did not exceed MOE Table 3 (2011) standards for volatile organic compounds (VOCs), metals or petroleum hydrocarbons (PHC F1 to F4). No further work was recommended at the time.

- “Limited Fill Assessment Program, Vacant Property, 3735 St. Joseph Boulevard, Ottawa, Ontario”, prepared by Paterson Group, dated February 2014.

A limited fill assessment program was conducted by Paterson to confirm the results of the Trow report. Nine (9) test pits were placed in the northeast corner of the property and ranged in depths from 0.8 to 1.9m. The general soil profile encountered consists of fill material underlain by native silty clay with sand seams. Demolition debris present in the fill included wood, brick, metal wire, concrete and plastic. A suspected concrete slab was encountered in three (3) of the test pits at depths of 1.1 to 1.6m.

Three (3) fill samples were submitted for analysis. No detectable BTEX or PHC concentrations were identified in the soil samples analysed. All metal parameters were also in compliance with MOE Table 3 standards.

The fill assessment program conducted by Paterson verified the previous engineering results. The fill material does not contain contaminant concentrations in excess of the MOE Table 3 standards. No further investigation was recommended.

Paterson has conducted a number of other environmental site assessments in the vicinity of the subject site and these were reviewed as part of this assessment. The reports did not identify any areas of potential environmental concern for the subject site.

### **Current Plan of Survey**

A plan of survey, prepared by Annis, O'Sullivan, Vollebakk Limited, was reviewed as part of this assessment. The plan is dated April 28, 2014, and shows the subject site in its current configuration.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on March 27, 2014. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

### **PCB Inventory**

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

## **Ontario Ministry of Environment (MOE) Instruments**

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. One (1) certificate of approval was issued in June of 2011 for a proposed stormwater management facility consisting of an inlet control device, on-site surface and underground storage and an oil/grit separator.

## **MOE Coal Gasification Plant Inventory**

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

## **MOE Incident Reports**

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. No incident reports were available for the subject site.

## **MOE Waste Management Records**

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. No waste management records were available for the subject site.

## **MOE Submissions**

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

## **MOE Brownfields Environmental Site Registry**

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

### **MOE Waste Disposal Site Inventory**

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

### **Areas of Natural Significance**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on March 28, 2014. The response from MNR indicated that there were no recorded natural features or areas of natural significance within the Phase I study area.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 18, 2013 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that no records were found in the TSSA database for the subject site. The adjacent property to the west (3717 St. Joseph Boulevard) has a record of a fuel oil inspection report. A copy of the TSSA correspondence is included in Appendix 2.

### **City of Ottawa Landfill Document**

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

### **City of Ottawa Historical Land Use Inventory (HLUI)**

A requisition form was sent to the City of Ottawa on March 31, 2014 to request information from the City's Historical Land Use Inventory (HLUI) database for the subject property. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

## 4.3 Physical Setting Sources

### Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- |      |   |
|------|---|
| 1921 | The subject site and neighbouring properties are being used for agricultural purposes. A structure, suspected to be a barn, is visible on the subject property. A farmstead is present to the east along Trim Road.                             |
| 1949 | No significant changes have been made to the surrounding properties. A residential dwelling and barn are visible on the subject property.   |
| 1960 | No significant changes have been made to the subject site. Residential dwellings are visible further to the east and west along St. Joseph Boulevard. The property at the corner of St. Joseph Boulevard and Trim Road appears to be developed. |
| 1969 | No significant changes have been made to the subject site. Adjacent properties to the east and west have been developed with residential dwellings.   |
| 1979 | No significant changes have been made to the subject site. Residential dwellings continue to be built along St. Joseph Boulevard.   |
| 1983 | No significant changes have been made to the subject site. Minor soil disturbance is visible adjacent to the north of the subject site. The storage yard for a contractor is visible adjacent to the west.                                      |
| 1994 | The structures on the subject site have been demolished and the land is now vacant. Commercial and light industrial properties have been developed to the north while a residential subdivision has been built to the south.                    |

- 2002      Additional commercial and light industrial properties have been developed to the north of the subject site. No other changes have been made to the subject site or surrounding properties.
- 2011      (City of Ottawa Website) Commercial and light industrial properties have been developed to the east, west and adjacent to the north. The adjacent property to the west appears to be used as a storage yard for materials and equipment for a building contractor.

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

### **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes downward towards the north. According to the maps, the nearest water bodies are Taylors Creek and Cardinal Creek that are located approximately 572m west and 862m east of the subject site, respectively. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

### **Physiographic Maps**

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

### **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of Paleozoic interbedded limestone and dolomite of the Gull River Formation. Overburden soils are shown as erosional terraces with a drift thickness on the order of 10 to 15m.

## **Water Well Records**

A search of the MOE's online water well records database was completed on March 28, 2014, for all drilled wells within 300 m of the subject site. A total of twelve (12) well records matching the search criteria were retrieved from the database. The records are for private water wells drilled in the area between 1951 and 1982 for residential dwellings, an office, and a school. Copies of the water well records are provided in Appendix 2.

A well with a steel casing was observed on the southwest portion of the subject site; south of the footprint of the former residential dwelling. This well is believed to be the private water well that serviced the residential dwelling.

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

Taylor's Creek and Cardinal Creek, located approximately 572m west and 862m east of the subject site, respectively, are the closest water bodies. No areas of natural significance are known to exist within the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Mr. Lalonde was not aware of any environmental concerns with respect to the subject site. The review of aerial photographs from 2005 and 2007 identified materials stored on the western portion of the subject site. These materials were skids of bricks and interlock pavers associated with a contractor (Mr. Interlock) that formerly operated at 3717 St. Joseph Boulevard. The information provided by Mr. Lalonde is considered to be reliable and consistent with information from other sources.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site assessment was conducted on April 9, 2014 between 1:00 PM and 2:00 PM. Weather conditions were sunny with a temperature of approximately 4°C. Xavier Redhead from the Environmental Department of Paterson Group conducted the site visit. Access was provided to the entire subject site. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site assessment.

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

### **Buildings and Structures**

There are currently no buildings or structures on the subject property.

### **Storage Tanks**

No above ground storage tanks (ASTs) or evidence of underground storage tanks (USTs), or evidence of other fuel or chemical storage was observed on the subject site.

### **Water Source**

Surrounding properties that have been recently developed are serviced by the City of Ottawa water system. It is our understanding that the proposed development for the subject site will be serviced by the municipal water system.

### **Unidentified Substances**

There were no unidentified substances on the exterior of the subject property at the time of this assessment.

### **Groundwater Monitoring Wells**

Four (4) white PVC pipes were observed on site at the time of the site visit. These PVC pipes are believed to be the four (4) monitoring wells installed by Trow in 2008.

### **Sewage Works**

There is no evidence of a sewage system on the subject site. Surrounding properties that have been recently developed are currently serviced by the City of Ottawa sewer system. Private sewage systems may still be used by older properties along St. Joseph Boulevard.

### **Waste Storage and Disposal**

The site does not currently generate any waste.

### **Railway Lines**

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

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

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

### **Site Features**

The subject site is flat, vacant and covered partially with short brush and trees. The site is at grade with adjacent properties to the east and west, and slopes gently downwards the north. Drainage consists primarily of infiltration. The site was snow covered at the time of the site visit.

### **Potentially Contaminating Activities (PCA)**

The site visit did not identify any Potentially Contaminating Activities at the subject site.

### **Neighbouring Properties**

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

- North      - AMProductions (Warehouse Building) followed by Lacolle Way;
- South      - St. Joseph Boulevard followed by residential and parkland;
- East        - Rockland Travel Agency, followed by residential;
- West        - Building contractor followed by commercial.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I Study area is illustrated on Drawing: PE3204-3 – Surrounding Land Use Plan in the Figures section of this report, following the text.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

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

<b>Table 1 - Land Use History – 3735 St. Joseph Boulevard</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Potential Environmental Concerns</b>
1921 (earliest air photo reviewed)-1949	Agricultural (Structure Visible)	None	No
1949-1983	Residential dwelling and barn visible	None	No
1991-2002	Vacant (Undeveloped)	None	No
2005-2007	Vacant (Storage of material by an adjacent contractor)	Yes	No
2008-Present	Vacant (Undeveloped)	None	No

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

The following Potentially Contaminating Activities were identified within the Phase I study area:

- Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and Associated Products Storage” - this PCA was identified based on the retail fuel outlet located 180m northeast at 1270 Trim Road.

The existing retail fuel outlet has been in operation since the 1980’s. Based on the distance from the subject site, the retail fuel outlet is not considered to be an Area of Potential Environmental Concern (APEC) for the subject site.

While fill was identified on site, the quality of the fill has been determined, and it does not pose an environmental concern to the subject property or require further investigation. The Potentially Contaminating Activities within the Phase I study area are shown on Drawing PE3204-3 - Surrounding Land Use Plan.

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

Potentially Contaminating Activities were identified off-site, however, as discussed above, the PCAs are not considered to be APECs. As a result there are no areas of potential environmental concern associated with the subject property.

### **Contaminants of Potential Concern**

No Contaminants of Potential Concern (CPC) were identified, since no APEC's were identified in the Phase I study area.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 10 to 15m. Overburden soils are shown as offshore marine sediments (erosional terraces).

### **Contaminants of Potential Concern**

As per section 7.1 of the report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

### **Existing Buildings and Structures**

There are no buildings or structures currently on the subject property.

### **Water Bodies**

Taylor's Creek, which is located approximately 570m to the west of the subject site, is the closest water body.

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

A drilled water well was observed on the subject site during the site visit, and is believed to have serviced the former residential dwelling. It is not known whether the well has been properly abandoned.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is mainly commercial/light industrial and residential to the south. The adjacent property to the west has been used as a storage yard for contractors since circa 1983. This property is not expected to have had the potential to impact the subject site. No concerns were identified with the current neighbouring land use.

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

As per Section 7.1 of this report, Potentially Contaminating Activities identified include the contractor storage yard adjacent to the west, and the retail fuel outlet located further to the northeast. These PCAs are not considered to be Areas of Potential Environmental Concern.

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

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are off-site PCAs that are not considered to pose an environmental concern. The presence of Potentially Contaminating Activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

## **8.0 CONCLUSIONS**

### **Conclusion**

The results of the historical research, personal interviews, and the site inspection did not identify any potential environmental concerns with respect to the subject site. **In our opinion, a Phase II Environmental Site Assessment is not required for the property.**

## 9.0 STATEMENT OF LIMITATIONS

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

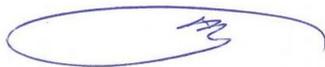
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

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

### Paterson Group Inc.



Xavier Redhead, B.Eng.



Mark S. D'Arcy, P.Eng.

### Report Distribution:

- Mr. Philippe Lalonde (6 copies)
- Paterson Group (1 copy)



## 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**

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

### **Municipal Records**

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

### **Local Information Sources**

Plan of Survey, Annis, O’Sullivan, Vollebekk Ltd. (April 2014)  
Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE3204-2 – SITE PLAN**

**DRAWING PE3204-3 – SURROUNDING LAND USE PLAN**

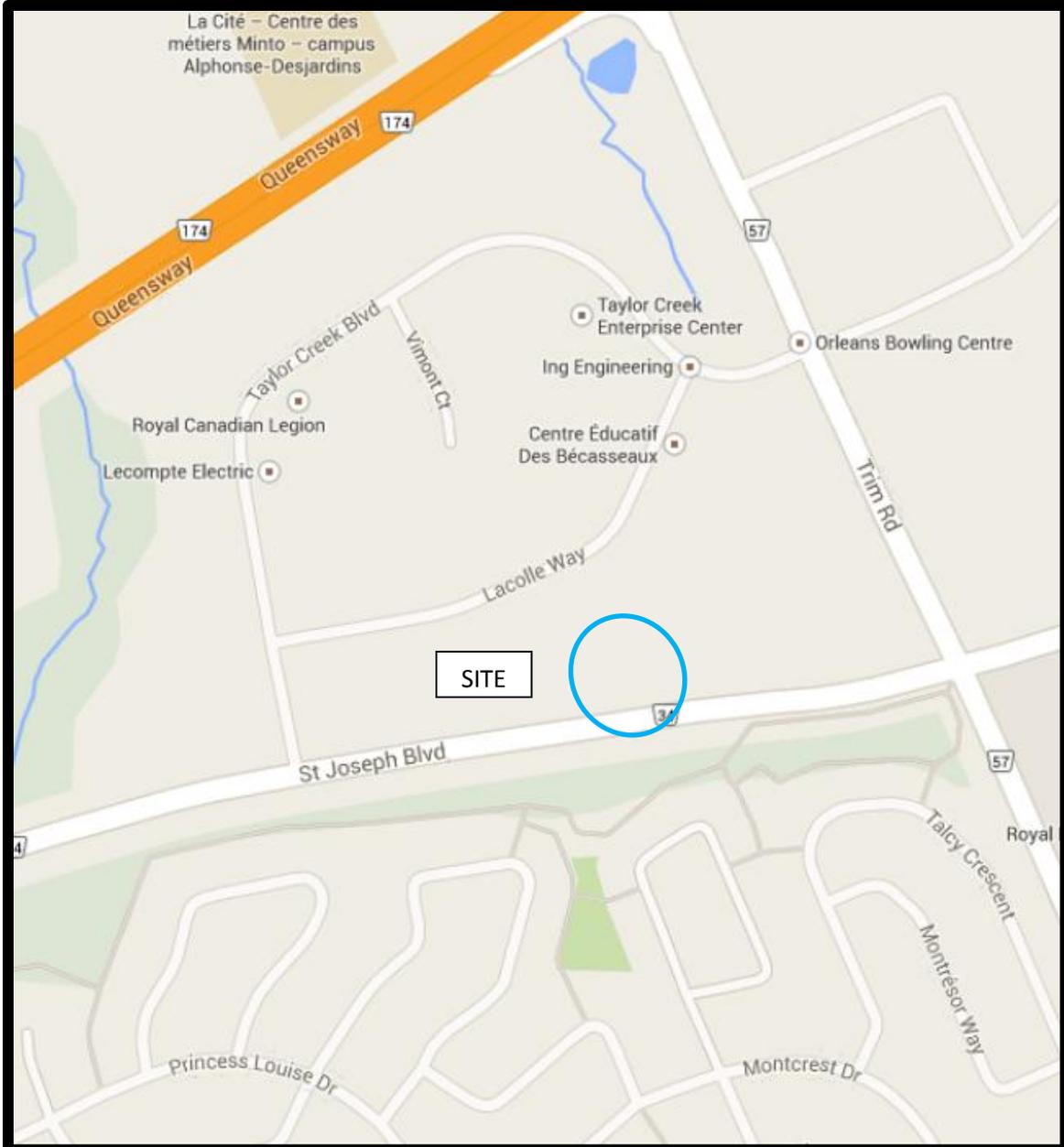


FIGURE 1  
KEY PLAN

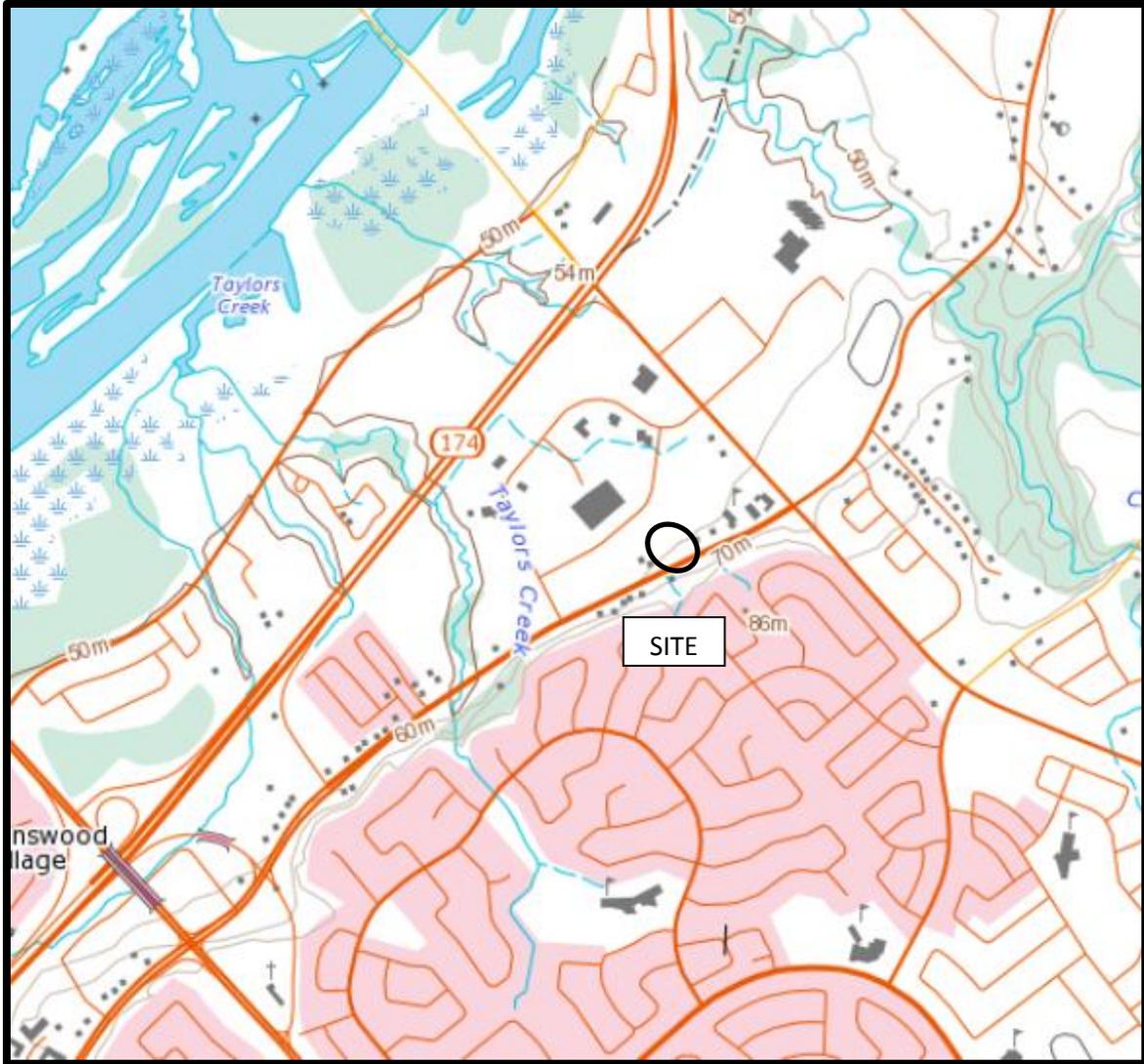


FIGURE 2  
TOPOGRAPHIC MAP

LACOLLE WAY

#540 LACOLLE WAY  
COMMERCIAL OFFICES

#530 LACOLLE WAY  
AM PRODUCTIONS  
(WAREHOUSE BUILDING)

#524 LACOLLE WAY  
VACANT

#3775 ST. JOSEPH BOULEVARD  
EVANGELICAL BAPTIST CHURCH

#3717 ST. JOSEPH BOULEVARD  
JONAS RESTORATION  
(CONTRACTOR)

#550 LACOLLE WAY  
PRO SOYA INC.

#3717 ST. JOSEPH BOULEVARD  
RESIDENTIAL

SHORT  
BRUSH

TP 2

TP 8

APPROX. LOCATION OF  
FORMER DWELLING

GRAVEL  
LANEWAY

TP 7

SHORT  
BRUSH



APPROX. LOCATION  
OF FORMER BARN

APPROX. AREA OF FILL  
MATERIAL

TP 2

TP 1

TP 9

TP 6

TP 3

TP 5

TP 4

#3751 ST. JOSEPH BOULEVARD  
RESIDENTIAL  
(ROCKLAND TRAVEL)

#3763 ST. JOSEPH BOULEVARD  
RESIDENTIAL

ST. JOSEPH BOULEVARD

#3722 ST. JOSEPH BOULEVARD  
RESIDENTIAL

#3760 ST. JOSEPH BOULEVARD  
PARKLAND

LEGEND:

-  TEST PIT LOCATION (PATERSON, 2014)
-  MONITORING WELLS (TROW, 2008)
-  DRILLED WATER WELL



**patersongroup**  
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

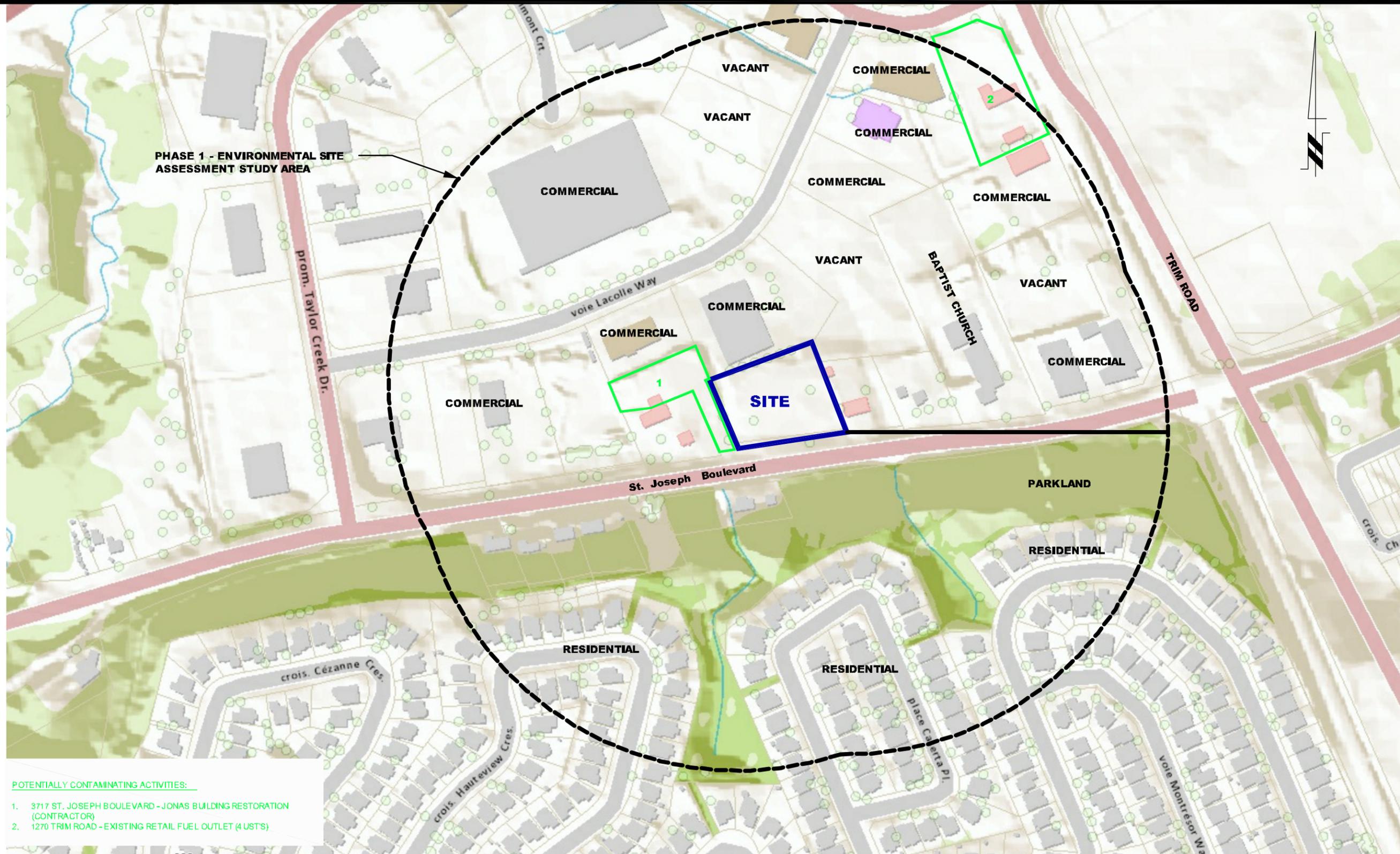
MR. PHILIPPE LALONDE  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
3735 ST. JOSEPH BOULEVARD

OTTAWA,  
Title:

ONTARIO

**SITE PLAN**

Drawn by: DP	Checked by: MSD	Date: 04/2014
Scale: 1:800		Drawing No.:
Report No.:		<b>PE3204-2</b>
PE3204-2		



**POTENTIALLY CONTAMINATING ACTIVITIES:**

1. 3717 ST. JOSEPH BOULEVARD - JONAS BUILDING RESTORATION (CONTRACTOR)
2. 1270 TRIM ROAD - EXISTING RETAIL FUEL OUTLET (4 UST'S)

**paterson** group  
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

PHILIPPE LALONDE  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
3735 ST. JOSEPH BOULEVARD

OTTAWA, ONTARIO

Drawing Title:  
**SURROUNDING LAND USE PLAN**

Drawn by: LH	Checked by: MSD	Date: 04/2014
Scale: 1:3000		Drawing No.:
Report No.:		<b>PE3204-3</b>
PE3204-2		

# **APPENDIX 1**

**CURRENT PLAN OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

TOPOGRAPHICAL PLAN OF  
3735 St. Joseph Boulevard  
PART OF LOT 31  
CONCESSION 1 (OLD SURVEY)  
GEOGRAPHIC TOWNSHIP OF CUMBERLAND  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.

Apr. 128, 2014  
Date  
E.H. Herweyer O.L.S.  
Signature

Scale 1:200  
0 2 4 6 8 Metres

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

Notes & Legend

- Denotes
- Deciduous Tree
  - Coniferous Tree
  - Fire Hydrant
  - Valve Chamber (Watermain)
  - Water Valve
  - Maintenance Hole (Unidentified)
  - Maintenance Hole (Storm Sewer)
  - Maintenance Hole (Sanitary)
  - Underground Storm Sewer
  - Underground Sanitary Sewer
  - Underground Water
  - Underground Bell
  - Underground Gas
  - Overhead Wires
  - Anchor
  - Wooden Pole
  - Metal Pole
  - Diameter
  - Location of Elevations
  - Top of Grate
  - Centreline
  - Property Line

SITE AREA = 5082 m<sup>2</sup>

Bearings are grid bearings, derived from the Northerly limit of St. Joseph Boulevard, shown to be N82°08'30"E on Plan 4R-21645

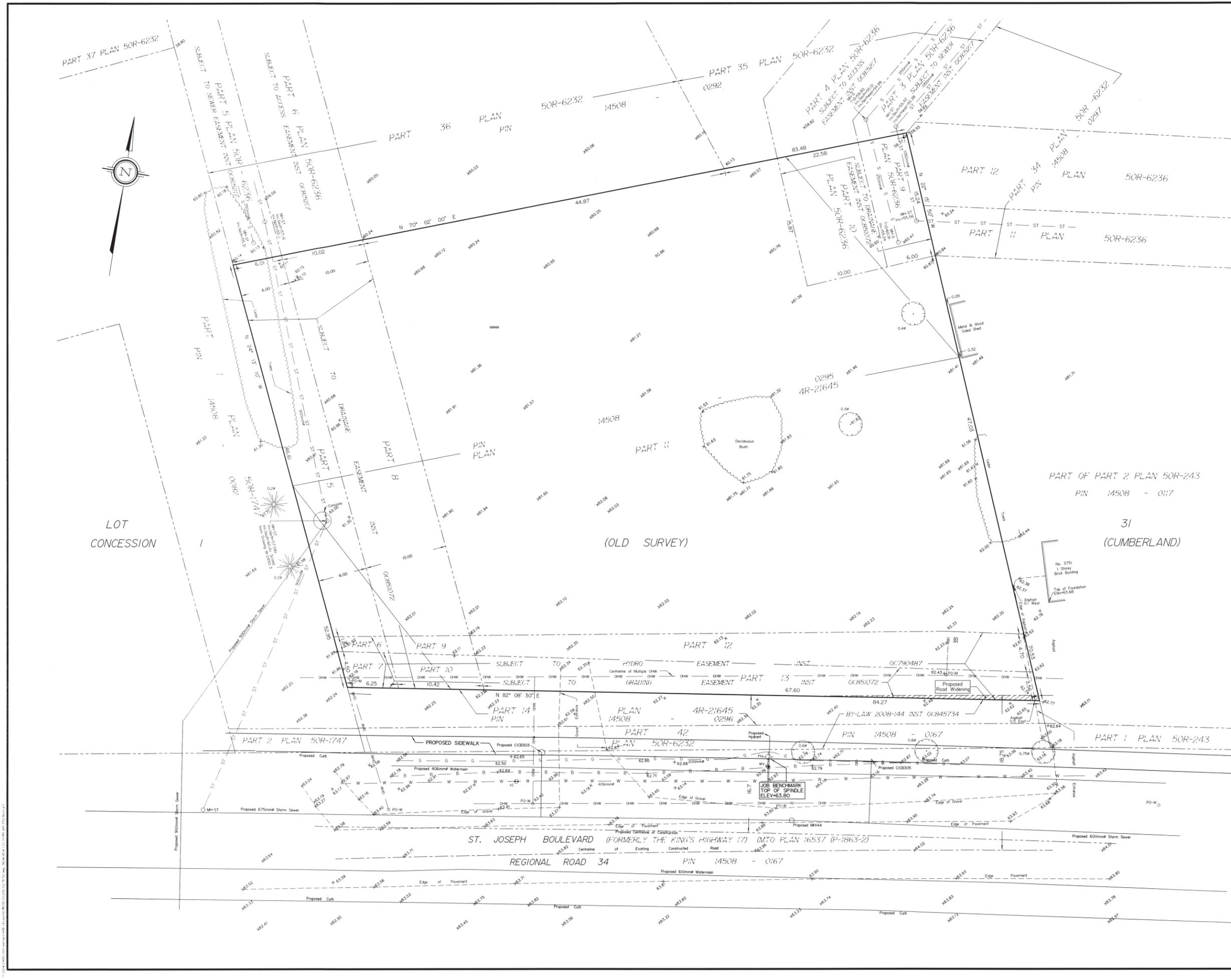
ELEVATION NOTES

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

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
3. MH-S marked by (\*), all underground services and inverts are taken from City of Ottawa Engineering drawings 2859 sheet 3, C-35-08, M-2490-3 Sheets 7 of 11 and 9 of 11.
4. Proposed Centreline of road, curbs, sidewalk, catchbasins, maintenance holes and underground services are taken from City of Ottawa Engineering Contract No. ISD11-5147 pages 37 and 38.
5. Water main diameter taken from Ottawa-Carleton Engineering Drawing No. 2859 Sheet 3. Underground utilities as marked on site (by others) are shown.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [info@anniso.com](mailto:info@anniso.com)  
Ontario Land Surveyors  
Reg. No. 13476-14 License PLS/LSI CI (OS) CU TP 02





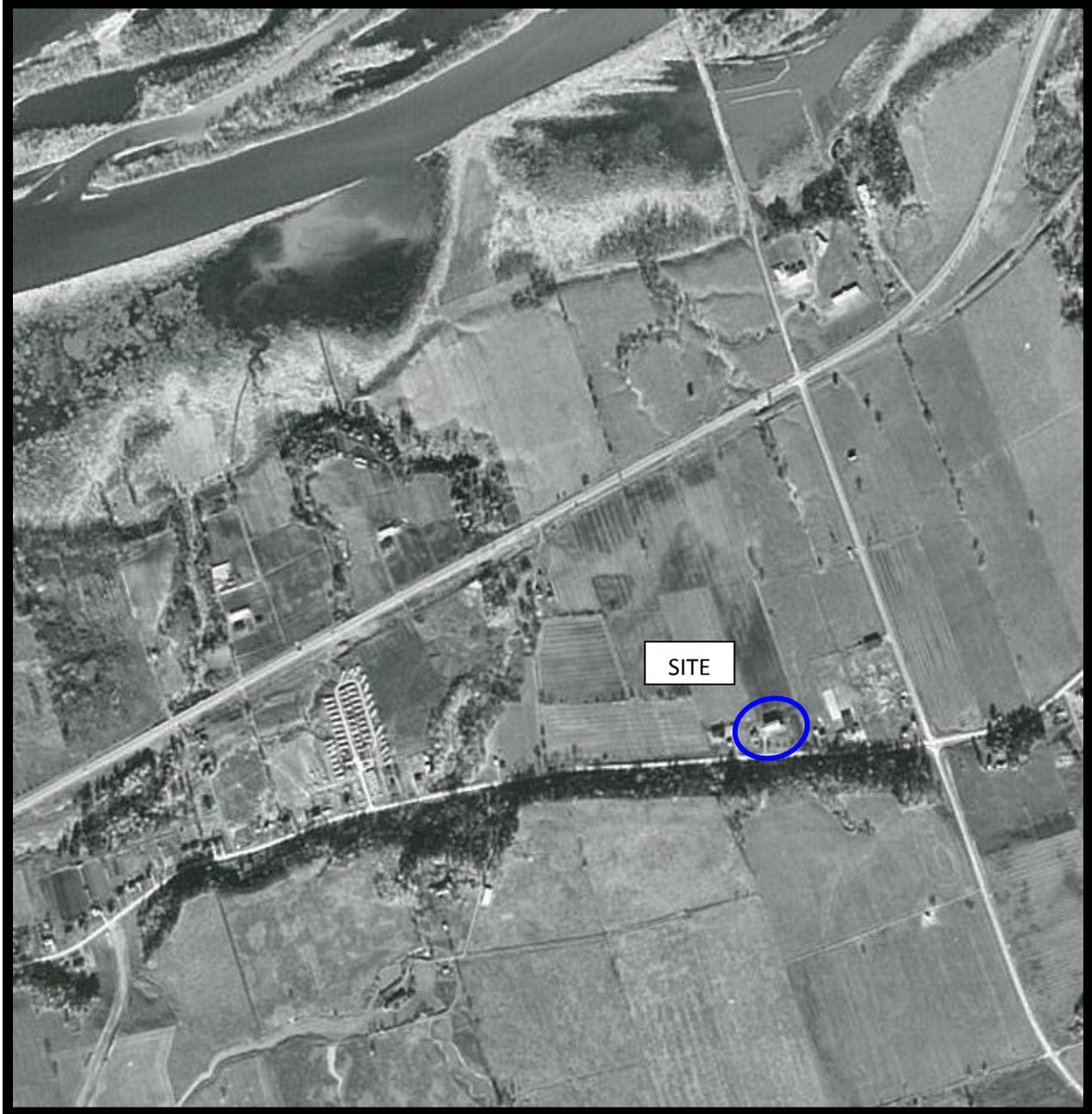
AERIAL PHOTOGRAPH  
1921



AERIAL PHOTOGRAPH  
1949



AERIAL PHOTOGRAPH  
1960



AERIAL PHOTOGRAPH  
1969



AERIAL PHOTOGRAPH  
1979



AERIAL PHOTOGRAPH  
1983



AERIAL PHOTOGRAPH  
1994



AERIAL PHOTOGRAPH  
2002

## Site Photographs

PE3204

3735 St. Joseph Boulevard

April 9, 2014



Photograph 1: View of northeast portion of the subject site, facing northeast.



Photograph 2: View of the adjacent residential dwelling, facing southeast.

## Site Photographs

PE3204

3735 St. Joseph Boulevard

April 9, 2014



Photograph 3: View of a water shutoff valve located in the southwest corner of the site.



Photograph 4: View of a drilled water well located in the southwest portion of the site.

## Site Photographs

PE3204

3735 St. Joseph Boulevard

April 9, 2014



Photograph 5: View of southwest portion of the subject site, facing southwest.



Photograph 6: View of recent soil disturbance from test pits (demolition debris present in the fill)

# **APPENDIX 2**

**MOE FREEDOM OF INFORMATION REQUEST RESPONSE**

**TSSA CORRESPONDENCE**

**MOE WELL RECORDS RESPONSE**

**CITY OF OTTAWA HLUI SEARCH REQUEST**

Ministry of  
the Environment

Freedom of Information and  
Protection of Privacy Office

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

Ministère de  
l'Environnement

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

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



April 15, 2014

Xavier Redhead  
Paterson Group Inc.  
154 Colonnade Road  
Ottawa, ON K2E 7J5

Dear Xavier Redhead:

**RE: Freedom of Information and Protection of Privacy Act Request**  
**Our File #: A-2014-01972, Your Reference #: PE3204**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3735 St. Joseph Boulevard, Ottawa.

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

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

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 7 pages @ \$0.20/page	\$1.40
• Delivery	3.00
• <b>Total</b>	<b>\$ 34.40</b>
• Deposit Received	- 30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$ 4.40</b>

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 Ayesha Kapadia at 416-212-8912 or ayesha.kapadia@ontario.ca.

Yours truly,

  
Heidi Ritscher  
FOI Manager

Attachments

CERTIFICATE OF APPROVAL  
INDUSTRIAL SEWAGE WORKS  
NUMBER 5474-8HNKEY  
Issue Date: June 30, 2011

4095839 Canada Inc.  
5340 Canotek Road Gloucester  
Ottawa, Ontario  
K1J 9C6

Site Location: 3735 St. Joseph Boulevard  
City of Ottawa

*You have applied in accordance with Section 53 of the Ontario Water Resources Act for approval of:*

***the establishment of stormwater management Works*** to serve an office building located at the Taylor Creek Business Park, in the City of Ottawa, for the treatment and disposal of stormwater runoff from a total catchment area of 0.51 hectares with an overall imperviousness of 72%, to provide stormwater quality and quantity control, comprising;

- ***one (1) Inlet Control Device*** . Hydrovex model 100VHV-1, installed at CBMH 1 rated at 11.1 Litres per second including 100 year flow to 11.1 Litres per second, discharging to existing municipal sewer through a proposed structure;
- ***on-site surface and underground storage***, having a combined storage volume of 245 cubic metres under 100 year flow with a maximum ponding depth of 0.30 metre;
- ***one (1) oil/grit separator***, model CDS PMSU20\_15, located downstream of CBMH1, designed for Enhanced Level of Protection (a minimum long term average total suspended solids removal of 82.9%), having a sediment storage capacity of 1,578 litres, an oil storage capacity of 260 litres, a total holding capacity of 3,103 litres, and a maximum treatment flow rate of 20 litres per second, discharging to existing municipal sewers on Lacolle way;

all in accordance with the application dated March 22, 2011 and received on April 5, 2011, including final plans and specifications prepared by McIntosh Perry Consulting Engineering Ltd.

*For the purpose of this Certificate of Approval and the terms and conditions specified below, the following*

definitions apply:

- (1) "Certificate " means this entire Certificate of Approval document, issued in accordance with Section 53 of the *Ontario Water Resources Act*, and includes any schedules;
- (2) "Director " means any *Ministry* employee appointed by the Minister of the Environment pursuant to Section 5 of the *Ontario Water Resources Act*;
- (3) "District Manager " means the District Manager of Ottawa District Office of the Ministry;
- (4) "Ministry " means the Ontario Ministry of Environment;
- (5) "Owner " means 4095839 Canada Inc., and includes its successors and assignees;
- (6) "Works " means the sewage works described in the *Owner* 's application, this *Certificate* and in the supporting documentation referred to herein, to the extent approved by this *Certificate*;
- (7) "Source Protection Plan " means a drinking water source protection plan prepared under the *Clean Water Act, 2006*;

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

## **TERMS AND CONDITIONS**

### **1. GENERAL CONDITIONS**

- 1.1 The *Owner* shall ensure that any person authorized to carry out work on or operate any aspect of the *works* is notified of this Certificate and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- 1.2 Except as otherwise provided by these Conditions, the *Owner* shall design, build, install, operate and maintain the *works* in accordance with the description given in this *Certificate*, the application for approval of the *works* and the submitted supporting documents and plans and specifications as listed in this *Certificate*.
- 1.3 Where there is a conflict between a provision of any submitted document referred to in this *Certificate* and the Conditions of this *Certificate*, the Conditions in this *Certificate* shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.
- 1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- 1.5 The requirements of this *Certificate* are severable. If any requirement of this *Certificate*, or the

application of any requirement of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this *Certificate* shall not be affected thereby.

## **2. EXPIRY OF APPROVAL**

- 2.1 The approval issued by this *Certificate* will cease to apply to those parts of the *works* which have not been constructed within five (5) years of the date of this *Certificate* .

## **3. CHANGE OF OWNER**

The *Owner* shall notify the *District Manager* and the *Director* , in writing, of any of the following changes within thirty (30) days of the change occurring:

- (a) change of *Owner* ;
- (b) change of address of the *Owner* ;
- (c) change of partners where the *Owner* is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the *District Manager* ; and
- (d) change of name of the corporation where the *Owner* is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager* .

## **4. OPERATION AND MAINTENANCE**

- 4.1 The *Owner* shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the stormwater management Works do not constitute a safety or health hazard to the general public.
- 4.2 The *Owner* shall design, construct and operate the oil/grit separator with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discolouration on the receiving system and/or waters.
- 4.3 The *Owner* shall carry out and maintain an annual inspection and maintenance program on the operation of the oil/grit separator in accordance with the manufacturer's recommendation.
- 4.4 After a two (2) year period, the *District Manager* may alter the frequency of inspection of the oil/grit separator if he/she is requested to do so by the *Owner* and considers it acceptable upon review of information submitted in support of the request.
- 4.5 The *Owner* shall maintain a logbook to record the results of these inspections and any cleaning

and maintenance operations undertaken, and shall make the logbook available for inspection by the Ministry upon request. The logbook shall include, but not necessarily be limited to, the following information:

- (a) the name of the Works; and;
- (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

## **5. RECORD KEEPING**

5.1 The *Owner* shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this *Certificate*.

## **6. SPILL CONTINGENCY PLAN**

6.1 Within six (6) months from the issuance of this *Certificate*, the *Owner* shall implement a spill contingency plan - that is a set of procedures describing how to mitigate the impacts of a spill within the area serviced by the works. This plan shall include as a minimum:

- (i) the name, job title and location (address) of the *Owner*, person in charge, management or person(s) in control of the facility;
- (ii) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;
- (iii) a site plan drawn to scale showing the facility, nearby buildings, streets, catchbasins & manholes, drainage patterns (including direction(s) of flow in storm sewers), any receiving body(ies) of water that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- (iv) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- (v) a listing of telephone numbers for: local clean-up company(ies) who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and Ministry's Spills Action Centre 1-800-268-6060;
- (vi) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored within the area serviced by the works;
- (vii) the means (internal corporate procedures) by which the spill contingency plan is activated;

- (viii) a description of the spill response training provided to employees assigned to work in the area serviced by the works, the date(s) on which the training was provided and by whom;
- (ix) an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and
- (x) the date on which the contingency plan was prepared and subsequently, amended.

6.2 The spill contingency plan shall be kept in a conspicuous, readily accessible location on-site.

6.3 The spill contingency plan shall be amended from time to time as required by changes in the operation of the facility.

## 7. SOURCE WATER PROTECTION

The *Owner* shall, within **sixty (60) calendar days** of the Minister of the Environment posting approval of a *Source Protection Plan* on the environmental registry established under the Environmental Bill of Rights, 1993 for the area in which this *Certificate* is applicable, apply to the *Director* for an amendment to this *Certificate* that includes the necessary measures to conform with all applicable policies in the approved *Source Protection Plan*.

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is imposed to ensure that the *works* are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the *Certificate* and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the *Owners* their responsibility to notify any person they authorized to carry out work pursuant to this *Certificate* the existence of this *Certificate*.
2. Condition 2 is included to ensure that, when the *works* are constructed, the *works* will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved *works* and to ensure that subsequent *owners* of the *works* are made aware of the *Certificate* and continue to operate the *works* in compliance with it.
4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from this approved stormwater management Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. Furthermore, Conditions 4 is included to ensure that the stormwater management Works are operated and maintained to function as designed and are operated and maintained without any adverse impact on the environment.

5. Condition 5 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the *works*.
6. Condition 6 is included to ensure that the *Owner* will implement the spill contingency plan, such that the environment is protected and deterioration, loss, injury or damage to any person(s) or property is prevented.
7. Condition 7 is included to ensure that the *Works* covered by this *Certificate* will conform to the significant threat policies and designated Great Lakes policies in the *Source Protection Plan*.

*In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:*

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The Notice should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

*And the Notice should be signed and dated by the appellant.*

*This Notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, 15th Floor  
Toronto, Ontario  
M5G 1E5

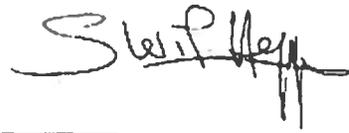
AND

The Director  
Section 53, *Ontario Water Resources Act*  
Ministry of the Environment  
2 St. Clair Avenue West, Floor 12A  
Toronto, Ontario  
M4V 1E5

\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)

*The above noted sewage works are approved under Section 53 of the Ontario Water Resources Act.*

DATED AT TORONTO this 30th day of June, 2011



---

Sherif Hegazy, P.Eng.  
Director  
Section 53, *Ontario Water Resources Act*

K11/

c: District Manager, MOE Ottawa District.  
Kelly Goddard, McIntosh Perry Consulting Engineering Ltd.

## Xavier Redhead

---

**From:** squibell@tssa.org on behalf of Public Information Services  
[publicinformationsservices@tssa.org]  
**Sent:** March-28-14 9:43 AM  
**To:** Xavier Redhead  
**Subject:** Re: 3735 St. Joseph Boulevard

Hi Xavier,

Thank you for your inquiry.

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

3717 St Joseph Blvd, Cumberland has record of a fuel oil inspection report.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail ([publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY  
"Putting Public Safety First"  
14th Floor, Centre Tower  
3300 Bloor Street West

Toronto, ON M8X 2X4

[www.tssa.org](http://www.tssa.org)

Toll-Free: 1-877-682-8772

On Fri, Mar 28, 2014 at 9:14 AM, Xavier Redhead <[XRedhead@patersongroup.ca](mailto:XRedhead@patersongroup.ca)> wrote:

Good afternoon,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following addresses for properties located in the City of Ottawa (Orleans), Ontario.

3717, 3722, 3735, 3751, 3760, 3775 St. Joseph Boulevard

524, 530, 540, 550 Lacolle Way

Thank you,

Xavier Redhead, B.Eng.

**patersongroup**

**solution oriented engineering**

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel:  [\(613\) 226-7381 Ext. 232](tel:(613)226-7381)

Fax:  [\(613\) 226-6344](tel:(613)226-6344)

Email: [xredhead@patersongroup.ca](mailto:xredhead@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.

Ministry of the Environment

Ministère de l'Environnement



Wells Help Desk  
Environmental Monitoring and  
Reporting Branch

Service d'information sur les puits  
Direction de la surveillance  
environnementale

125 Resources Road  
Toronto ON M9P 3V6  
(Toll Free) 1-888-396-9355 (follow  
prompts 1, 3)  
Fax: 416-235-5960  
[WellsHelpdesk@Ontario.ca](mailto:WellsHelpdesk@Ontario.ca)

125 Resources Road  
Toronto (Ontario) M9P 3V6  
Téléphone : 1 888 396-9355 – Faites  
ensuite le 2 et le 3 (sans frais en Ontario)  
Télécopieur : 416 235-5960  
[WellsHelpdesk@Ontario.ca](mailto:WellsHelpdesk@Ontario.ca)

**Individual Well Record Search Request – Form A**  
**Reference Number 1415-0013AI**

April 3, 2014

Paterson Group Inc.

Attn: Xavier Redhead

Fax: :  
Email Address: [xredhead@patersongroup.ca](mailto:xredhead@patersongroup.ca)  
File No. PE3204

1 Well Record located matching the search criteria provided	<input type="checkbox"/>
More than 1 Well Record located matching the search criteria provided	<input checked="" type="checkbox"/>
No Well Record found matching the search criteria provided	<input type="checkbox"/>
<b>Comments:</b> 300m radius of 462322E, 5037375N	

Number of Well Records matching the search criteria	12
County:	Ottawa
Township:	Cumberland
Conc.:	1
Lot:	31
Longitude & Latitude	&

If you have any questions or concerns please contact the **Wells Help Desk**  
**\*\*\* SEARCH REQUEST FORMS AVAILABLE AT [www.forms.ssb.gov.on.ca](http://www.forms.ssb.gov.on.ca) \*\*\***  
Please note: The Ministry cannot and does not represent or guarantee that the Well Records information is current, accurate or complete. The Ministry assumes no responsibility for errors or omissions in the Well Records information and is not liable in any way for damages of any kind arising out of or related to the Well Records information or for delay or failure to provide the Well Records information. Any reliance upon the Well Records information provided is solely at the risk of the requester. Water Well Information provided is subject to the Freedom of Information and Protection of Privacy Act (FIPPA), Ontario.

UTM 118 2 46 2 58 10 E

19 R 5 10 3 7 1 1 7 0 N

Elev. 19 R 0 2 1 9

Basin 125 1 1 1



1513154

RES No. 775  
MAY 14 1954  
GEOLOGICAL BRANCH  
DEPARTMENT OF MINES

The Well Drillers Act  
Department of Mines, Province of Ontario

O.F. Cont. Lot 30

# Water Well Record

314/62 Cumberland (Orleans) Ont.  
Township, Village, Town or City  
Orleans Ont.  
Date Completed 17 April 1954  
Cost of well (excluding pump) 114.00

### Pipe and Casing Record

### Pumping Test

Casing diameter(s) 4"	Date 16 April 1954
Length(s) of casing(s) 18 ft	Static level 21 ft
Type of screen nil	Pumping level 23 ft
Length of screen	Pumping rate 30 - 4 gal water falls
Distance from top of screen to ground level	Duration of test 20 minutes
Is well a gravel-wall type? No	Distance from cylinder or bowls to ground level

### Water Record

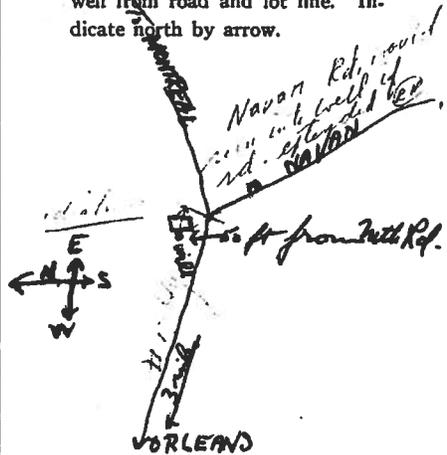
Kind (fresh or mineral) fresh	Depth(s) to Water Horizon(s) 60'	Kind of Water clear	No. of Feet Water Rises 20'
Quality (hard, soft, contains iron, sulphur, etc.) hard	105'	"	84'
Appearance (clear, cloudy, coloured) clear			
For what purpose(s) is the water to be used? domestic			
How far is well from possible source of contamination? 30 ft			
What is the source of contamination? Pits			
Enclose a copy of any mineral analysis that has been made of water. nil			

### Well Log

Overburden and Bedrock Record	From	To
	0 ft.	...ft.
clay	0	1
Broken rock	1	14
solid limestone	14	105

### 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? *hillside*

Drilling Firm *Blair Phillips*

Address *614 Thomas St*

Name of Driller *Blair Phillips*

Date *17 April 1954*

Address *614 Thomas St*

Licence Number *193*

Signature of Licensee *Blair Phillips*



UTM 118 2 46 2 55 0 E  
 5 R 5 0 3 7 2 2 0 N  
 Elev 5 R 0 2 1 1 3  
 Ottawa Watershed  
 Basin 1 3 0



The Water-well Drillers Act, 1954  
 Department of Mines

GROUND WATER BRANCH  
 56 No. 778  
 OCT 6 1958  
 ONTARIO WATER RESOURCES COMMISSION

O.F. Con I Lot 30

# Water-Well Record

1513157

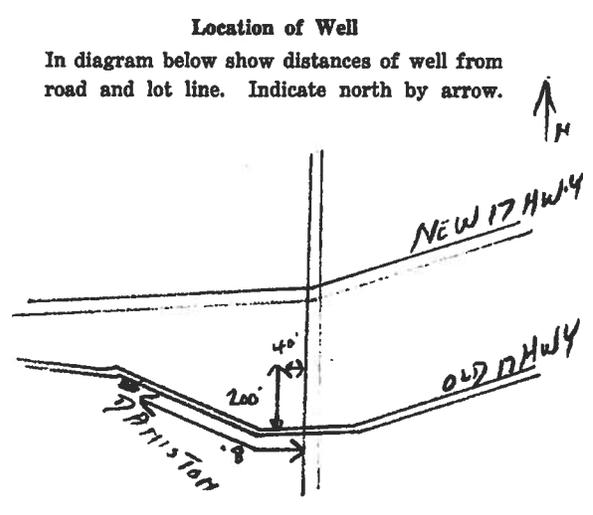
Ship, Village, Town or City **CUMBERLAND**  
 in Village, Town or City)  
 Address

Date completed **27** **SEP** **58**  
 (day) (month) (year)

Pipe and Casing Record		Pumping Test	
Casing diameter (s) <b>2"</b>	Static level <b>2' ABOVE TOP</b>	Length (s) <b>102'</b>	Pumping rate <b>400 GPM</b>
Type of screen <b>NO</b>	Pumping level <b>97'</b>	Length of screen	Duration of test <b>1 HR</b>

Well Log	Water Record				
Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
<b>BLUE CLAY</b>	<b>0</b>	<b>102</b>	<b>102</b>	<b>102</b>	<b>FRESH</b>
<b>(TOUCHED ROCK AT 102')</b>					

For what purpose **HOUSE** is the water to be used?  
 Is water clear or cloudy? **CLEAR**  
 Is well on upland, in valley, or on hillside?  
 Drilling firm  
 Address  
 Name of Driller **E. CHORRANNEAU**  
 Address **O. PLEANS**  
 Licence Number

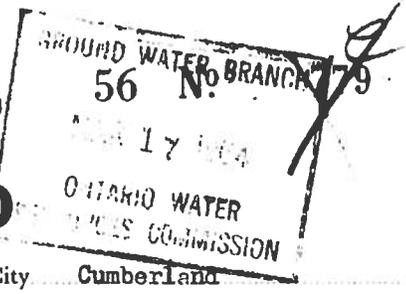


I certify that the foregoing statements of fact are true.  
 Date **SEP 27** **G. Chabonneau**  
 Signature of Licensee

OTM 1782 462151010 E



1513159



51R 5101317131319 IN The Ontario Water Resources Commission Act

Elev. 751R 011918

# WATER WELL RECORD

Basin 1251 District Russell OF. GNT Lt 30 Township, Village, Town or City 314/6e Cumberland

Con. 1st from Ottawa R. Lot 30 Date completed January 13, 1964 (day month year)

Owner Wick Products Ltd. (print in block letters) Address R.R. 1, Orleans, Ont.

### Casing and Screen Record

Inside diameter of casing 5-5/8

Total length of casing 128'

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 5-5/8

### Pumping Test

Static level 2'

Test-pumping rate 24 G.P.M.

Pumping level 20'

Duration of test pumping 4 hrs.

Water clear or cloudy at end of test clear

Recommended pumping rate 6 G.P.M. with pump setting of 20 feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
blue clay	0	115		
sand & bolders	115	122		
grey limestone	122	135	135	fresh

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

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

Drilling or Boring Firm

G. Charbonneau, Diamond & Cable Drilling

Address R.R. # 1, Box 194, Orleans, Ont.

Licence Number 1418

Name of Driller or Borer G. Charbonneau

Address R.R. # 1, Box 194, Orleans, Ont.

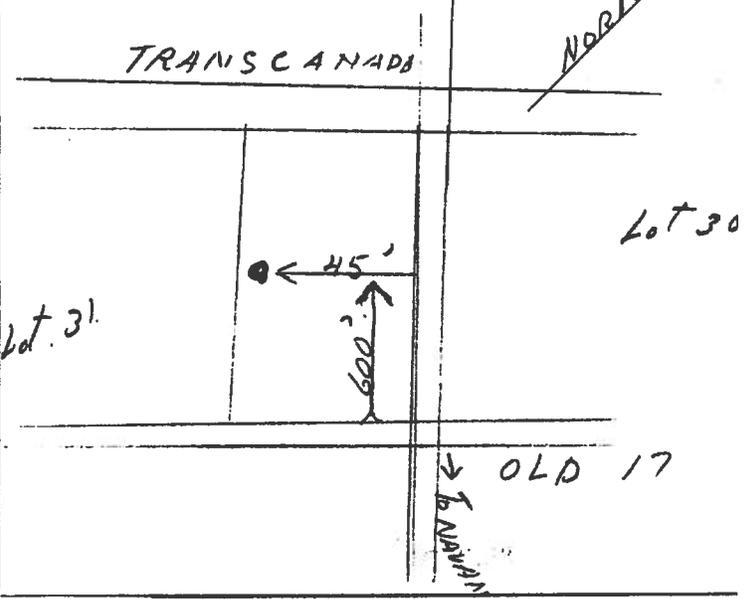
Date 13 January, 1964.

*Geard Charbonneau*  
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

### Location of Well

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





UTM V 182 4162131910 E

1513160

56 N

337

151031711510 N

The Ontario Water Resources Commission Act

Elev. 172 02110

# WATER WELL RECORD

Basin 125 County or District Russell O.F. Cont Lot 30 Township, Village, Town or City Cumberland

Con. 1st from Ottawa R. Lot 30 Date completed 26 October 1966 (day month year)

Address R.R. 1, Orleans, Ont.

### Casing and Screen Record

Inside diameter of casing 5"  
Total length of casing 80'  
Type of screen  
Length of screen  
Depth to top of screen  
Diameter of finished hole 5"

### Pumping Test

Static level 7'  
Test-pumping rate 24 G.P.M.  
Pumping level 15  
Duration of test pumping 2 hrs.  
Water clear or cloudy at end of test clear  
Recommended pumping rate 16 G.P.M.  
with pump setting of 30 feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
blue clay	0	75	85'	fresh
Ⓢ sand	75	77		
grey limestone	77	85		

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

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

Drilling or Boring Firm G. Charbonneau, Diamond & Cable Drilling

Address R.R. 1, Box 194, Orleans, Ont.

Licence Number 2156

Name of Driller or Borer G. Charbonneau

Address R.R. 1, Orleans, Ont.

Date 26 October, 1966

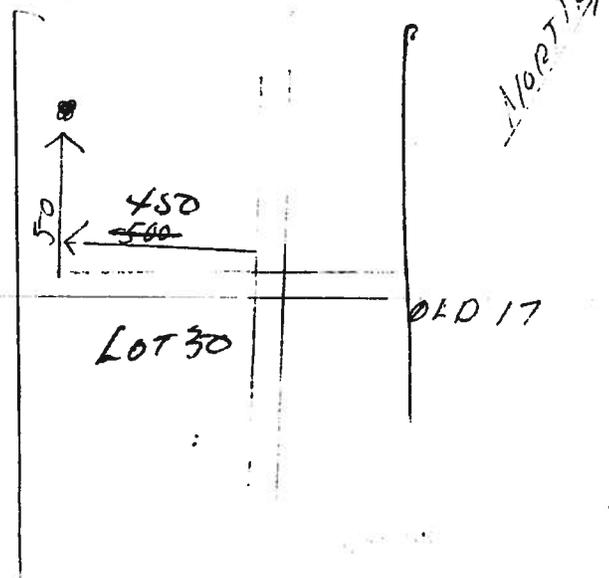
*G. Charbonneau*  
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

OWRC COPY

### Location of Well

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







UTM ~~18~~ ~~7~~ ~~6~~ ~~2~~ ~~1~~ ~~4~~ ~~0~~ E  
 19 ~~5~~ ~~0~~ ~~3~~ ~~7~~ ~~0~~ ~~8~~ ~~0~~ N



1513165

GROUND WATER BRANCH  
 56 N°  
 SEP 5 1962  
 ONTARIO WATER RESOURCES COMMISSION

784

Elev. 7 R 0 2 3 0

# WATER WELL RECORD

Basin 2 5  
 County or District Russell

O.F. Con I Lot 31 Township, Village, Town or City. Cumberland

Con. OFI

Lot part 31

Date completed June 26, 1962  
 (day month year)

Address R. R. # 1, Orleans, Ont.

## Casing and Screen Record

Inside diameter of casing 5"  
 Total length of casing 131'  
 Type of screen  
 Length of screen  
 Depth to top of screen  
 Diameter of finished hole 5 1/2"

## Pumping Test

Static level 10  
 Test-pumping rate 18 G.P.M.  
 Pumping level 20'  
 Duration of test pumping 2 hrs.  
 Water clear or cloudy at end of test clear  
 Recommended pumping rate 18 G.P.M.  
 with pump setting of 20 feet below ground surface

## Well Log

## Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
blue clay	0	25		
fine gravel	25	27		
grey limestone	27	57	57'	fresh

For what purpose(s) is the water to be used? domestic & farm

Is well on upland, in valley, or on hillside? Upland

Drilling or Boring Firm G. CHARBONNEAU

Address DIAMOND DRILLER - ARTESIAN WELLS  
 MODERN HOME BUDGETS  
 ORLEANS, ONT.  
 R.R. 1 Navan 9R-25

Licence Number 600

Name of Driller or Borer G. Charbonneau

Address R. R. # 1, Box 194 Orleans, Ont.

Date June 26, 1962

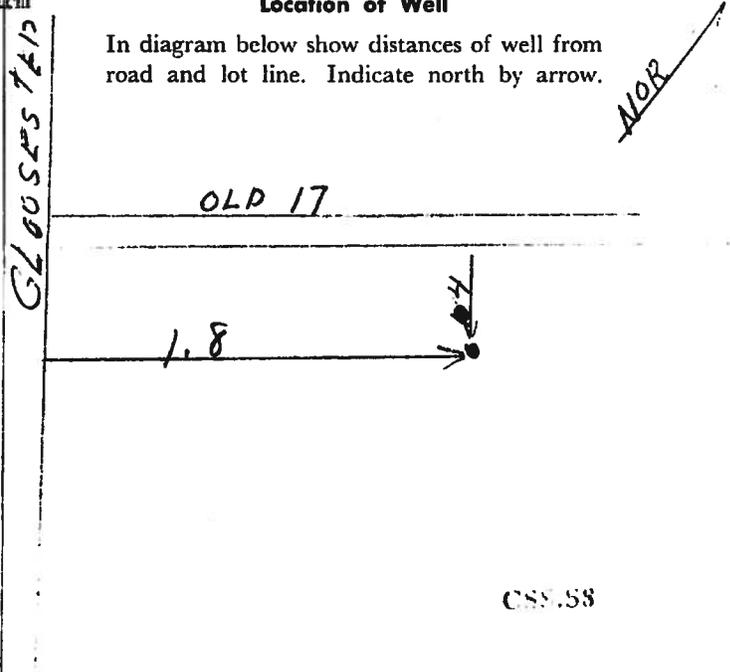
*Seraud Charbonneau*  
 (Signature of Licensed Drilling or Boring Contractor)

Form 7 10M-62-1152

OWRC COPY

## Location of Well

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



CSS 58



249

GROUND WATER BRANCH  
 56 No. 785  
 MAY 21 1963  
 ONTARIO WATER  
 RESOURCES COMMISSION

UTM 118Z 416211210E

1513166

OTW 15R FRONT 317101819N

The Ontario Water Resources Commission Act

Con J Elev 17R Lot 31 02210

# WATER WELL RECORD

Basin 25 County or District Russell O.F. Con I Lot 31 Township, Village, Town or City 314/6e Cumberland

Con 1st con. Comm. Ottawa R. Lot part of lot 31 Date completed February 20, 1963 (day month year)

Address R.R.# 1, Orleans, Ont.

### Casing and Screen Record

Inside diameter of casing 5 5/8 "  
 Total length of casing 19'  
 Type of screen  
 Length of screen  
 Depth to top of screen  
 Diameter of finished hole 5 5/8

### Pumping Test

Static level 15'  
 Test-pumping rate 8 G.P.M.  
 Pumping level 40'  
 Duration of test pumping 3 hrs.  
 Water clear or cloudy at end of test clear  
 Recommended pumping rate 8 G.P.M.  
 with pump setting of 40 feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
holders & gravel	0	12		
blue limestone	12	101	101	fresh

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

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

Drilling or Boring Firm

G. Charbonneau, Diamond & Cable Drilling

Address R.R.# 1, Box 194, Orleans, Ont.

Licence Number 1025

Name of Driller or Borer G. Charbonneau

Address R.R.# 1, Box 194, Orleans, Ont.

Date February 20, 1963

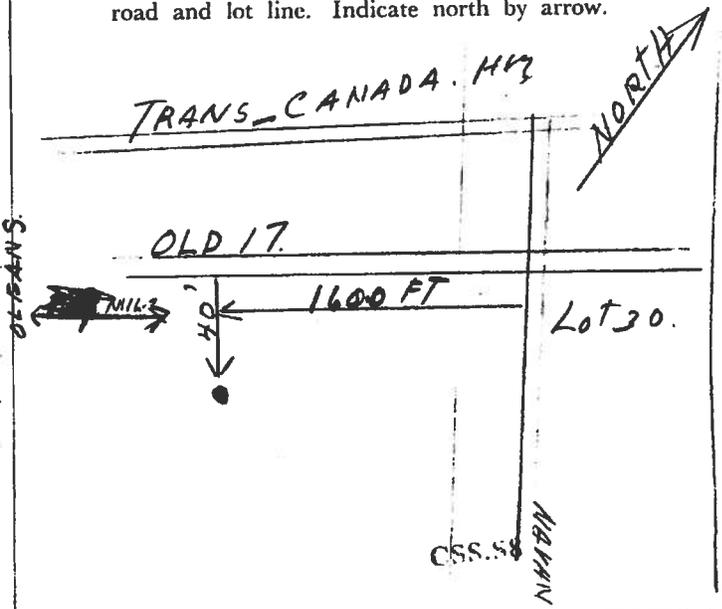
*G. Charbonneau*  
(Signature of Licensed Drilling or Boring Contractor)

Form 7 10M-62-1152

OWRC COPY

### Location of Well

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





249

GROUND WATER BRANCH  
 56 N<sup>o</sup> 785  
 MAY 21 1963  
 ONTARIO WATER  
 RESOURCES COMMISSION

UTM 118<sup>z</sup> 416211210<sup>E</sup>

1513166

OTW 15<sup>R</sup> FRONT 317101819<sup>N</sup>

The Ontario Water Resources Commission Act

Con I Elev 17<sup>R</sup> Lot 131 0121210

# WATER WELL RECORD

Basin 251 County or District Russell O.F. Con I Lot 31 Township, Village, Town or City 31G/6e Cumberland

Con I Lot 31 Date completed February 20, 1963 (day month year)

Address R.R.# 1, Orleans, Ont.

### Casing and Screen Record

Inside diameter of casing 5 5/8 "  
 Total length of casing 19'  
 Type of screen  
 Length of screen  
 Depth to top of screen  
 Diameter of finished hole 5"5/8

### Pumping Test

Static level 15'  
 Test-pumping rate 8 G.P.M.  
 Pumping level 40'  
 Duration of test pumping 3 hrs.  
 Water clear or cloudy at end of test clear  
 Recommended pumping rate 8 G.P.M.  
 with pump setting of 40 feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
holders & gravel	0	12		
blue limestone	12	101	101	fresh

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

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

Drilling or Boring Firm

G. Charbonneau, Diamond & Cable Drilling

Address R.R.# 1, Box 194, Orleans, Ont.

Licence Number 1025

Name of Driller or Borer G. Charbonneau

Address R.R.# 1, Box 194, Orleans, Ont.

Date February 20, 1963

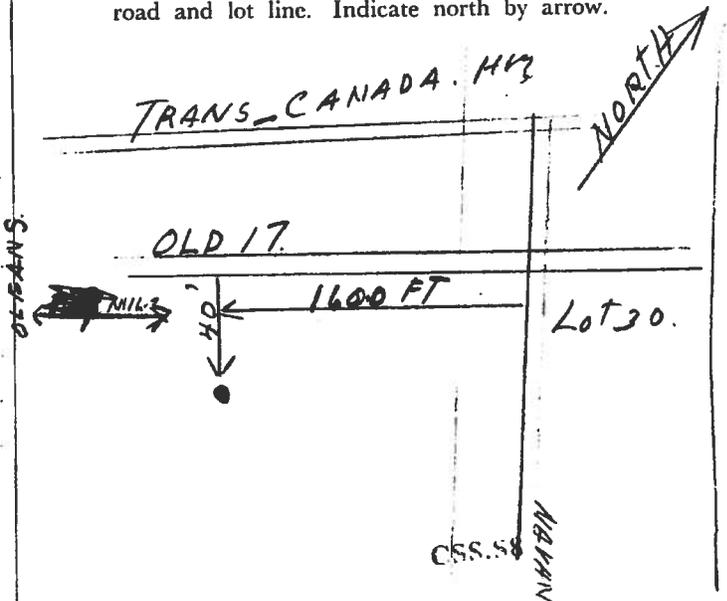
*G. Charbonneau*  
(Signature of Licensed Drilling or Boring Contractor)

Form 7 10M-62-1152

OWRC COPY

### Location of Well

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



CSS.58  
NORTH

DEM 182 4620810 E  
 5R 503411010 N



251  
 1513177

GROUND WATER BRANCH  
 56 JUN 1962 795  
 ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

# WATER WELL RECORD

Elev. 7R 011919  
 Basin 12511 Russell O.F. Cont Lot 31 Township, Village, Town or City Cumberland  
 County or District I.O.F.  
 Date completed March 16, 1962 (day month year)  
 Address R. R. # 1, Orleans, Ont.

### Casing and Screen Record

Inside diameter of casing 2"  
 Total length of casing 90'  
 Type of screen  
 Length of screen  
 Depth to top of screen  
 Diameter of finished hole 2"

### Pumping Test

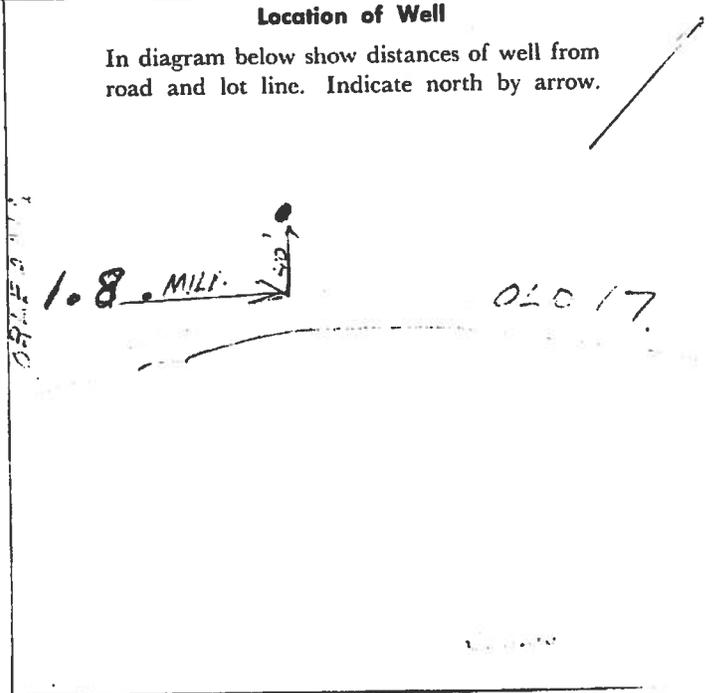
Static level 21'  
 Test-pumping rate 8 G.P.M.  
 Pumping level 40'  
 Duration of test pumping 3 Hrs  
 Water clear or cloudy at end of test Clear  
 Recommended pumping rate 8 G.P.M.  
 with pump setting of 40' feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
Blue Clay	0'	70'		
Bolders Sand	70'	89'		
Grey Limestone	89'	103'	103'	fresh

For what purpose(s) is the water to be used? domestic  
 Is well on upland, in valley, or on hillside? upland  
 Drilling or Boring Firm G. CHARBONNEAU  
 Address DIAMOND DRILLER ARTESIAN WELLS MODERN HOME BUILDER ORLEANS, ONT. R.R. 1 Navan 9R-25  
 Licence Number 600  
 Name of Driller or Borer G. Charbonneau  
 Address R. R. # 1, Box 194, Orleans, Ont.  
 Date March 16, 1962  
 (Signature of Licensed Drilling or Boring Contractor)





1518157

MUNICIPALITY: 150111  
CONTRACTOR: DF  
DATE RECEIVED: 01

1 PRINT ONLY IN SPACES PROVIDED  
2 CHECK  CORRECT BOX WHERE APPLICABLE

COUNTY OR DISTRICT: Ottawa-Carleton  
TOWNSHIP: Cumberland  
CON. BLOCK, TRACT, SURVEY, ETC.: 10 S. O.F.I.  
DATE COMPLETED: DAY 05, MO 06, YR 82  
ELEVATION: 370.99  
BASIS CODE: 26

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

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
yellow	clay			0	10
blue	clay			10	46
grey	gravel		fine gravel	46	50
grey	limestone			50	54
blue	limestone			54	59
grey	limestone			59	63

31  
32

**41 WATER RECORD**

WATER FOUND AT - FEET	KIND OF WATER
0063	<input checked="" type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
15-18	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
20-23	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
25-28	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
30-33	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL

**51 CASING & OPEN HOLE RECORD**

INSIDE DIAM. INCHES	MATERIAL	NO. & DIMENSIONS (INCHES)	DEPTH FEET
6 1/2	STEEL	188	0-188
6 1/2	GALVANIZED CONCRETE OPEN HOLE		188-205
17 1/8	STEEL		205-230
17 1/8	GA VAN ZED CONCRETE OPEN HOLE		230-273
24 1/2	STEEL		273-300
24 1/2	GALVAN ZED CONCRETE OPEN HOLE		300-330

**61 PLUGGING & SEALING RECORD**

DEPTH SET AT FEET	MATERIAL AND TYPE	COMMIT GROUP LEAD PACKER ETC.
10-18		
18-21		
22-25		
25-29		

**71 PUMPING TEST**

PUMPING TEST METHOD:  PUMP  BAILEY

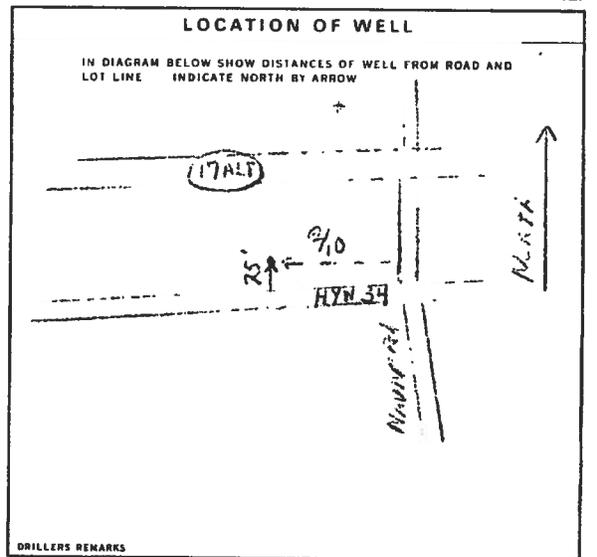
WATER LEVELS DURING PUMPING:

15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
008	008	008	008

RECOMMENDED PUMP TYPE:  SHALLOW  DEEP

RECOMMENDED PUMP SETTING: 030

RECOMMENDED PUMPING RATE: 0030



**FINAL STATUS OF WELL**

WATER SUPPLY  
 OBSERVATION WELL  
 TEST HOLE  
 RECHARGE WELL

**WATER USE**

DOMESTIC  
 STOCK  
 IRRIGATION  
 INDUSTRIAL  
 OTHER

**METHOD OF DRILLING**

ROTARY (CONVENTIONAL)  
 ROTARY (REVERSE)  
 ROTARY (AIR)  
 AIR PERCUSSION

**CONTRACTOR**

NAME OF WELL CONTRACTOR: Charbonneau + Son Drilling Ltd  
ADDRESS: R.R. 22 Box 194, Orleans, Ont. K1C 1T1  
NAME OF DRILLER OR BORER: Raymond Charbonneau  
SIGNATURE OF CONTRACTOR: [Signature]  
SUBMISSION DATE: DAY 5, MO 06, YR 82

**OFFICE USE ONLY**

DATA SOURCE: 1  
CONTRACTOR: 1504  
DATE RECEIVED: 05 04 83  
DATE OF INSPECTION: [Blank]  
INSPECTOR: [Blank]  
REMARKS: [Blank]



## DISCLAIMER

### For use with HLUI Database

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

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

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

Signed: Xavier Redhead

Dated: March 31/2014

Per: Xavier Redhead, B.Eng.

(Please print name)

Title: Environmental Assessor

Company: Paterson Group Inc.



**INFORMAL REQUEST FOR INFORMATION PROCESS**  
**CONFIDENTIAL**

File No.: PE3204

**Request for Information**  
**(Informal Request)\***

**1. REQUESTER INFORMATION**

- a) Name of Requester: Xavier Redhead
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- \_\_\_\_\_ Concession: \_\_\_\_\_  
Street: 3735 St. Joseph Boulevard City/Town: Ottawa, Ontario  
Postal Code: \_\_\_\_\_
- e) Legal Plan Attached: Yes ( ) No ( X )
- f) Site Owner: 2383808 Ontario Inc.
- g) Adjacent Property Owners: \_\_\_\_\_
- h) Date of Ownership: \_\_\_\_\_  
Previous Owner(s): \_\_\_\_\_
- i) Type of Site: ( X ) vacant, ( ) residential, ( ) commercial,  
( ) other (specify) \_\_\_\_\_
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use  
infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land  
use in the area of the site.

**2. CONFIDENTIALITY**

- a) Consent Required: ( x ) Owner ( ) Tenant ( ) Purchaser ( ) Legal\*\*
- b) Consent Obtained: ( x ) Owner ( ) Tenant ( ) Purchaser ( ) Legal\*\*

\*Will not be processed as a request for information pursuant to MFIPPA.

\*\* (Consent letters must contain the information required, give authorization to requestor,  
and be dated and signed)

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

March 28, 2014  
File: PE3204-HLUI

**City of Ottawa**  
110 Laurier Avenue W  
Ottawa, Ontario  
K1P 1J1

Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science  
Archaeological Services

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Authorization Letter, HLUI Search  
Phase I-Environmental Site Assessment  
3735 St. Joseph Boulevard  
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained by the property owner to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner: 2383808 Ontario Inc.

Name of Representative: Philippe Lalonde.

Authorization of Representative: 

Date: March 28, 2014.

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

## 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  
Consulting 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  
Rideau Centre Expansion project - Ottawa  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Investigation and Remediation – Cotton Mill Redevelopment, Cornwall  
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  
Assessment and Remediation - North Bay Airport  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
PWGSC Building – 90 Elgin Street - Ottawa  
Remediation Program - Ottawa Train Yards  
MHLH Facility – CFB Petawawa  
Ottawa Congress Centre  
Lansdowne Park Redevelopment - Ottawa

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Science**

**Hydrogeology**

**Archaeological  
Services**