



**PATERSON
GROUP**

June 14, 2024
File: PE4028-LET.01

Myers Automotive Group
1200 Baseline Road
Ottawa, Ontario
K2C 0A6

Attention: **Mr. David Johnston**

Subject: **Phase I – Environmental Site Assessment Update**
2175 Prince of Wales Drive
Ottawa, Ontario

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) has conducted a Phase I Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled, "*Phase I Environmental Site Assessment, 2175 Prince of Wales Drive, Ottawa, Ontario*" prepared by Paterson Group Inc. (Paterson), dated May 23, 2017.

This report is intended to meet the requirements for an updated Phase I ESA, as per Ontario Regulation (O. Reg.) 153/04, as amended, and is to be read in conjunction with the original 2017 report.

Site Information

The subject site (Phase I Property) is approximately 2.08 hectares of land and is addressed 2175 Prince of Wales Drive, Ottawa, Ontario, located on the east side of Prince of Wales Drive and approximately 100 m south of West Hunt Club Road. Refer to Figure 1 – Key Plan, following the text of this letter, for site contextual information.

The Phase I Property is currently vacant, not serviced with any sewer or water infrastructure, and exists within a municipal urban setting comprised primarily of residential land uses with some commercial and institutional properties also within the Phase I Study Area.





Previous Engineering Reports

- *“Phase I Environmental Site Assessment – 2175 Prince of Wales Drive, Ottawa, Ontario”* prepared by Paterson Group Inc. (Paterson), dated May 23, 2017.

The historical research completed as part of the original 2017 Phase I ESA indicated that the initially assessed land had never been developed and was historically utilized as agricultural land. No evidence of potentially contaminating activities were identified during the historical assessment. Following a visual inspection, no environmental concerns were noted with regard to the use of the subject lands. The report concluded that a Phase II ESA would not be required.

A test pit investigation was also carried out by Paterson during the same approximate time as the Phase I ESA, for geotechnical purposes. The subsurface investigation was referenced in the original Phase I ESA and during that review period, no deleterious fill or evidence of contamination was identified on the subject land.

Historical Records Update

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. This federally managed database provides various reports and tracking information relating to the release of solid, liquid, or gaseous pollutants from industrial facilities into the natural environment.

A search of this database did not identify any pollutant release records listed for properties situated within the Phase I Study Area.

MECP Waste Management Records

As part of this assessment, a request was submitted to the MECP Freedom of Information (FOI) office for information with respect to waste management records for the initially assessed lands. At the date of issuance of this letter, a response from the MECP had not been received, however, it should be noted that the original FOI submission indicated that no relevant records were available pertaining to the Phase I Property. A revised copy of this report will be provided to the client upon receipt of the updated FOI, should it contain any pertinent information regarding the Phase I Property.



MECP Incidents

As part of this assessment, 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 initially assessed lands. At the date of issuance of this letter, a response from the MECP had not been received, however, it should be noted that the original FOI submission indicated that no relevant records were available pertaining to the Phase I Property. A revised copy of this report will be provided to the client upon receipt of the updated FOI, should it contain any pertinent information regarding the Phase I Property.

MECP Instruments

As part of this assessment, 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 Phase I Property. At the date of issuance of this letter, a response from the MECP had not been received, however, it should be noted that the original FOI submission indicated that no relevant records were available pertaining to the Phase I Property. A revised copy of this report will be provided to the client upon receipt of the updated FOI, should it contain any pertinent information regarding the Phase I Property.

MECP Submissions

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the initially assessed lands. At the date of issuance of this letter, a response from the MECP had not been received, however, it should be noted that the original FOI submission indicated that no relevant records were available pertaining to the Phase I Property. A revised copy of this report will be provided to the client upon receipt of the updated FOI, should it contain any pertinent information regarding the Phase I Property.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment. This database contains publicly available information on Records of Site Condition (RSCs) filed in the Province of Ontario between 2004 and 2024.

A review of the registry did not identify any RSCs in the database as having been filed for the Phase I Property. Two RSCs for two contiguous properties were identified in the Phase I Study Area. The first property had no municipal address listed and the second was addressed 2200 Prince of Wales Drive. The properties are located approximately 90 m



southwest of the Phase I Property. The RSC registration numbers for the properties are 78917 and 78717. The registry indicates a remediation was completed for the property at 2200 Prince of Wales and both RSCs were certified in 2009.

OMNRF Areas of Natural and Scientific Interest (ANSI)

A search for ANSI sites situated within the Phase I Study Area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website as part of this assessment.

A review of the available mapping information did not identify any ANSI sites situated on the Phase I Property or within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA Fuels Safety Branch in Toronto was contacted electronically as part of this assessment, to inquire about current and former fuel storage tanks, spills, and historical incidents for the Phase I Property as well as the neighbouring properties within the Phase I Study Area. A copy of the correspondence with the TSSA has been appended to this report.

The response from the TSSA indicated that no records were returned pertaining to the Phase I Property.

Six (6) expired records were identified for 2200 Prince of Wales Drive which were also identified by the previous Phase I ESA. Six (6) active records for underground storage tanks located at 2162 Prince of Wales Drive were also identified. Based on the separation distance between the retail fuel outlet, in addition to its cross gradient orientation with respect to the subject site, these records are not considered to have resulted in an APEC on the subject property. A copy of the TSSA correspondence is included in the appendices of this letter.

City of Ottawa Historical Land Use Inventory (HLUI) Database

As part of the initial 2017 Phase I ESA, a requisition form was submitted to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI) database for any environmental records pertaining to the Phase I Property as well as any properties situated within the Phase I Study Area. The response from the City indicated that there were no pertinent land use records identified with respect to the Phase I Property.

As part of this current assessment, a new request for information was submitted to the City, however, a response had not been received by our firm prior to the issuance of this report.



A revised copy of this letter will be provided should the HLUI search have any pertinent information.

Aerial Photographs

The most recent aerial photograph reviewed as part of the initial Phase I ESA was taken in 2014. For this update, a more recent aerial photograph, taken in 2022, was reviewed as part of this assessment.

2022 No significant changes are apparent with respect to the Phase I Property since the time of the previous aerial photograph. The neighbouring properties also appear unchanged, with the exception of an addition which has been constructed on the west side of the church immediately west of the Phase I Property.

A copy of the above referenced aerial photograph has been appended to this report.

Water Bodies

No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is the Rideau River, located approximately 25 m to the east.

Geological Maps

Geological mapping information for the Phase I Property was obtained from The Geological Survey of Canada – Urban Geology of the National Capital Area and reviewed as part of this assessment. Based on the available mapping information, the bedrock beneath the Phase I Property generally consists of interbedded sandstone and sandy dolomite of the March Formation, while the surficial geology consists largely of Quaternary sediments, with a drift thickness ranging from approximately 25 m to 50 m.

Topographic Maps

A topographic map of the Phase I Property was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as part of this assessment. The topographic map indicates that the general elevation of the Phase I Property is approximately 87 m above sea level, while the regional topography within the greater area is depicted as sloping down gently towards to the east, in the general direction of the Rideau River. An illustration of the referenced topographic map has been appended to this report.





Physiographic Maps

A physiographic map was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as a part of this assessment. According to the publication and available mapping information, the Phase I Property is situated within the St. Lawrence Lowlands. According to the description provided: “...*the lowlands are plain-like areas that were affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.*”

Well Records

A search of the MECPs website for all drilled well records within a 250 m radius of the Phase I Property was conducted as part of this assessment. The search identified two well records from 2003 on the Phase I Property, and seven records within the Phase I Study Area.

Based on the availability of municipal infrastructure, no potable drinking water wells are expected to be present within the Phase I Study Area. During the site investigation carried out as part of this assessment, Paterson attempted to locate the wells identified in the database but was unable to determine if they were still present on the Phase I Property.

Property Owner Representative Interview

Mr. David Johnston, a representative of Myers Automotive Group, was contacted to respond to questioning regarding the environmental conditions of the Phase I Property. Mr. Johnston stated that he was unaware of any potential environmental concerns associated with the current or historical use of the Phase I Property. Information provided by Mr. Johnston was evaluated and/or confirmed based on historical reporting and on-site observations and has been included throughout the body of this letter.

Site Reconnaissance

A visual inspection of the Phase I Property was conducted on May 24, 2024 by personnel from Paterson’s environmental division. The site inspection included a review of the current use of the subject lands as well as the adjacent properties.

At the time of the site inspection, the Phase I Property was observed to be vacant of any buildings or structures, with the exception of two billboards.

The site topography is relatively flat with a gradual slope to the east that becomes more substantial towards the eastern border of the property. The regional topography also appears to slope down gently towards the east, in the general direction of the Rideau River.





The Phase I Property is considered to be at or below grade with respect to the adjacent streets and neighbouring properties.

Water drainage on the property occurs primarily via infiltration throughout the site, as well as via surface run-off towards the Rideau River adjacent to the east side of the property.

At the time of the site inspection, no chemical products, above ground fuel storage tanks (ASTs), or evidence indicating the presence of any underground fuel storage tanks (USTs) were observed on the Phase I Property. Additionally, no hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the Phase I Property.

At the time of the site inspection, no waste materials were observed to be generated, stored, or disposed of on the Phase I Property.

A depiction of the Phase I Property is presented on Drawing PE4028-1R – Site Plan, appended to this letter.

Neighbouring Properties

A visual 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 recorded as follows:

- North: A ravine bordering a vacant lot followed by West Hunt Club Road.
- East: The Rideau River, followed by vacant land, a commercial plaza including a restaurant and retail fuel outlet, and residential dwellings.
- West: Prince of Wales Drive followed by a church and retail fuel outlet.
- South: Waterbend Lane followed by residential dwellings.

Although the presence of the retail fuel outlet does represent a potentially contaminating activity within the Phase I Study Area, due to the inferred cross-gradient orientation, and the separation distance with respect to the subject site, it is not considered to represent an APEC on the subject site. No other concerns were noted with the current use of the surrounding properties. Property use within the Phase I Study Area is shown on drawing PE4028-2R – Surrounding Land Use Plan.



Conceptual Site Model

Geological and Hydrogeological Setting

Based on the available mapping information, the bedrock beneath the Phase I Property generally consists of interbedded limestone and dolomite of the March Formation, while the surficial geology consists of Quaternary sediments, with an overburden ranging in thickness from approximately 25 m to 50 m.

Groundwater is anticipated to be encountered within the overburden and flow in an easterly or northeasterly direction towards the Rideau River.

Existing Buildings and Structures

No buildings or structures currently exist on the Phase I Property.

Drinking Water Wells

Two well records pertaining to the Phase I Property were identified during a search of the well records database, however, due to the undeveloped nature of the site, and their absence during the site visit, the exact location of these wells is unknown. Based on the availability of municipal water infrastructure, no drinking water wells are expected to be present within the Phase I Study Area.

Subsurface Structures and Utilities

No subsurface structures or utilities are expected to be present on the Phase I Property.

Water Bodies and Areas of Natural and Scientific Interest

No water bodies or areas of natural and scientific interest are present on the Phase I Property. The Rideau River falls within the Phase I Study Area, located approximately 25 m to the east of the Phase I Property.

Neighbouring Land Use

The surrounding lands within the Phase I Study Area consist largely of residential dwellings, commercial and institutional land use properties, and vacant land.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Based on the findings of this assessment, no potentially contaminating activities or areas of potential environmental concern were identified on the Phase I Property.





Some potentially contaminating activities were identified on other off-site properties situated within the Phase I Study Area, however, based on either their separation distances or their down or cross gradient orientation with respect to the anticipated groundwater flow to the east, none of these activities are considered to pose an environmental concern to the Phase I Property.

Contaminants of Potential Concern

No contaminants of potential concern were identified on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA Update is considered to be sufficient to conclude that there are no PCAs and APECs associated with the Phase I Property. The absence of any 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.

Conclusion

A review of more recent environmental records, in conjunction with a visual inspection of the property, indicated that no physical changes have been made to the Phase I Property since the time of the 2017 Phase I ESA. The surrounding lands are also generally unchanged since the last report. Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment is not required for the Phase I Property.**

Statement of Limitations

This Phase I – Environmental Site Assessment report has been prepared in general accordance with O. Reg. 153/04, as amended, and CSA Z768-01 (reaffirmed 2022). The conclusions presented herein are based on information gathered from a limited historical 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 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 Myers Automotive Group. Permission and notification from Myers Automotive Group and Paterson will be required prior to the release of this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Regards,

Paterson Group Inc.

Curtis Black, P.Eng., M.Eng.

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

Attachments

- Figure 1 – Key Plan
- Figure 2 – Topographic Map
- Aerial Photographs
- TSSA Correspondence
- HLUI Submission
- FOI Submission
- Drawing PE4028-1R – Site Plan
- Drawing PE4028-2R – Surrounding Land Use Plan

Report Distribution

- Myers Automotive Group
- Paterson Group Inc.



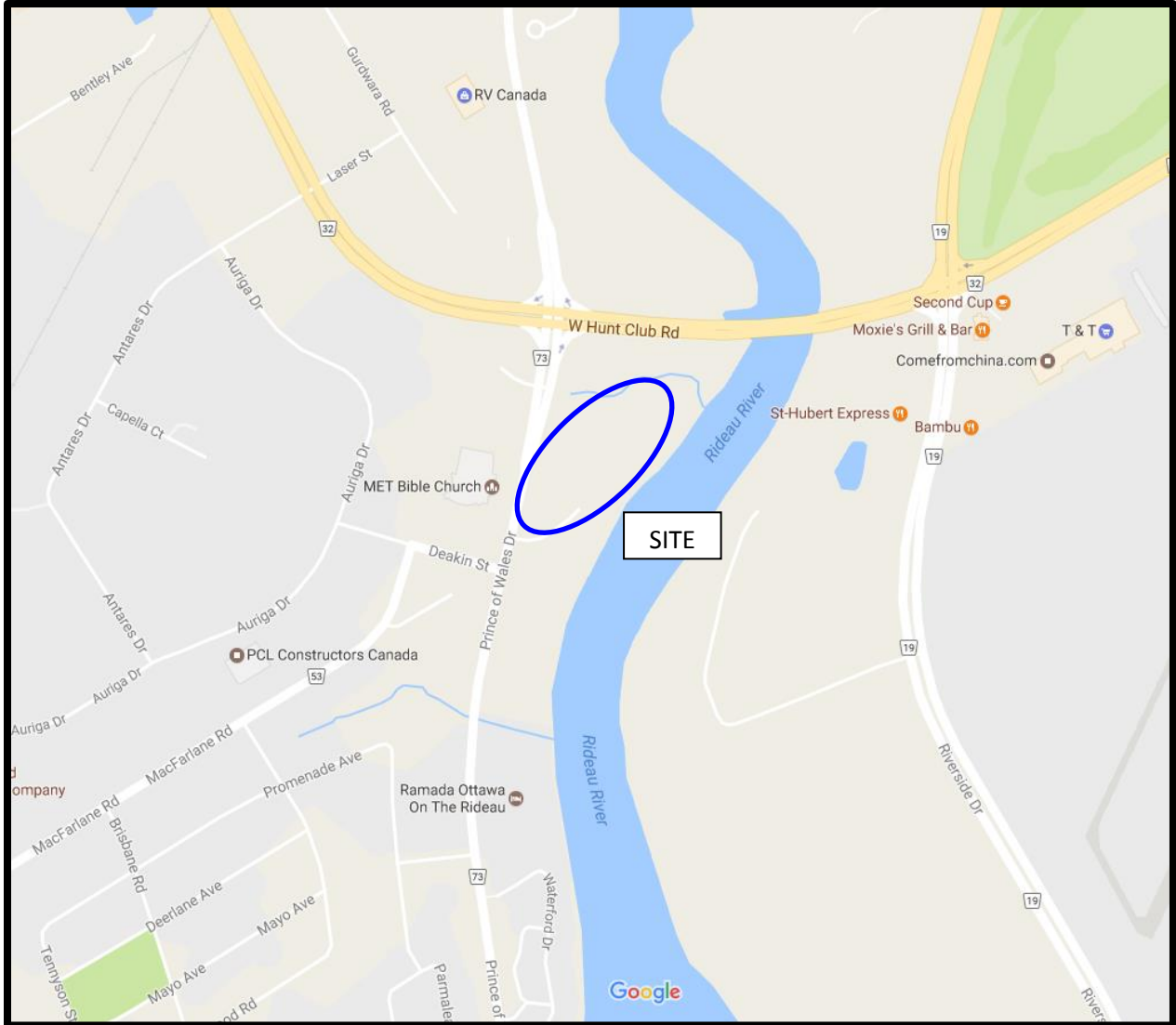


FIGURE 1
KEY PLAN



AERIAL PHOTOGRAPH
2022

Curtis Black

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Monday, May 27, 2024 12:55 PM
To: Curtis Black
Subject: RE: PE4028 - Search Records Request

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are **fuels records** in our database at the subject address(es).

| Inventory Number | Address | City | Province | Postal Code | Status | Asset Type / Inventory Item |
|------------------|----------------------------|--------|----------|-------------|--------|-------------------------------------|
| 37429961 | 2162 PRINCE OF WALES DR | OTTAWA | ON | K2E 0A1 | Active | FS GASOLINE STATION - SELF SERVE |
| 37838766 | 2162 PRINCE OF WALES DR | OTTAWA | ON | K2E 0A1 | Active | FS LIQUID FUEL TANK |
| 37838767 | 2162 PRINCE OF WALES DR | OTTAWA | ON | K2E 0A1 | Active | FS LIQUID FUEL TANK |
| 37838768 | 2162 PRINCE OF WALES DR | OTTAWA | ON | K2E 0A1 | Active | FS LIQUID FUEL TANK |
| 37838769 | 2162 PRINCE OF WALES DR | OTTAWA | ON | K2E 0A1 | Active | FS LIQUID FUEL TANK |
| 50790609 | 2162 PRINCE OF WALES DR | OTTAWA | ON | K2E 0A1 | Active | FS CYLINDER EXCHANGE |

| | | | | | | |
|----------|----------------------------|--------|----|---------|---------|---------------------|
| 10870336 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | EXPIRED | FS LIQUID FUEL TANK |
| 10870356 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | EXPIRED | FS LIQUID FUEL TANK |
| 10870371 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | EXPIRED | FS LIQUID FUEL TANK |

| | | | | | | |
|----------|----------------------------|--------|----|---------|---------|-------------------------------------|
| 10870389 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | EXPIRED | FS LIQUID FUEL TANK |
| 10870404 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | EXPIRED | FS LIQUID FUEL TANK |
| 30761116 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | Active | FS CYLINDER EXCHANGE |
| 9722189 | 2200 PRINCE OF WALES DR | NEPEAN | ON | K2E 6Z9 | EXPIRED | FS GASOLINE STATION - SELF SERVE |

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,
Sherees



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Curtis Black <CBlack@patersongroup.ca>
Sent: Monday, May 27, 2024 11:13 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: PE4028 - Search Records Request

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

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:

Subject Property:

2175 Prince of Wales Drive

Neighboring Properties:

2162, 2176, 2200, 2210 Prince of Wales Drive

6, 8, 10 Waterbend Lane

4000 Riverside Drive

2 Gurdwara Road

Kind regards,



CURTIS BLACK, P.Eng., M.Eng.

Junior Project Manager

TEL: (647) 254-0500 ext. 502

DIRECT: (647) 453-1785

1535 MEYERSIDE DRIVE, SUITE 7 & 8
MISSISSAUGA, ON, L5T 1M9

patersongroup.ca

NEW OFFICE OPEN IN THE GREATER TORONTO AREA WITH OUR EXPANSIVE LIST OF SERVICES NOW AVAILABLE!

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Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

*Site Address or Location:

*Mandatory Field

*Applicant/Agent Information:

Company name:

Contact name:

Mailing Address:

Telephone: Email Address:

*Registered Property Owner Information: Same as above

Name:

Mailing Address:

Telephone: Email Address:

Site Details

Legal Description and PIN:

Part of the South Half of Lot 26, Concession A; Rideau Front, Township of Nepean, now in the City of Ottawa. 04589-0717

What is the land currently used for?

Vacant

Lot frontage: m Lot depth: m Lot area: _____ 0 m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

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

Planning Fee

\$181.00

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer
For use with HLUI Database

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

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

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

Signed: CBlack

Dated (dd/mm/yyyy): 27/05/2024

Per: Curtis Black
(Please print name)

Title: Environmental Engineer

Company: Paterson Group

**Ministry of the Environment,
Conservation and Parks**

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

**Ministère de l'Environnement, de la
Protection de la nature et des Parcs**

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



May 28, 2024

Curtis Black
Paterson Group
9 Auriga Drive
Ottawa, Ontario K2E 7T9
cblack@patersongroup.ca

Dear Curtis Black:

**RE: MECP FOI A-2024-03397 / Your Reference PE4028 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act. **The search will be conducted on the following:**

2175 Prince of Wales Drive (Lot 2 Concession A, Nepean), Ottawa

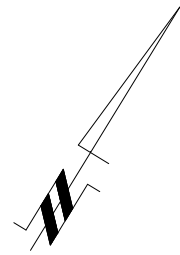
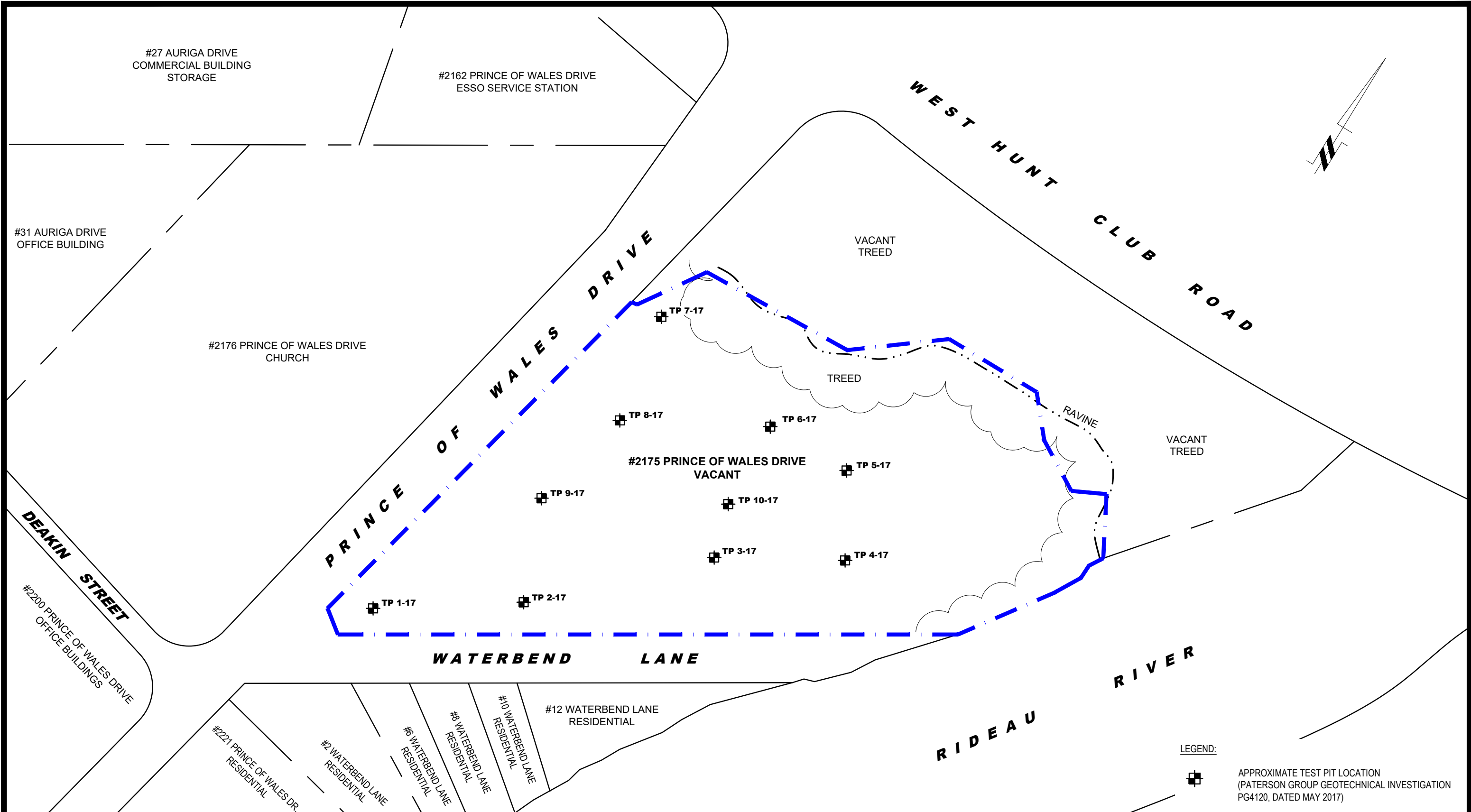
If there is any discrepancy, please contact us immediately.


Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Lia Delange at lia.delange@ontario.ca.

Yours truly,

Lia Delange
MECP Access and Privacy Office



LEGEND:
 APPROXIMATE TEST PIT LOCATION
 (PATERSON GROUP GEOTECHNICAL INVESTIGATION
 PG4120, DATED MAY 2017)



9 AURIGA DRIVE
 OTTAWA, ON
 K2E 7T9
 TEL: (613) 226-7381

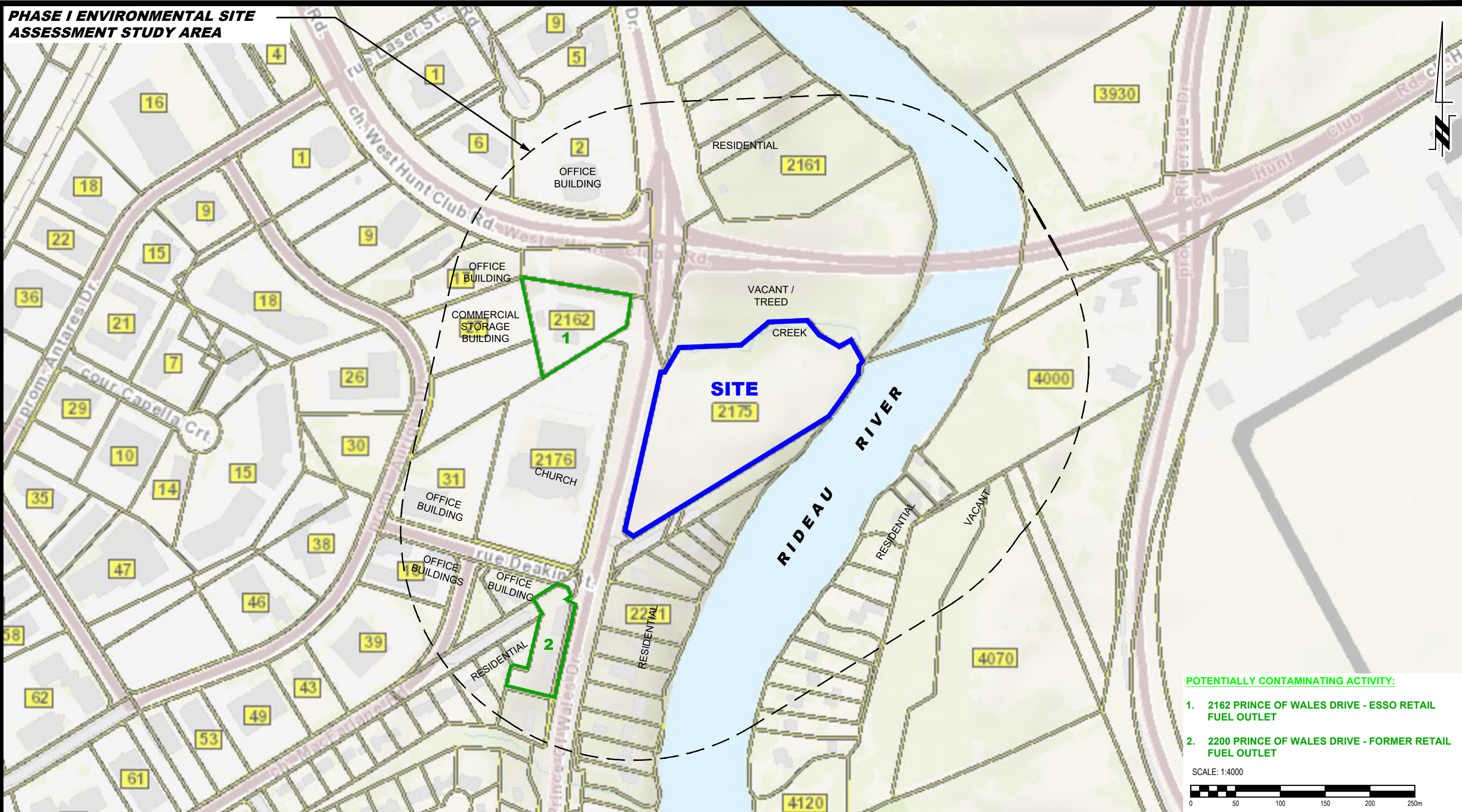
| NO. | REVISIONS | DATE | INITIAL |
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MYERS AUTOMOTIVE GROUP
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 2175 PRINCE OF WALES DRIVE
 OTTAWA, ONTARIO
SITE PLAN

| | | | |
|--------------|--------|---------------|-----------------|
| Scale: | 1:1500 | Date: | 06/2024 |
| Drawn by: | GK | Report No.: | PE4028-LET.01 |
| Checked by: | CB | Dwg. No.: | PE4028-1 |
| Approved by: | MSD | Revision No.: | 0 |

p:\autocad drawings\environmental\pe4028\pe4028-1 (rg) site plan.dwg

PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY AREA



- POTENTIALLY CONTAMINATING ACTIVITY:**
1. 2162 PRINCE OF WALES DRIVE - ESSO RETAIL FUEL OUTLET
 2. 2200 PRINCE OF WALES DRIVE - FORMER RETAIL FUEL OUTLET

SCALE: 1:4000
 0 50 100 150 200 250m



| NO. | REVISIONS | DATE | INITIAL |
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MYERS AUTOMOTIVE GROUP
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 2175 PRINCE OF WALES DRIVE
 OTTAWA, ONTARIO
SURROUNDING LAND USE PLAN

| | | | |
|--------------|--------|---------------|------------------|
| Scale: | 1:4000 | Date: | 06/2024 |
| Drawn by: | GK | Report No.: | PE4028-LET.02 |
| Checked by: | CB | Dwg. No.: | PE4028-2R |
| Approved by: | MSD | Revision No.: | |