

August 4, 2025

PH4401-LET.01-REV.02

Cash for Trash Canada
7628 Flewellyn Road
Ottawa, Ontario
K2S 1B6

Attention: Charbel Bouroufail

Subject: **Hydrogeological Report and Terrain Analysis
Proposed Commercial Development
7628 Flewellyn Road
Ottawa, Ontario**



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INTRODUCTION

Further to your request, Paterson has conducted a Hydrogeological Report and Terrain Analysis in support of a Zoning By-Law Amendment to unify the dual-zoning of the development to Rural General Industrial Zone to formalize the development located at 7628 Flewellyn Road in Ottawa, Ontario.

The purpose of this work has been to determine the suitability of the water supply aquifer underlying the site to service the expansion of the proposed commercial development.

The subject site consists of a 20.22 ha lot and is currently occupied by a vehicle salvage yard which includes several structures, a gravel surfaced parking lot and stockpiles of scrap metals. The southern portion of the site is generally vacant. The ground surface across the site generally slopes downward toward the south while the local groundwater flow is likely towards the west, towards the adjacent quarry with regional shallow groundwater flow to the south.

The subject site is bordered by residential dwellings and Flewellyn Road to the north, vacant land to the east, and an existing quarry and associated access roads and fill storage areas to the south and west. The northwest portion of the subject site is currently zoned as RG1(21r) which corresponds to Rural General Industrial Zone with a minimum lot area of 8,000 m² and is located in Ward 21. The remainder of the subject site is identified as RU which refers to Rural Countryside Zone.





A Hydrogeological pre-consultation was completed with a City of Ottawa Hydrogeologist on July 17, 2023. The City Hydrogeologist suggested that additional sampling be completed during the 8-hour pumping test for Polycyclic Aromatic Hydrocarbons (PAHs), Petroleum Hydrocarbons (PHCs) in addition to the standard Subdivision Package suite of parameters, trace metals and Volatile Organic Compounds (VOCs) required by the City of Ottawa Hydrogeological and Terrain Analysis Guidelines (HTAG).

It is understood that two Environmental Activity and Sector Registrations are active at the subject site in accordance with the site usage. Registration Number R-007-467538169, filed November 2, 2016 indicates that the site is registered for the use, operation, enlargement and extension of an end-of-life vehicle waste disposal site. As an active end-of-life vehicle waste disposal site, fluids defined in O. Reg. 85/16 and Reg. 347, such as anti-freeze and fuel, are to be removed over an impermeable surface which has a spill containment system as defined in O. Reg. 85/16.

Further, R-004-71121872151 indicates that the subject site is registered for the use, operation, alteration, engagement or extension or replacement of a waste management system serving the Province of Ontario.

The activities associated with the current site usage as an end-of-life vehicle waste disposal site are provincially regulated and managed by the province of Ontario. Expansion and modifications to the subject site will not result in additional activities detrimental to the underlying aquifer. It is recommended that the client adhere to the current best management practices.

In accordance with Ontario End-of-Life (ELV) Activity Requirements, a Spill Prevention and Management Plan should be developed in support of the Site Plan application and include at a minimum:

- ☐ Procedures and materials to be used for spill clean-up.
- ☐ The location of all floor drains.
- ☐ The location of materials to be used to seal drains in the event of a spill.
- ☐ Names of persons to be notified in the event of a spill.
- ☐ Schedule for inspecting storage areas, containers and spill containment systems.

DESCRIPTION OF SUBJECT SITE

The subject site is an approximately 20.22 ha lot and is currently occupied by a vehicle salvage yard which includes a one-storey office building, a gravel surfaced parking lot, a weigh scale, an automobile fluid drainage station with various sheds, temporary storage buildings and stockpiles of automobiles and scrap metal product.



The re-zoning application is for the proposed expansion of the commercial development. The subject site will be further developed with new buildings, access lanes, parking areas and designated stockpile areas. Please refer to Figure-1 Key Plan and McRobie - CFT Site Plan – Zoning Amendment Plan, attached, for the proposed site location and site layout.

The subject site is currently serviced by an onsite sewage system and a private drilled well. A new sewage system is proposed to be located within the northeast corner of the site to replace the existing sewage system. Paterson has completed a septic flow calculation and the calculation resulted in a total daily water demand calculation of less than 7,500 L/day. A total daily water demand of 10,000 L/day will be conservatively used to account for future expansions. The calculations are based on Part 8 of the Ontario Building Code (OBC) and are considered to be conservative.

A licensed well contractor (Air Rock Drilling) was retained to install a new drilled well on site on May 18, 2023. The new drilled well, hereby referred to as TW1, was tested in support of the proposed commercial development and was able to provide a sufficient volume of groundwater for the proposed development. Groundwater samples have been collected from the onsite well and submitted to an accredited laboratory for comprehensive testing of bacteriological, chemical and physical water quality parameters consistent with the standard “Subdivision Supply” suite of parameters as well as trace metals, PAHs, PHCs and VOCs.

The suitability of the aquifer to supply the subject site was assessed using the methodology provided in City of Ottawa HTAG.

MISSISSIPPI-RIDEAU SOURCE PROTECTION PLAN

The Mississippi-Rideau Source Protection Plan (MRSP) provides guidance as to which policies apply to a given property, municipality or specific activity and if there are specific designations that apply to the area. The subject site and surrounding areas have been designated as a Highly Vulnerable Aquifer (HVA), and Wellhead Protection Area D (score of 2) within the MRSP, and are identified as two of four groundwater related vulnerable areas identified within the Clean Water Act (2006). The four vulnerable areas consist of SGRA, HVA, IPZ and wellhead protection area (WHPA).

Based upon the designation of an HVA and WHPA, the MRSP provides a list of activities that are prohibited, managed or encouraged to change dependent upon the vulnerable area type. The subject site is mapped to be in WHPA D (Source Protection Atlas), however has a score of 2 (MRSP). There is no prohibition of land uses on the subject site based upon its existing usage.

Therefore, there are no related requirements for an HVA or WHPA D (score of 2) with a score of less than 8 at this location.



FIELDWORK PROGRAM

Well Installation

As a means to demonstrate the adequacy of the aquifer underlying the subject lands, with respect to water quality and quantity, a new drilled well (Tag # A378991) was constructed by Air Rock Drilling (Air Rock) on May 18, 2023. The MECP Water Well Record (WWR) indicates that the well extends to approximately 36.5 m below ground surface (bgs). The 152 mm steel casing is recorded to extend to 12.8 m bgs, with a 0.61 m stick up. Limestone bedrock was encountered at the ground surface. The onsite WWR demonstrates that the well was installed according to the City of Ottawa HTAG. A copy of the WWR can be found attached.

Well Testing

As a means to evaluate the water supply aquifer intercepted by the well, the well was subjected to an 8-hour constant rate pumping test. The pumping test was conducted on June 1, 2023 under the full-time supervision of Paterson personnel. Prior to the pumping test the well was disinfected as per the MECP Disinfection Instruction Sheet (attached), and a data-logger was installed to monitor the background groundwater levels.

A submersible pump was rented from Air Rock for the pumping test. A licensed water well technician (Air Rock) completed the necessary plumbing related activities. A discharge hose assembly with a gate valve was connected to the rented pump. The discharge line was placed at a sufficient distance to ensure that the discharge water was being directed away from the well and any septic systems in the area. Upon completion of the test, the pump was removed and the well was disinfected by Air Rock.

The pumping test was carried out at a pumping rate of 38 L/min for a duration of 8 hours. During the pumping test, the pumping rate was periodically measured using the timed volume correlation method. The pump rate was maintained within 5% of the selected pump rate. The static water level was recorded manually and an electric datalogger (VanEssen TD-Diver) was installed in the test well prior to the start of the pumping test. The selected rate of 38 L/min provides approximately 1.8 times the maximum total daily design volume for the septic system during the 8-hour pumping test. It should be noted that the actual daily water usage is typically much lower than the theoretical OBC values. The rate was determined to be representative of a flow rate which would be in excess of what the development would require.

The data logger recorded water levels at 30 second intervals. In addition, manual water level readings were taken at periodic intervals during the test.



Recovery data was collected from the well following the completion of the pumping. The well was noted to have achieved 95% recovery approximately 3 minutes after the completion of pumping.

Groundwater samples were collected 4 hours and 8 hours after the start of pumping. Prior to collection of the groundwater samples, the free chlorine residual was verified as non-detectable. The water samples were submitted for comprehensive testing of bacteriological, chemical, and physical water quality parameters consistent with the standard "Subdivision Supply" suite of parameters plus trace metals and VOCs. PHCs were measured at the 8-hour mark.

All samples were collected unfiltered and unchlorinated and were placed directly into clean bottles supplied by the analytical laboratory. Samples were placed immediately into a cooler with ice and were transported directly to Eurofins Environmental Testing Canada Inc. laboratory in Ottawa. All samples were received by the laboratory within 24 hours of collection.

A series of field tests of the pumped water were carried out at the well head during the 8-hour pumping test. The parameters tested at the well head included: pH, total dissolved solids, conductivity, turbidity, true colour, and temperature.

Aquifer Analysis

Water Quantity

Pumping test data from the pumping test performed at TW1 was analyzed using AQTESOLV Pro Version 4.5 aquifer analysis software package by HydroSOLVE Inc. Drawdown data was measured using an electronic water level tape and an electronic datalogger unit.

Table 1: SUMMARY OF WATER SUPPLY AQUIFER CHARACTERISTICS OF TW1	
AQUIFER PARAMETER	RESULT OF ANALYSIS
Transmissivity (m ² /day)	914
Pumping Rate (L/min)	38
Pre-test Static Water Level (m TOC)	12.6
Post-test Water Level (m TOC)	12.7
Available Drawdown (m)	24.1
%Drawdown During Pump Test (%)	0.6
Specific Capacity (L/min/m drawdown)	253



The drawdown data was analyzed using the Theis and Cooper Jacob methods of analysis. Aquifer transmissivity is estimated to be 914 m²/day. Refer to the Theis and Cooper Jacob methods of analysis data sheets attached to this report.

The pumping test results show that TW1 has a high yield to support the water demands that may be required. Overall maximum drawdown, at a constant pumping rate for a period of 8 hours, was approximately 0.15 m (0.6% of the available drawdown). 100% recovery was achieved approximately 3 minutes after the end of pumping.

The total volume of water pumped during the 8-hour pumping event was approximately 18,240 L. This is approximately 1.8 times the maximum total daily design volume of water required to support the proposed commercial development expansion (maximum 10,000 L/day). It should be noted that the actual daily water usage is typically much lower than the theoretical OBC values.

The suitability of the aquifer to supply the proposed site was assessed using the methodology provided in the City of Ottawa HTAG.

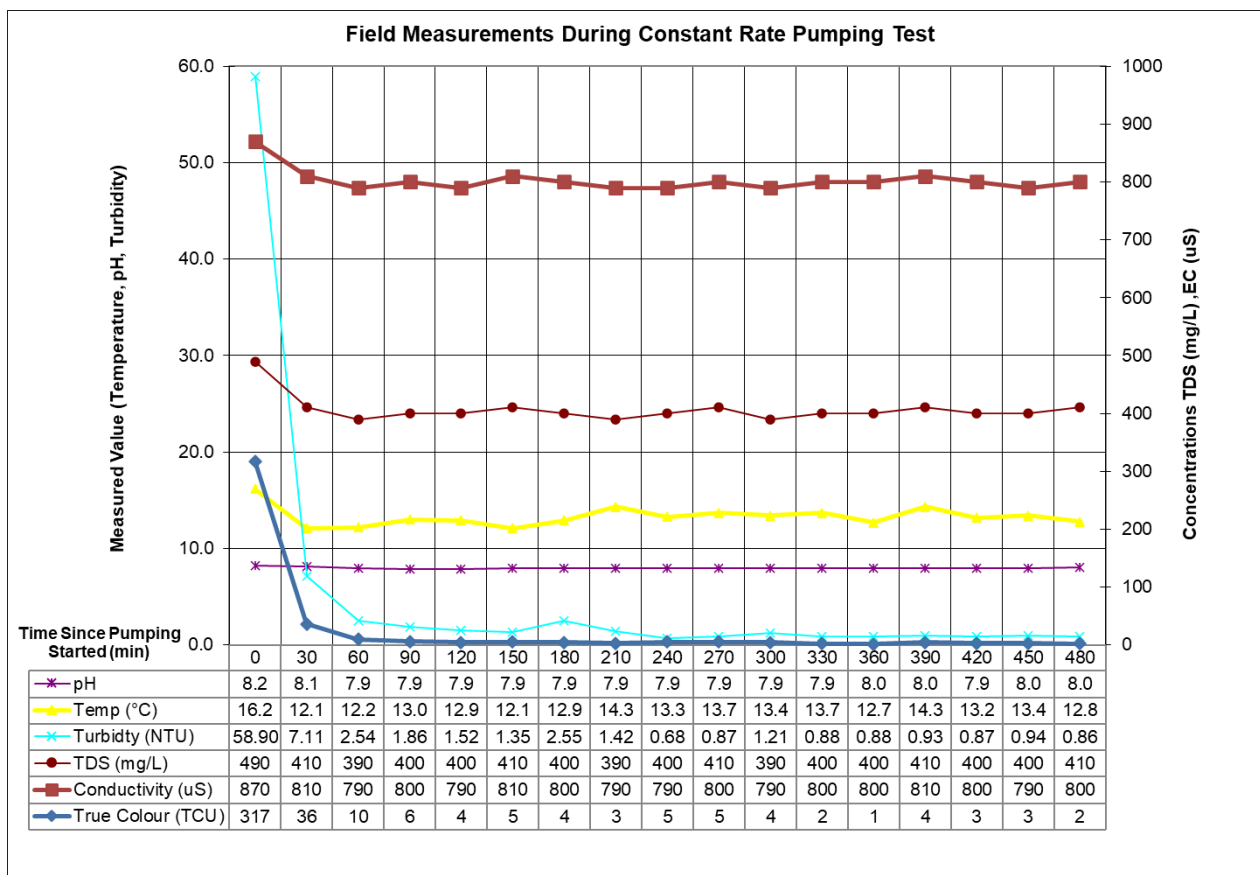
Based on the information summarized in Table 1, it is readily apparent that the water supply well has intercepted an adequately strong water supply aquifer which has sufficient quantity to service the proposed development.

Given the analyses presented and summarized above, it is our opinion that there is an adequate supply of water to support the proposed Re-Zoning Application. Available WWRs of the neighbouring properties on the MECP Well Record mapping website indicated that the wells were screened in limestone bedrock.

Water Quality

Field Data

Turbidity, electrical conductivity, total dissolved solids (TDS), pH, true colour, and temperature were measured at the wellhead during the pumping test performed on TW1. The measurements and time intervals for each of these parameters are summarized on the graphical representation below. In addition, a HACH Pocket Colorimeter II chlorine reader was used to measure the free chlorine residual level. No chlorine residual was detected in the discharge water prior to the collection of the water samples.



Laboratory Data

The Subdivision Package suite of parameters as well as trace metals, PAHs, VOCs, and PHCs laboratory water quality results obtained from the groundwater sample collected from the pumping test of TW1 are provided in Table 2a – 2d below. The laboratory analyses reports can be found attached.



TABLE 2a: GROUNDWATER MICROBIOLOGY & GENERAL GEOCHEMISTRY					
PARAMETER	UNITS	ODWS		TW1	
		LIMIT	TYPE	GW1 (4 hr) 6/1/2022	GW2 (8 hr) 6/1/2022
MICROBIOLOGICAL					
Escherichia Coli (E.Coli)	ct/100mL	0	MAC	0	0
Total Coliforms	ct/100mL	0	MAC	0	0
GENERAL CHEMICAL - HEALTH RELATED					
Fluoride (F)	mg/L	1.5	MAC	0.68	0.72
Ammonia (N-NH ₃)	mg/L	-	-	0.21	0.21
Nitrite (N-NO ₂)	mg/L	1	MAC	<0.10	<0.10
Nitrate (N-NO ₃)	mg/L	10	MAC	<0.10	<0.10
Total Kjeldahl Nitrogen	mg/L	-	-	0.31	0.29
Turbidity (Field)	NTU	1.0 (5.0)	MAC/AO	0.68	0.86
Turbidity (Laboratory)	NTU	1.0 (5.0)	MAC/AO	1.0	0.4
GENERAL CHEMICAL - AESTHETIC RELATED					
Alkalinity (as CaCO ₃)	mg/L	30-500	OG	278	276
Chloride (Cl)	mg/L	250	AO	69	72
Colour (Apparent)	TCU	5	AO	5	5
Colour (Field - True)	TCU	5	AO	5	2
Conductivity	uS/cm	-	-	777	769
Dissolved Organic Carbon	mg/L	5	AO	1.80	1.70
Hardness (as CaCO ₃)	mg/L	100	OG	254	261
Ion Balance	unitless	-	-	0.99	0.99
pH	unitless	6.5-8.5	AO	8.06	8.1
Phenols	mg/L	-	-	<0.001	<0.001
Sulphate (SO ₄)	mg/L	500	AO	53	55
Sulphide (S ₂ ⁻)	mg/L	0.05	AO	<0.01	<0.01
Tannin & Lignin	mg/L	-	-	<0.5	<0.5
Total Dissolved Solids	mg/L	500	AO	505	500

- ODWS identifies the following types of parameters
MAC = Maximum Allowable Concentration
AO = Aesthetic Objective
OG = Operational Guideline
- Shaded Concentration Indicates an Exceedance of the ODWS Objective

**TABLE 2b: GROUNDWATER GEOCHEMISTRY - METALS**

PARAMETER	UNITS	ODWS		TW1	
		LIMIT	TYPE	GW1 (4 hr)	GW2 (8 hr)
				2022-06-01	2022-06-01
Metals					
Aluminum (Al)	mg/L	0.1	OG	<0.01	<0.01
Antimony (Sb)	mg/L	0.006	IMAC	<0.0005	<0.0005
Arsenic (As)	mg/L	0.01	IMAC	<0.001	<0.001
Barium (Ba)	mg/L	1.0	MAC	0.05	0.06
Beryllium (Be)	mg/L	-	-	<0.0005	<0.0005
Boron (B)	mg/L	5.0	IMAC	0.46	0.44
Cadmium (Cd)	mg/L	0.005	MAC	<0.0001	<0.0001
Calcium (Ca)	mg/L	-	-	54	55
Chromium (Cr)	mg/L	0.05	MAC	<0.001	<0.001
Cobalt (Co)	mg/L	-	-	<0.0002	<0.0002
Copper (Cu)	mg/L	1.0	AO	<0.001	<0.001
Iron (Fe)	mg/L	0.3	AO	0.14	0.14
Lead (Pb)	mg/L	0.01	MAC	<0.001	<0.001
Magnesium (Mg)	mg/L	-	-	29	30
Manganese (Mn)	mg/L	0.05	AO	<0.01	<0.01
Mercury (Hg)	mg/L	0.001	MAC	<0.0001	<0.0001
Molybdenum (Mo)	mg/L	-	-	<0.005	<0.005
Nickel (Ni)	mg/L	-	-	<0.005	<0.005
Potassium (K)	mg/L	-	-	5	5
Selenium (Se)	mg/L	0.05	MAC	<0.001	<0.001
Silver (Ag)	mg/L	-	-	<0.0001	<0.0001
Sodium (Na)	mg/L	200	AO	77	75
Strontium (Sr)	mg/L	-	-	4.5	4.56
Thallium (Tl)	mg/L	-	-	<0.0001	<0.0001
Uranium (U)	mg/L	0.02	MAC	<0.001	<0.001
Vanadium (V)	mg/L	-	-	<0.001	<0.001
Zinc (Zn)	mg/L	5.0	AO	<0.01	<0.01

- ODWS identifies the following types of parameters
MAC = Maximum Acceptable Concentration
IMAC = Interim Maximum Acceptable Concentration
AO = Aesthetic Objective
OG = Operational Guideline
- Shaded Concentration Indicates an Exceedance of the ODWS Objective



TABLE 2c: GROUNDWATER GEOCHEMISTRY - VOLATILES					
PARAMETER	UNITS	ODWS		TW1	
		LIMIT	TYPE	GW1 (4 hr) 6/1/2022	GW2 (8 hr) 6/1/2022
VOCs Surrogates					
1,2-dichloroethane-d4	%	-	-	116	119
4-bromofluorobenzene	%	-	-	104	101
Toluene-d8	%	-	-	98	97
Volatiles					
1,1,1,2-tetrachloroethane	µg/L	-	-	<0.5	<0.5
1,1,1-trichloroethane	µg/L	-	-	<0.4	<0.4
1,1,2,2-tetrachloroethane	µg/L	-	-	<0.5	<0.5
1,1,2-trichloroethane	µg/L	-	-	<0.4	<0.4
1,1-dichloroethane	µg/L	-	-	<0.4	<0.4
1,1-dichloroethylene	µg/L	14.0	MAC	<0.5	<0.5
1,2-dichlorobenzene	µg/L	200.0	MAC	<0.4	<0.4
1,2-dichloroethane	µg/L	5.0	IMAC	<0.2	<0.2
1,2-dichloropropane	µg/L	-	-	<0.5	<0.5
1,3,5-trimethylbenzene	µg/L	-	-	<0.3	<0.3
1,3-dichlorobenzene	µg/L	-	-	<0.4	<0.4
1,3-Dichloropropylene (cis+trans)	µg/L	-	-	<0.3	<0.3
1,4-dichlorobenzene	µg/L	5.0	MAC	<0.4	<0.4
Acetone	µg/L	-	-	<5	<5
Benzene	µg/L	1.0	MAC	<0.5	<0.5
Bromodichloromethane	µg/L	-	-	<0.3	<0.3
Bromoform	µg/L	-	-	<0.4	<0.4
Bromomethane	µg/L	-	-	<0.5	<0.5
c-1,2-Dichloroethylene	µg/L	-	-	<0.4	<0.4
c-1,3-Dichloropropylene	µg/L	-	-	<0.2	<0.2
Carbon Tetrachloride	µg/L	2.0	MAC	<0.2	<0.2
Chloroethane	µg/L	-	-	<0.2	<0.2
Chloroform	µg/L	-	-	<0.5	<0.5
Dibromochloromethane	µg/L	-	-	<0.3	<0.3
Dichlorodifluoromethane	µg/L	-	-	<0.5	<0.5
Dichloromethane	µg/L	50	MAC	<4.0	<4.0
Ethylbenzene	µg/L	140	MAC	<0.5	<0.5
Ethylene Dibromide	µg/L	-	-	<0.2	<0.2
Hexane	µg/L	-	-	<5	<5
m/p-xylene	µg/L	-	-	<0.4	<0.4
Methyl Ethyl Ketone (MEK)	µg/L	-	-	<2	<2
Methyl Isobutyl Ketone (MIBK)	µg/L	-	-	<5	<5
Methyl Tert Butyl Ether (MTBE)	µg/L	15	AO	<2	<2
Monochlorobenzene	µg/L	80	MAC	<0.5	<0.5
o-xylene	µg/L	-	-	<0.4	<0.4
Styrene	µg/L	-	-	<0.5	<0.5
t-1,2-Dichloroethylene	µg/L	-	-	<0.4	<0.4
t-1,3-Dichloropropylene	µg/L	-	-	<0.2	<0.2
Tetrachloroethylene	µg/L	10	MAC	<0.3	<0.3
Toluene	µg/L	60	MAC	<0.4	<0.4
Trichloroethylene	µg/L	5	MAC	<0.3	<0.3
Trichlorofluoromethane	µg/L	-	-	<0.5	<0.5
Vinyl Chloride	µg/L	1	MAC	<0.2	<0.2
Xylene: total	µg/L	90	MAC	<0.5	<0.5

- ODWS identifies the following types of parameters
MAC = Maximum Acceptable Concentration
IMAC = Interim Maximum Acceptable Concentration
AO = Aesthetic Objective
OG = Operational Guideline
- Shaded Concentration Indicates an Exceedance of the ODWS Objective



TABLE 2d: GROUNDWATER GEOCHEMISTRY - HYDROCARBONS					
PARAMETER	UNITS	ODWS		TW1	
		LIMIT	TYPE	GW1 (4 hr)	GW2 (8 hr)
				6/1/2022	6/1/2022
PHCs Surrogates					
Alpha-androstrane	%	-	-	106	105
Petroleum Hydrocarbons (PHCs)					
F1 (C6-C10)	µg/L	-	-	<20	<20
F1-BTEX (C6-C10)	µg/L	-	-	<20	<20
F2 (C10-C16)	µg/L	-	-	<20	<20
F3 (C16-C34)	µg/L	-	-	<20	<20
F4 (C34-C50)	µg/L	-	-	<20	<20
Polycyclic Aromatic Hydryocarbons (PAHs)					
1+2-methylnaphthalene	µg/L	-	-		<0.1
1-methylnaphthalene	µg/L	-	-		<0.1
2-methylnaphthalene	µg/L	-	-		<0.1
Acenaphthene	µg/L	-	-		<0.1
Acenaphthylene	µg/L	-	-		<0.1
Benzo(a)anthracene	µg/L	-	-		<0.1
Benzo(a)pyrene	µg/L	0.0	MAC		<0.01
Benzo(b)fluoranthene	µg/L	-	-		<0.05
Benzo(g,h,i)perylene	µg/L	-	-		<0.1
Chrysene	µg/L	-	-		<0.05
Dibenzo(a,h)anthracene	µg/L	-	-		<0.054
Fluoranthene	µg/L	-	-		<0.1
Fluorene	µg/L	-	-		<0.1
Indeno(1,2,3-c,d)pyrene	µg/L	-	-		<0.1
Naphthalene	µg/L	-	-		<0.1
Phenanthrene	µg/L	-	-		<0.1
Pyrene	µg/L	-	-		<0.1

- ODWS identifies the following types of parameters
MAC = Maximum Acceptable Concentration
IMAC = Interim Maximum Acceptable Concentration
AO = Aesthetic Objective
OG = Operational Guideline
N/A = not tested
- Shaded Concentration Indicates an Exceedance of the ODWS Objective

The bacteriological test results (Certificate of Analysis – Report No. 1997742) indicated that all samples were non-detect (0 ct/100 mL) for E.Coli and Total Coliforms.

The water quality of the subject water supply well meets all Ontario Drinking Water Standards maximum acceptable concentrations (MAC). Furthermore, the water meets all Aesthetic Objectives (AO) and Operational Guidelines (OG) with the exception of the following:

- ☐ Hardness (as CaCO₃)
- ☐ Total Dissolved Solids



Exceedances of the above parameters are not uncommon for the water supply in the subject aquifer. Each of these groundwater parameters are discussed in detail below.

Hardness as CaCO_3

Hardness, expressed as calcium carbonate, is an operational guideline and does not appear in the ODWS. Rather, it appears in the Technical Support Documents for Ontario Drinking Water Standards, Objectives and Guidelines as a parameter with an operational guideline at 100 mg/L. At the measured concentrations of 254 and 261 mg CaCO_3 /L at the 4- and 8-hour marks, respectively, the water is considered to be hard, however, it is below the reasonable treatable limit of 500 mg CaCO_3 /L specified in Table 3 of the MOECC guidance document Procedure D-5-5 (1996). The hardness concentration can be treated using conventional softening technologies.

Total Dissolved Solids (TDS)

Total dissolved solids (TDS) refers to the concentration of inorganic substances dissolved in water. The main constituents are typically chloride, sulphates, calcium, magnesium, and bicarbonates. Water with a TDS objective above 500 mg/L of TDS may not be palatable to some users, but taste is subjective. The TDS concentration was 505 and 500 mg/L at the 4- and 8-hour marks, which slightly exceeds the TDS Aesthetic Objective. A point-of-use reverse osmosis unit could be used as a drinking source, if desired. As such, no taste problems will occur when the system is used.

The Langelier Saturation Index (Langelier, 1936) is used to predict the calcium carbonate stability of water. It indicates whether the calcium carbonate will precipitate, dissolve, or be in equilibrium with water. The Langelier calculation provided an LSI of 0.7. Based on the evaluation of the result, the water is super saturated and tends to precipitate a scale layer of calcium carbonate (scale forming but non-corrosive). Based on the LSI of 0.7, a high amount of scaling is not anticipated, and, as the water is super-saturated corrosion is unlikely to occur. Based on the range of stability in the positive direction, there are no mitigative measures needed for corrosion or scaling. If taste concerns or scaling concerns arise, then a reverse osmosis unit can be installed. See Langelier Saturation Index Calculation attached for calculation details.

Sodium

Sodium (Na), an aesthetic parameter, was detected in the laboratory test samples at concentrations of 77 and 75 mg/L in TW1 which does not exceed the ODWS aesthetic objective of 200 mg/L. Although sodium is not toxic and no maximum acceptable concentration has been set, concentrations above 20 mg/L require that the Medical Officer of Health be notified of the water quality results, so that this information may be passed on to local physicians for use in treatment of those requiring a sodium-restricted diet.



Terrain Analysis

Surficial Geology

The field program for the investigation was carried out from May 21 to 25, 2021. At the time, a total of six (6) boreholes were advanced to a maximum depth of 10.1 m below existing ground surface (bgs) and were distributed in a manner to provide general coverage of the subject site. Refer to Paterson Drawing PG5783-1 Test Hole Location plan, attached, for test hole locations.

The borehole locations were recorded and the subsurface conditions, including the soil morphology and depth to the groundwater table (if encountered), were carefully observed and recorded. The soils encountered were classified texturally in the field, and later reviewed in the laboratory.

Generally, the subsurface profile at the test holes consisted of a thin layer of fill and/or topsoil underlain by glacial till or bedrock. The fill was generally observed to consist of brown silty sand with gravel and rock fragments. The topsoil and/or fill were observed to extend to depths ranging between 0.1 and 0.6 m bgs. Glacial till consisting of brown silty sand with gravel, cobbles, and boulders was observed in select boreholes, specifically BH4-21, BH5-21, and BH6-21. Refusal to augering was encountered in all boreholes at depths between 0.2 and 2.2 m bgs. Bedrock was cored in boreholes BH1-21, BH2-21, and BH3-21 starting at depths of 0.15 to 0.2 m bgs extending to maximum depths of 10.1 m bgs. Groundwater was measured to be 1 – 2 m bgs in BH1-21, BH2-21, and BH3-21,

It should be noted that groundwater levels can fluctuate both seasonally and in conjunction with precipitation events. Therefore, groundwater levels could vary at the time of construction. See attached Soil Profile and Data Logs (attached) for more information.

Reference should be made to the borehole logs appended to this report for the details of the soil profiles encountered at each test hole location. The client should be aware that any information pertaining to soils are furnished as a matter of general information only and borehole descriptions are not to be interpreted as descriptive of conditions at locations other than those described by the boreholes themselves.



Hydrogeological Sensitivity of the Site

The subject area currently consists of a vehicle salvage yard (Cash for Trash) and undeveloped land, with residential properties nearby that are supported by private services. The subject site is serviced by an existing private well and septic and the proposed development to be serviced by a new private well (TW1) and septic system. The ground surface slopes gently in the southern direction with an approximate elevation decline of 1.5 m. An additional 1.5 m slope is located along the southern limits of the salvage yard area.

Based upon our field investigation, overburden thickness was observed to be 0.1 to 2.2 m. The overburden generally consists of fill and/ or topsoil, underlain by bedrock or glacial till underlain by bedrock. Based on available geological mapping, the subject site is underlain by Paleozoic limestone with dolostone and shale of the Gull River formation in the Simcoe Group with a general overburden thickness of 0 to 3 m. General groundwater flow direction is anticipated to be towards the south.

Due to the shallow nature of the bedrock, the site is considered to be hydrogeologically sensitive and, therefore, mitigating measures are recommended. Surrounding well records were reviewed on the MECP website, and the shallowest aquifer intercept in the area is recorded to be 11.3 m bgs. Due to the hydrogeological sensitivity of the Site, any future wells should be installed with double the amount of standard casing, and separation distances between potable supply wells and septic system components should be increased to 30 m. It should be noted that double the amount of standard casing equates to 12 m of casing. Any future wells should be installed in accordance with O.Reg 903. Furthermore, it is recommended that, where possible, new wells to be installed are located upgradient of any proposed or existing septic systems.

Conceptual Lot Development Plan

Finalized building plans and design details were not available at the time of report preparation, however, based on discussions with the design team, the onsite well and septic system will service an office, warehouse, and a mechanic shop. An existing building (ie. Previously a house) is used as an automotive sales office.

Total Daily Design Sewage Flow

The re-zoning application only addresses the total capacity of the site area to attenuate septic effluent applied within the property boundaries. The total daily design sewage flow (TDDSF) volume used for this assessment is 10,000 L/day while the expected design flows, calculated under Part 8 – Ontario Building Code, will be less than 7,500 L/day. Further detail to be included with the site plan application.



Typical developments will have lower actual loading compared to the conservative design loads as per the OBC.

Sewage System Design

It is anticipated that a series of buildings and associated roadways, parking spaces, and storage spaced will be constructed on the subject site in the future (i.e upon approval).

The theoretical design for this review consists of using a TDDSF of 10,000 L/day. Specific information will be provided under the site plan application stage.

In order to minimize the risk of long-term contamination of services, a typical minimum separation distance of 15 m is required between any drilled potable supply well and the closest distribution pipe or septic tank of a sewage system. Due to the hydrogeological sensitivity of the site, it is recommended that the separation distance be increased to 30 m. In addition, **a minimum of 100 mm of imported or in-situ soil seal would be required to provide additional isolation due to the shallow overburden (<2 m).**

The proposed development has significant development area available to allow appropriate separation between onsite private services and offsite private services. Based on the available space, the minimum regulatory and recommended separation distances can be easily attained on the subject site.

As building plans and design details were not available at the time of report preparation, a representative sewage system has been assigned to the proposed lot for the purpose of completing the study. A Class 4 sewage system with a fully raised absorption trench style leaching bed may be installed to service the proposed expansion. Assuming the aforementioned buildings, water closets, and employee shifts, the design sewage flow according to the Ontario Building Code would be 7,500 L/day with a conservative TDDSF of 10,000 L/day being used for design.

A minimum length of distribution pipe required for the leaching bed is determined by the formula $QT/200$, as per the OBC, where “Q” is the design sewage flow and “T” is the percolation rate of the leaching bed fill. Based on the design sewage flow of 10,000 L/d, a minimum distribution pipe length of 400 m would be required, assuming a percolation rate of the leaching bed fill used is 8 min/cm. As there is not enough native soil over the bedrock underlying the proposed site to utilize as a dispersal layer, a 100 mm soil seal will be required under the leaching bed/mantle area where less than 2 m of overburden is encountered. The 100 mm soil seal would have an estimated percolation rate of greater than 50 min/cm, therefore an imported sand mantle will be required. The leaching bed area shall be designed such that the loading rate does not exceed 4 L/m²/d. As such, for a daily sewage flow of 10,000 L, the leaching bed area required would be up to 2,500 m². The reader should be aware that numerous other types of Class 4 sewage systems could



potentially be used at the site. A sewage system using tertiary wastewater equipment would require a significantly reduced area, and potentially reduce the height.

A Class 4 sewage system with a conventional absorption trench style leaching bed can be easily accommodated for the proposed expansion due to the size of the subject site (approximately 20.22 ha). The potential leaching bed discussed to service the proposed development requires the greatest footprint of all of the OBC approved styles of beds. This type of bed has been selected for illustration purposes only and the reader should be aware that numerous other types of Class 4 sewage systems could potentially be used for the site.

Predictive Nitrate Impact Assessment

Nitrate is considered to be a critical parameter of concern when assessing impacts to groundwater quality downgradient of an onsite sewage system. MECP Procedure D-5-4 applies for the proposed development. For the purpose of this guideline, the Ontario Drinking Water Objective of 10 mg/L of nitrate is used as an indicator of groundwater impact potential.

Under this guideline, where the lot size is one hectare or larger, a detailed impact assessment may not be required. It has been the City of Ottawa's policy that where the lot size of 0.8 ha or larger, a detailed assessment is typically not required since it is considered to be a low-risk development. The subject site has an area of 20.22 ha. As such, a detailed nitrate impact assessment (NIA) would not typically be necessary.

An NIA was completed below to corroborate our opinion that the property can adequately support the proposed expansion without having adverse impacts on the underlying bedrock aquifer should the minimum separation distances, well construction, and septic system be completed as per the recommendations and the OBC. The values shown in the Predictive Nitrate Impact Assessment attached to this report are summarized below.

☐ Site area	20.22 ha
☐ Impervious area (%)	57 %
☐ Daily sewage flow (Value based on 1m ³ per day flow volume per residential lot)	10 m ³ /d
☐ Concentration of nitrate in effluent (Value based on typical effluent concentration)	40 mg/L
☐ Surplus Water (The surplus water value was estimated based on Environment Canada Climate Office values with a soil type comprised of silt loam (Urban Lawns/Shallow Rooted Crops) and anthropogenic sources.)	341 mm/yr



❑ Combined infiltration factor based on:	0.40
• Topography infiltration factor	0.20
• Soil texture infiltration factor	0.10
• Cover infiltration factor	0.10

The topography infiltration factor of 0.20 is based upon a rolling topography with an average slope between 2.8 to 3.8 m/km, taking into account the different topographies of the area. The soil texture infiltration factor was based upon an “tight impervious clay” to represent the bedrock with a value of 0.1 which is a conservative generalization based upon the site investigations and available geological mapping as the bedrock outcroppings were counted as impervious area for the above NIA calculation. The “cover infiltration factor” was calculated at 0.10 based upon the large open areas on site.

The calculation for a conventional septic system results in a predicted nitrate concentration of 9.37 mg/L nitrate for the subject site, using a value of 40 mg /L nitrate concentration within the effluent. This value was based upon a daily sewage flow of 10 m³ per day, as per the conservative assumption for future sewage discharge volumes.

Based on the results of the predicted nitrate impact assessment, it is our opinion that the property can adequately support the current and future proposed additions without having an adverse impact on the underlying bedrock aquifer.



CONCLUSIONS

Based on the information contained within the body of this report the following conclusions can be drawn:

- ☐ The water supply aquifer intercepted by TW1 is considered to be adequate to support the water quantity demands for the proposed commercial development.
- ☐ The preferred water supply intercepted by TW1 contains a water supply that is potable and contains only elevated concentrations of hardness and TDS. The noted parameters can be treated with current readily available water conditioning equipment.
- ☐ The sodium concentration was measured to be above the 20 mg/L reporting limit and, as such, the Medical Officer of Health for the City of Ottawa should be informed to assist area physicians in the treatment of local residents on sodium reduced diets.
- ☐ A residential grade water softener is recommended to facilitate the removal of the hardness concentration if desired. If a water softener is used for the proposed development, the owner should be made aware that additional sodium will be added to the water to reduce hardness. If desired, a point-of-use reverse osmosis system can be used to provide a drinking tap source.
- ☐ The results of the water supply assessment have provided satisfactory evidence that the water supply aquifer underlying the subject site can support the proposed development from both a quality and quantity perspective.
- ☐ The proposed development is sufficient in size to accommodate new sewage systems and meet all the regulatory separation criteria.
- ☐ Future wells should be constructed in accordance with O.Reg. 903 and be installed similar to the well construction of TW1. Future wells should be installed with casing lengths of 12 m (double the standard length) and have a minimum of 30 m separation from all potential sources of contamination.



- ☐ It is recommended that new wells be constructed upgradient of any proposed or existing septic systems on site, where possible.
- ☐ The construction of an on-site sewage system should not affect the performance or water quality associated with a drilled well, contingent upon the on-site sewage system being designed in accordance with the Ontario Building Code (i.e properly sized sewage system and conforming to all separation distances) with a **minimum 100 mm soil seal provided beneath the leaching bed/mantle area**. A tertiary treatment system could be used to provide higher quality effluent and a reduced site footprint. A tertiary treatment system would require an annual maintenance contract.
- ☐ A Sewage System Permit and Building Permit needs to be issued for the site prior to the commencement of construction.
- ☐ The results of the Hydrogeological Report and Terrain Analysis have provided satisfactory evidence that the subject site can support the proposed expansion to the existing commercial with respect to water quality, quantity and sewage system placement.

We trust that the current submission satisfies your immediate requirements.

Best Regards,

Paterson Group Inc.

Kevin A Pickard, P.Eng.



Michael Killam, P.Eng.

Attachments:

- ☐ Figure 1 – Key Plan
- ☐ MECP Water Well Records
- ☐ Eurofins Certificate of Analysis
- ☐ AQTESOLV - Pumping Test Analysis Reports
- ☐ Nitrate Impact Assessment Calculations
- ☐ Langelier Saturation Index (LSI) Calculation
- ☐ Paterson Drawing PG5783-1 – Test Hole Location Plan
- ☐ Paterson Soil Profile and Data Sheets
- ☐ McRobie – CFT Site Plan Zoning Amendment – Drawing SP-A01



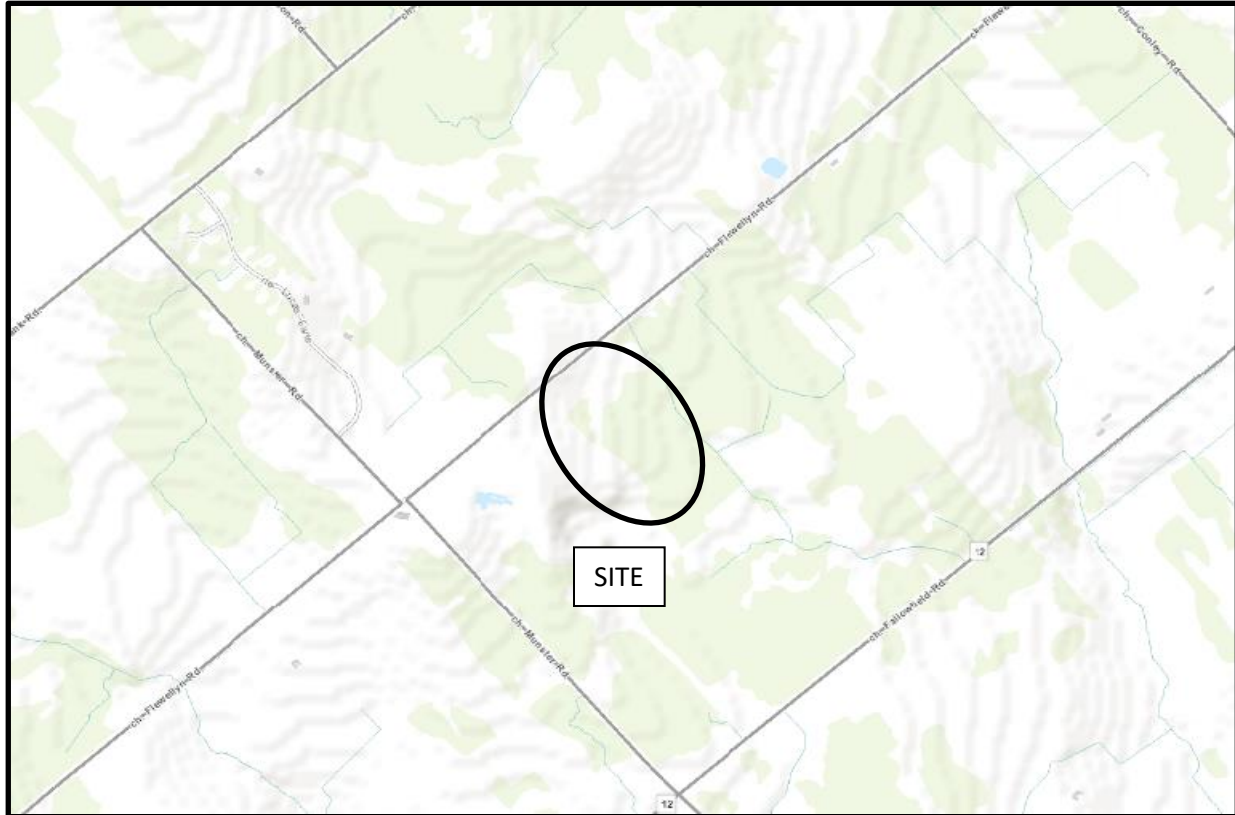


FIGURE 1

KEY PLAN

Certificate of Analysis

Client: Paterson Group
9 Auriga Dr
Nepean, ON
K2E 7T9
Attention: Mr. Alex Schopf
PO#: 57632
Invoice to: Paterson Group

Report Number: 1997742
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Project: PH4401
COC #: 908261

Page 1 of 15

Dear Alex Schopf:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Report Comments:

Raheleh
Zafari
R Zafari 2023.06.1
4 14:16:42
-04'00'

APPROVAL:

Raheleh Zafari, Environmental Chemist

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise indicated.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at: <https://directory.cala.ca/>.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is licensed by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) for specific tests in drinking water (license #2318). A copy of the license is available upon request.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by the Ontario Ministry of Agriculture, Food, and Rural Affairs for specific tests in agricultural soils.

Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline values listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official provincial or federal guideline as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Certificate of Analysis

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Date Submitted: 2023-06-02
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Project: PH4401
COC #: 908261

					Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	1689830 GW 2023-06-01 GW1	1689831 GW 2023-06-01 GW2
Group	Analyte	MRL	Units	Guideline			
Anions	Cl	1	mg/L	AO 250		69	72
	F	0.10	mg/L	MAC 1.5		0.68	0.72
	N-NO2	0.10	mg/L	MAC 1.0		<0.10	<0.10
	N-NO3	0.10	mg/L	MAC 10.0		<0.10	<0.10
	SO4	1	mg/L	AO 500		53	55
General Chemistry	Alkalinity as CaCO3	5	mg/L	OG 30-500		278	276
	Colour (Apparent)	2	TCU	AO 5		5	5
	Conductivity	5	uS/cm			777	769
	DOC	0.5	mg/L	AO 5		1.8	1.7
	pH	1.00		6.5-8.5		8.06	8.10
	Phenols	0.001	mg/L			<0.001	<0.001
	S2-	0.01	mg/L	AO 0.05		<0.01	<0.01
	TDS (COND - CALC)	1	mg/L	AO 500		505*	500
	Turbidity	0.1	NTU	AO 5		1.0	0.4
Hardness	Hardness as CaCO3	1	mg/L	OG 80-100		254*	261*
Hydrocarbons	F1 (C6-C10)	20	ug/L			<20	<20
	F1-BTEX (C6-C10)	20	ug/L			<20	<20
	F2 (C10-C16)	20	ug/L			<20	<20
	F3 (C16-C34)	50	ug/L			<50	<50
	F4 (C34-C50)	50	ug/L			<50	<50
Indices/Calc	Ion Balance	0.01				0.99	0.99
Metals	Ag	0.0001	mg/L			<0.0001	<0.0001
	Al	0.01	mg/L	OG 0.1		<0.01	<0.01
	As	0.001	mg/L	IMAC 0.01		<0.001	<0.001
	B	0.01	mg/L	IMAC 5.0		0.46	0.44

Guideline = ODWSOG

* = Guideline Exceedence

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Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

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					Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	1689830 GW 2023-06-01 GW1	1689831 GW 2023-06-01 GW2
Group	Analyte	MRL	Units	Guideline			
Metals	Ba	0.01	mg/L	MAC 1.0		0.05	0.06
	Be	0.0005	mg/L			<0.0005	<0.0005
	Ca	1	mg/L			54	55
	Cd	0.0001	mg/L	MAC 0.005		<0.0001	<0.0001
	Co	0.0002	mg/L			<0.0002	<0.0002
	Cr	0.001	mg/L	MAC 0.05		<0.001	<0.001
	Cu	0.001	mg/L	AO 1		<0.001	<0.001
	Fe	0.03	mg/L	AO 0.3		0.14	0.14
	Hg	0.0001	mg/L	MAC 0.001		<0.0001	<0.0001
	K	1	mg/L			5	5
	Mg	1	mg/L			29	30
	Mn	0.01	mg/L	AO 0.05		<0.01	0.01
	Mo	0.005	mg/L			<0.005	<0.005
	Na	1	mg/L	AO 200		77	75
	Ni	0.005	mg/L			<0.005	<0.005
	Pb	0.001	mg/L	MAC 0.010		<0.001	<0.001
	Sb	0.0005	mg/L	IMAC 0.006		<0.0005	<0.0005
	Se	0.001	mg/L	MAC 0.05		<0.001	<0.001
	Sr	0.001	mg/L			4.50	4.56
	Tl	0.0001	mg/L			<0.0001	<0.0001
	U	0.001	mg/L	MAC 0.02		<0.001	<0.001
	V	0.001	mg/L			<0.001	<0.001
	Zn	0.01	mg/L	AO 5		<0.01	<0.01
Microbiology	Escherichia Coli	0	ct/100mL	MAC 0		0	0
	Total Coliforms	0	ct/100mL	MAC 0		0	0

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					Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	1689830 GW 2023-06-01 GW1	1689831 GW 2023-06-01 GW2
Group	Analyte	MRL	Units	Guideline			
Nutrients	N-NH3	0.020	mg/L			0.210	0.209
	Total Kjeldahl Nitrogen	0.100	mg/L			0.309	0.286
PAH	1+2-methylnaphthalene	0.1	ug/L				<0.1
	1-methylnaphthalene	0.1	ug/L				<0.1
	2-methylnaphthalene	0.1	ug/L				<0.1
	Acenaphthene	0.1	ug/L				<0.1
	Acenaphthylene	0.1	ug/L				<0.1
	Anthracene	0.1	ug/L				<0.1
	Benzo(a)anthracene	0.1	ug/L				<0.1
	Benzo(a)pyrene	0.01	ug/L	MAC 0.01			<0.01
	Benzo(b)fluoranthene	0.05	ug/L				<0.05
	Benzo(g,h,i)perylene	0.1	ug/L				<0.1
	Benzo(k)fluoranthene	0.05	ug/L				<0.05
	Chrysene	0.05	ug/L				<0.05
	Dibenzo(a,h)anthracene	0.1	ug/L				<0.1
	Fluoranthene	0.1	ug/L				<0.1
	Fluorene	0.1	ug/L				<0.1
	Indeno(1,2,3-c,d)pyrene	0.1	ug/L				<0.1
	Naphthalene	0.1	ug/L				<0.1
	Phenanthrene	0.1	ug/L				<0.1
	Pyrene	0.1	ug/L				<0.1
PHC Surrogate	Alpha-androstrane	0	%			106	105
Subcontract-Inorg	Tannin & Lignin	0.5	mg/L			<0.5	<0.5
VOCs Surrogates	1,2-dichloroethane-d4	0	%			116	119
	4-bromofluorobenzene	0	%			104	101

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					Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	1689830 GW 2023-06-01 GW1	1689831 GW 2023-06-01 GW2
Group	Analyte	MRL	Units	Guideline			
VOCs Surrogates	Toluene-d8	0	%			98	97
Volatiles	1,1,1,2-tetrachloroethane	0.5	ug/L			<0.5	<0.5
	1,1,1-trichloroethane	0.4	ug/L			<0.4	<0.4
	1,1,2,2-tetrachloroethane	0.5	ug/L			<0.5	<0.5
	1,1,2-trichloroethane	0.4	ug/L			<0.4	<0.4
	1,1-dichloroethane	0.4	ug/L			<0.4	<0.4
	1,1-dichloroethylene	0.5	ug/L	MAC 14		<0.5	<0.5
	1,2-dichlorobenzene	0.4	ug/L	MAC 200		<0.4	<0.4
	1,2-dichloroethane	0.5	ug/L	IMAC 5		<0.5	<0.5
	1,2-dichloropropane	0.5	ug/L			<0.5	<0.5
	1,3,5-trimethylbenzene	0.3	ug/L			<0.3	<0.3
	1,3-dichlorobenzene	0.4	ug/L			<0.4	<0.4
	1,3-Dichloropropylene (cis+trans)	0.5	ug/L			<0.5	<0.5
	1,4-dichlorobenzene	0.4	ug/L	MAC 5		<0.4	<0.4
	Acetone	5	ug/L			<5	<5
	Benzene	0.5	ug/L	MAC 1		<0.5	<0.5
	Bromodichloromethane	0.3	ug/L			<0.3	<0.3
	Bromoform	0.4	ug/L			<0.4	<0.4
	Bromomethane	0.5	ug/L			<0.5	<0.5
	c-1,2-Dichloroethylene	0.4	ug/L			<0.4	<0.4
	c-1,3-Dichloropropylene	0.5	ug/L			<0.5	<0.5
	Carbon Tetrachloride	0.2	ug/L	MAC 2		<0.2	<0.2
	Chloroethane	0.5	ug/L			<0.5	<0.5
	Chloroform	0.5	ug/L			<0.5	<0.5
	Dibromochloromethane	0.3	ug/L			<0.3	<0.3

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					Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	1689830 GW 2023-06-01 GW1	1689831 GW 2023-06-01 GW2
Group	Analyte	MRL	Units	Guideline			
Volatiles	Dichlorodifluoromethane	0.5	ug/L			<0.5	<0.5
	Dichloromethane	4.0	ug/L	MAC 50		<4.0	<4.0
	Ethylbenzene	0.5	ug/L	MAC 140		<0.5	<0.5
	Ethylene Dibromide	0.2	ug/L			<0.2	<0.2
	Hexane	5	ug/L			<5	<5
	m/p-xylene	0.4	ug/L			<0.4	<0.4
	Methyl Ethyl Ketone (MEK)	2	ug/L			<2	<2
	Methyl Isobutyl Ketone (MIBK)	5	ug/L			<5	<5
	Methyl Tert Butyl Ether (MTBE)	2	ug/L	AO 15		<2	<2
	Monochlorobenzene	0.5	ug/L	MAC 80		<0.5	<0.5
	o-xylene	0.4	ug/L			<0.4	<0.4
	Styrene	0.5	ug/L			<0.5	<0.5
	t-1,2-Dichloroethylene	0.4	ug/L			<0.4	<0.4
	t-1,3-Dichloropropylene	0.5	ug/L			<0.5	<0.5
	Tetrachloroethylene	0.3	ug/L	MAC 10		<0.3	<0.3
	Toluene	0.4	ug/L	MAC 60		<0.4	<0.4
	Trichloroethylene	0.3	ug/L	MAC 5		<0.3	<0.3
	Trichlorofluoromethane	0.5	ug/L			<0.5	<0.5
	Vinyl Chloride	0.2	ug/L	MAC 1		<0.2	<0.2
	Xylene; total	0.5	ug/L	MAC 90		<0.5	<0.5

Guideline = ODWSOG

* = Guideline Exceedence

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Certificate of Analysis

Client: Paterson Group
9 Auriga Dr
Nepean, ON
K2E 7T9
Attention: Mr. Alex Schopf
PO#: 57632
Invoice to: Paterson Group

Report Number: 1997742
Date Submitted: 2023-06-02
Date Reported: 2023-06-14
Project: PH4401
COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Run No 442075 Analysis/Extraction Date 2023-06-07 Analyst C M Method P 8270			
Methlynaphthalene, 1-	<0.1 ug/L	56	50-140
Methlynaphthalene, 2-	<0.1 ug/L	56	50-140
Acenaphthene	<0.1 ug/L	58	50-140
Acenaphthylene	<0.1 ug/L	58	50-140
Anthracene	<0.1 ug/L	54	50-140
Benz[a]anthracene	<0.1 ug/L	54	50-140
Benzo[a]pyrene	<0.01 ug/L	50	50-140
Benzo[b]fluoranthene	<0.05 ug/L	72	50-140
Benzo[ghi]perylene	<0.1 ug/L	62	50-140
Benzo[k]fluoranthene	<0.05 ug/L	58	50-140
Chrysene	<0.05 ug/L	56	50-140
Dibenz[a h]anthracene	<0.1 ug/L	58	50-140
Fluoranthene	<0.1 ug/L	58	50-140
Fluorene	<0.1 ug/L	56	50-140
Indeno[1 2 3-cd]pyrene	<0.1 ug/L	60	50-140
Naphthalene	<0.1 ug/L	58	50-140

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Report Number: 1997742
Date Submitted: 2023-06-02
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COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Phenanthrene	<0.1 ug/L	52	50-140
Pyrene	<0.1 ug/L	58	50-140
Run No 442783 Analysis/Extraction Date 2023-06-03 Analyst DRA Method AMBCOLM1			
Escherichia Coli			
Total Coliforms			
Run No 442785 Analysis/Extraction Date 2023-06-02 Analyst M E Method C SM2130B			
Turbidity	<0.1 NTU	100	70-130
Run No 442824 Analysis/Extraction Date 2023-06-05 Analyst AaN Method C SM2120C			
Colour (Apparent)	<2 TCU	105	90-110
Run No 442864 Analysis/Extraction Date 2023-06-04 Analyst PJ Method EPA 8260			
Tetrachloroethane, 1,1,1,2-	<0.5 ug/L	88	60-130
Trichloroethane, 1,1,1-	<0.4 ug/L	81	60-130
Tetrachloroethane, 1,1,2,2-	<0.5 ug/L	109	60-130
Trichloroethane, 1,1,2-	<0.4 ug/L	87	60-130
Dichloroethane, 1,1-	<0.4 ug/L	102	60-130

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Report Number: 1997742
Date Submitted: 2023-06-02
Date Reported: 2023-06-14
Project: PH4401
COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Dichloroethylene, 1,1-	<0.5 ug/L	91	60-130
Dichlorobenzene, 1,2-	<0.4 ug/L	104	60-130
Dichloroethane, 1,2-	<0.5 ug/L	82	60-130
Dichloropropane, 1,2-	<0.5 ug/L	82	60-130
1,3,5-trimethylbenzene	<0.3 ug/L	109	60-130
Dichlorobenzene, 1,3-	<0.4 ug/L	100	60-130
Dichloropropene, 1,3-			
Dichlorobenzene, 1,4-	<0.4 ug/L	100	60-130
Acetone	<5 ug/L	80	60-130
Benzene	<0.5 ug/L	84	60-130
Bromodichloromethane	<0.3 ug/L	102	60-130
Bromoform	<0.4 ug/L	84	60-130
Bromomethane	<0.5 ug/L	101	60-130
Dichloroethylene, 1,2-cis-	<0.4 ug/L	110	60-130
Dichloropropene, 1,3-cis-	<0.5 ug/L	102	60-130
Carbon Tetrachloride	<0.2 ug/L	83	60-130
Chloroethane	<0.5 ug/L	103	60-130
Chloroform	<0.5 ug/L	103	60-130

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Report Number: 1997742
Date Submitted: 2023-06-02
Date Reported: 2023-06-14
Project: PH4401
COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Dibromochloromethane	<0.3 ug/L	83	60-130
Dichlorodifluoromethane	<0.5 ug/L	92	60-130
Methylene Chloride	<4.0 ug/L	107	60-130
Ethylbenzene	<0.5 ug/L	80	60-130
Ethylene dibromide	<0.2 ug/L	89	60-130
Petroleum Hydrocarbons F1	<20 ug/L	92	60-140
Hexane (n)	<5 ug/L	100	60-130
m/p-xylene	<0.4 ug/L	102	60-130
Methyl Ethyl Ketone	<2 ug/L	120	60-130
Methyl Isobutyl Ketone	<5 ug/L	110	60-130
Methyl tert-Butyl Ether (MTBE)	<2 ug/L	100	60-130
Chlorobenzene	<0.5 ug/L	83	60-130
o-xylene	<0.4 ug/L	102	60-130
Styrene	<0.5 ug/L	99	60-130
Dichloroethylene, 1,2-trans-	<0.4 ug/L	103	60-130
Dichloropropene, 1,3-trans-	<0.5 ug/L	96	60-130
Tetrachloroethylene	<0.3 ug/L	110	60-130
Toluene	<0.4 ug/L	108	60-130

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Report Number: 1997742
Date Submitted: 2023-06-02
Date Reported: 2023-06-14
Project: PH4401
COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Trichloroethylene	<0.3 ug/L	99	60-130
Trichlorofluoromethane	<0.5 ug/L	110	60-130
Vinyl Chloride	<0.2 ug/L	99	60-130
Run No 442872 Analysis/Extraction Date 2023-06-05 Analyst PJ Method EPA 8260			
Xylene Mixture			
Run No 442894 Analysis/Extraction Date 2023-06-05 Analyst PJ Method CCME O.Reg 153/04			
Petroleum Hydrocarbons F1-BTEX			
Run No 442898 Analysis/Extraction Date 2023-06-05 Analyst AsA Method SM2320,2510,4500H/F			
Alkalinity (CaCO ₃)	<5 mg/L	97	90-110
Conductivity	<5 uS/cm	99	90-110
F	<0.10 mg/L	99	90-110
pH		99	90-110
Run No 442900 Analysis/Extraction Date 2023-06-05 Analyst AsA Method SM 5310B			
DOC	<0.5 mg/L	104	80-120

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Date Submitted: 2023-06-02
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Project: PH4401
COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Run No 442945 Analysis/Extraction Date 2023-06-06 Analyst IP Method SM5530D/EPA420.2			
Phenols	<0.001 mg/L	103	50-120
Run No 442969 Analysis/Extraction Date 2023-06-06 Analyst SKH Method EPA 351.2			
Total Kjeldahl Nitrogen	<0.100 mg/L	110	70-130
Run No 442981 Analysis/Extraction Date 2023-06-06 Analyst AaN Method SM 4110			
Chloride	<1 mg/L	120	90-110
N-NO ₂	<0.10 mg/L	104	90-110
N-NO ₃	<0.10 mg/L	99	90-110
SO ₄	<1 mg/L	100	90-110
Run No 442983 Analysis/Extraction Date 2023-06-07 Analyst R T Method EPA 350.1			
N-NH ₃	<0.020 mg/L	110	80-120
Run No 442988 Analysis/Extraction Date 2023-06-06 Analyst SD Method EPA 200.8			
Silver	<0.0001 mg/L	85	80-120
Aluminum	<0.01 mg/L	94	80-120

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QC Summary

Analyte	Blank	QC % Rec	QC Limits
Arsenic	<0.001 mg/L	89	80-120
Boron (total)	<0.01 mg/L	101	80-120
Barium	<0.01 mg/L	87	80-120
Beryllium	<0.0005 mg/L	104	80-120
Cadmium	<0.0001 mg/L	99	80-120
Cobalt	<0.0002 mg/L	96	80-120
Chromium Total	<0.001 mg/L	95	80-120
Copper	<0.001 mg/L	96	80-120
Iron	<0.03 mg/L	89	80-120
Mercury	<0.0001 mg/L	95	80-120
Manganese	<0.01 mg/L	96	80-120
Molybdenum	<0.005 mg/L	87	80-120
Nickel	<0.005 mg/L	98	80-120
Lead	<0.001 mg/L	96	80-120
Antimony	<0.0005 mg/L	106	80-120
Selenium	<0.001 mg/L	97	80-120
Strontium	<0.001 mg/L	88	80-120
Thallium	<0.0001 mg/L	93	80-120

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Date Submitted: 2023-06-02
Date Reported: 2023-06-14
Project: PH4401
COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Uranium	<0.001 mg/L	88	80-120
Vanadium	<0.001 mg/L	93	80-120
Zinc	<0.01 mg/L	102	80-120
Run No 443014 Analysis/Extraction Date 2023-06-07 Analyst SS Method CCME O.Reg 153/04			
Petroleum Hydrocarbons F2	<20 ug/L	80	60-140
Petroleum Hydrocarbons F3	<50 ug/L	80	60-140
Petroleum Hydrocarbons F4	<50 ug/L	80	60-140
Run No 443022 Analysis/Extraction Date 2023-06-07 Analyst Z S Method M SM3120B-3500C			
Calcium	<1 mg/L	100	90-110
Potassium	<1 mg/L	105	87-113
Magnesium	<1 mg/L	100	76-124
Sodium	<1 mg/L	103	82-118
Run No 443045 Analysis/Extraction Date 2023-06-07 Analyst AaN Method C SM4500-S2-D			
S2-	<0.01 mg/L	82	80-120
Run No 443049 Analysis/Extraction Date 2023-06-07 Analyst SKH Method C SM2340B			

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COC #: 908261

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Hardness as CaCO ₃			
Ion Balance			
TDS (COND - CALC)			
Run No 443125 Analysis/Extraction Date 2023-06-08 Analyst R G Method P 8270			
1+2-methylnaphthalene			
Run No 443384 Analysis/Extraction Date 2023-06-13 Analyst AET Method SUBCONTRACT-CA-INORG			
Tannin & Lignin			

Guideline = ODWSOG

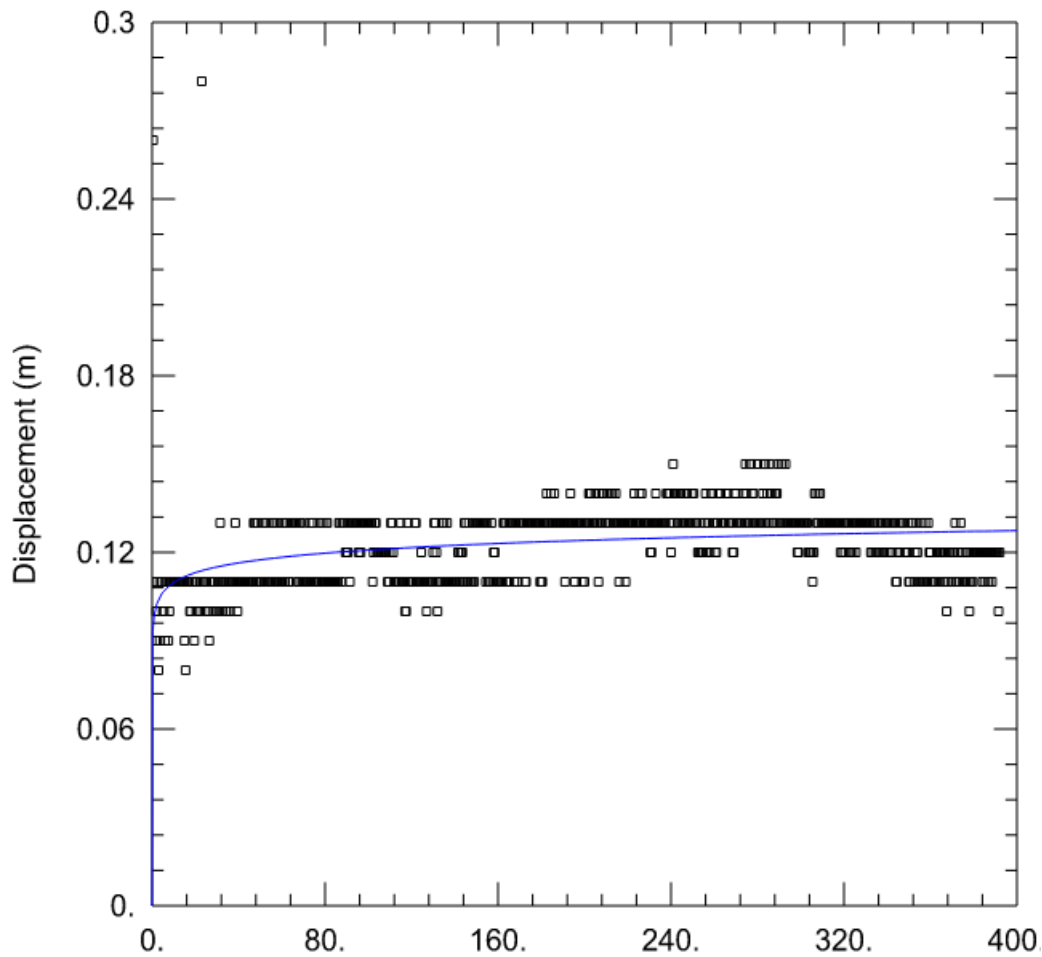
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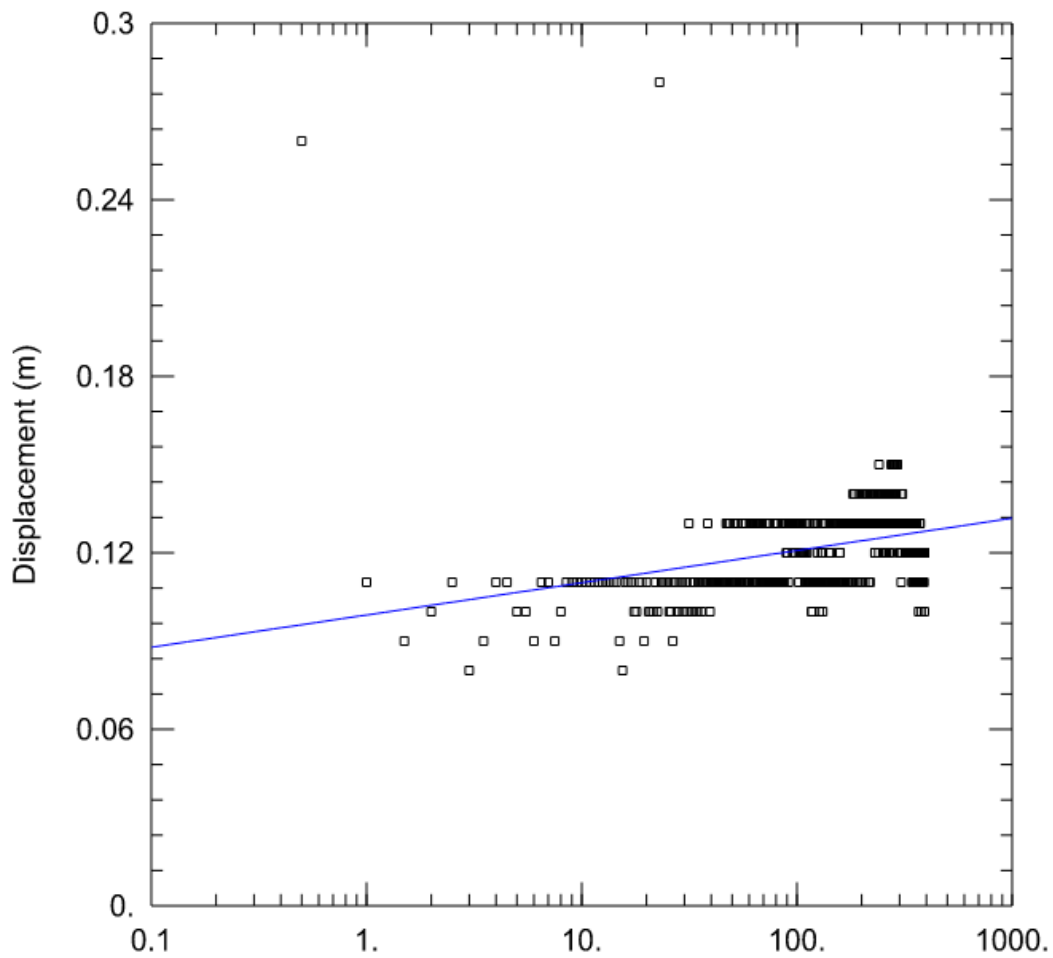
Pumping Test Analysis Report

File No.	PH4401	Well ID:	TW1
Date:	Thursday, June 1, 2023	Solution Method:	Theis
Client:	Cash for Trash	Transmissivity (m ² /day):	914.3
Site Address:	7628 Flewellyn Road	Discharge Rate (L/min)	38
Project:	Proposed Commercial Development	Analysis performed by:	AS



Pumping Test Analysis Report

File No.	PH4401	Well ID:	TW1
Date:	Thursday, June 1, 2023	Solution Method:	Cooper-Jacob
Client:	Cash for Trash	Transmissivity (m ² /day):	914.3
Site Address:	7628 Flewellyn Road	Discharge Rate (L/min)	18.75
Project:	Proposed Commercial Development	Analysis performed by:	AS



Pumping Test Analysis Report

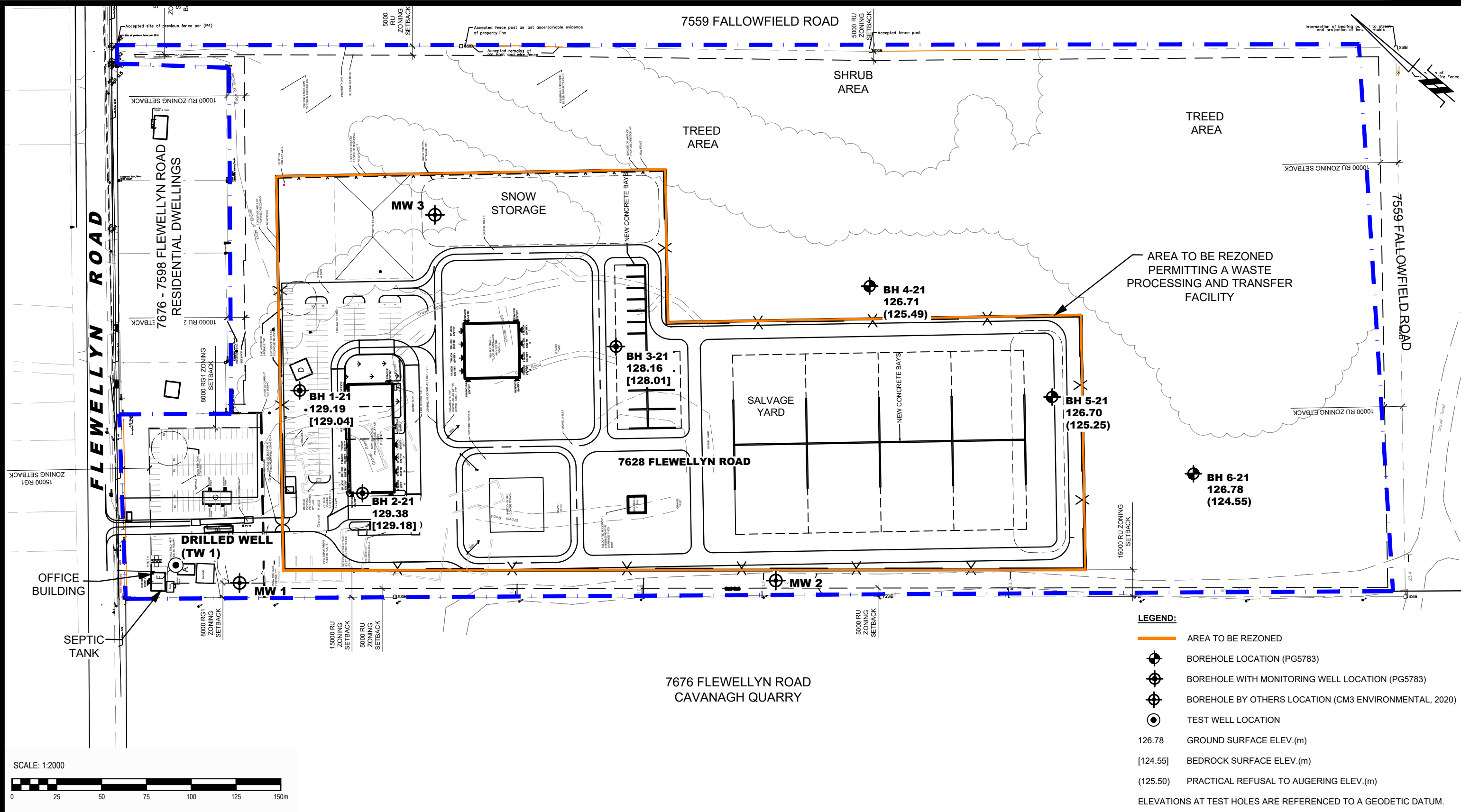
File No. PH4401
Date: Thursday, June 1, 2023
Client: Cash for Trash
Site Address: 7628 Flewellyn Road
Project: Proposed Commercial
Development

Summary Table:		
Solution Method:	Well ID:	Transmissivity (m2/day):
Theis	TW1	914.3
Cooper-Jacob	TW1	914.3
Average:		914.30

PREDICTIVE NITRATE IMPACT ASSESSEMENT		
Infiltration Factors		
Topography	0.20	
Soil	0.10	
Cover	0.10	
Total	0.40	
Site Characteristics		
Area of Site :	202234.4	m ²
Assumed Impervious Bedrock Outcropping	18204	m ²
Cash for Trash buildings, park lot PLUS Outdoor Metal Storage	96606	m ²
Bedrock Outcropping plus Cash for Trash site	114810	m ²
Impervious Area	114810	m ²
Percent Impervious Area =	57	%
Infiltration Area =	87424	m ²
Septic Effluent		
Concentration of Effluent (Cs) =	40	mg/L
Daily Sewage Flow (Qs)=	10	m ³
See Notes below.		
Infiltration Calculation		
Nitrate concentration in precipitation (C _i) =	0	mg/L
Surplus Water (Environment Canada)	341	mm/yr
Factored Water Surplus =	136	mm/yr
Infiltration % due to stormwater management measures	-	%
Infiltration rate from stormwater management measures =	0	mm/yr
Infiltration Flow Entering the System (Q _i) =	33	m ³ /day
Mass Balance Model (MOEE, 1995)		
$C_T = (Q_b C_b + Q_e C_e + Q_i C_i) / (Q_b + Q_e + Q_i) = \text{Cumulative Nitrate Concentration}$		
Q _b = flow entering the system across the upgradient area	0	m ³ /day
C _b = background nitrate concentration	0	mg/L
Q _e = flow entering the system from the septic drainfield	10	m ³ /day
C _e = concentration of nitrates in the septic effluent	40	mg/L
Q _i = flow entering the system from infiltration	33	m ³ /day
C _i = Concentration of nitrates in the infiltrate	0	mg/L
C_T =	9.37	mg/L
Notes: Site characteristic values were measured as approximate values from the available site plan. Daily Sewage Flow volume was calculated by Paterson Group.		

TW1 inputs			
pH	8	A	0.17
TDS	500	B	2.32
Hardness	254	C	2.00
Alkalinity	276	D	2.44
Temp.	13		
		pHs =	7.346631847

Langelier Saturation Index (LSI) Calculation		(Langelier, 1936)
$LSI = pH - pHs$ $pHs = (9.3 + A + B) - (C + D)$ Where:		$A = (\log_{10} [TDS] - 1) / 10$ $B = -13.12 \times \log_{10} (oC + 273) + 34.55$ $C = \log_{10} [Ca^{2+} \text{ as } CaCO_3] - 0.4$ $D = \log_{10} [\text{alkalinity as } CaCO_3]$
		LSI = 0.7
LSI	Effect	
0.5 to 2	Water is super saturated and tends to precipitate a scale layer of calcium carbonate (scale forming but non-corrosive)	
0 to 0.5	Water is super saturated and tends to precipitate a scale layer of calcium carbonate (slightly scale forming and corrosive).	
0	Water is saturated (in equilibrium) with calcium carbonate. A scale layer of calcium carbonate is neither precipitated nor dissolved.	
0 to -0.5	Water is under saturated and tends to dissolve solid calcium carbonate (slightly corrosivebut non-scale forming).	
-0.5 to -2	Water is under saturated and tends to dissolve solid calcium carbonate (seriously corrosive).	





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

NO.	REVISIONS	DATE	INITIAL

CASH FOR TRASH CANADA
HYDROGEOLOGICAL INVESTIGATION
7628 FLEWELLYN ROAD

OTTAWA,
Title:

ONTARIO

TEST HOLE LOCATION PLAN

Scale:	1:2000	Date:	07/2025
Drawn by:	GK	Report No.:	PH4401-1
Checked by:	AS	Dwg. No.:	PH4401-1
Approved by:	EA	Revision No.:	

p:\autocad drawings\hydrogeology\ph4401\ph4401-1 test hole location plan.dwg

15 No 25/8
RECEIVED
JAN - 4 1952
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water-Well Record

County or Territorial District Carlton Township, Village, Town or City Gaulthorne
 Village, Town or City
Address Stittsville
(day) (month) (year)

Pipe and Casing Record	Pumping Test
Casing diameter(s) <u>4 in.</u>	Static level <u>12</u>
Length(s) <u>15 ft.</u>	Pumping rate <u>200 gals. per hr.</u>
Type of screen <u>NONE</u>	Pumping level <u>50 ft.</u>
Length of screen	Duration of test <u>10 minutes</u>

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)
<u>shale</u>	<u>0</u>	<u>5</u>			
<u>limestone GREY</u>	<u>5</u>	<u>57</u>	<u>55</u>	<u>43</u>	<u>sulphur</u>

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

Is water clear or cloudy? cloudy

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

Drilling firm

Address

Name of Driller B. Sparks

Address South March

Licence Number 490

I certify that the foregoing statements of fact are true.

Date Aug. 17/57 B. Sparks
Signature of Licensee

Location of Well

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

← Rd to Munster

1/2 mi.
40' above
Stittsville

Highway

UTM 118Z 424040E

5R 50051110N

The Ontario Water Resources Commission Act

Elev. 4R 0435

WATER WELL RECORD

Basin 35

County or District CHATELAIN

Township, Village, Town or City GOULBOURN

Con. 8 Lot 12

Date completed 25 JULY 66

Address PSH TON 011

Casing and Screen Record

Inside diameter of casing 4

Total length of casing 12

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 4

Pumping Test

Static level 12

Test-pumping rate 2 G.P.M.

Pumping level 30

Duration of test pumping 1HR

Water clear or cloudy at end of test CLEAR

Recommended pumping rate 2 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)
SHALE	0	12		
Limestone	12	34	32	FRESH

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

HOUSE

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

Drilling or Boring Firm

F.P. SPARKS

Address STITTSVILLE

Licence Number

Name of Driller or Borer CH SPARKS

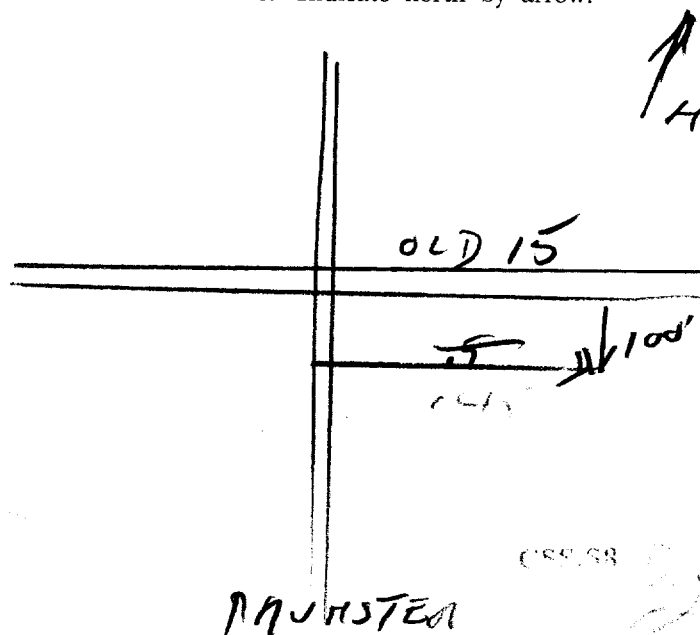
Address

Date DEC 8/66

(Signature of Licensed Drilling or Boring Contractor)

Location of Well

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



310/4e

310/4e



15 No. 2558
APR 25 1961
ONTARIO
RESOURCES COMMISSION

UTM 1182 423600E
5R 5004830N

Elev. 4R 0450

The Ontario Water Resources Commission Act, 1957

Basin 251111

WATER WELL RECORD

County or District Carleton Township, Village, Town or City Goulbourn
Lot 11 Date completed 30 Dec. 1960
City Stittsville Ont.

Casing and Screen Record

Inside diameter of casing 4"
Total length of casing 12'
Type of screen -
Length of screen -
Depth to top of screen -
Diameter of finished hole 4"

Pumping Test

Static level 12'
Test-pumping rate 5' G.P.M.
Pumping level 15'
Duration of test pumping 1/2 hr.
Water clear or cloudy at end of test clear
Recommended pumping rate 5' G.P.M.
with pumping level of 15'

Well Log

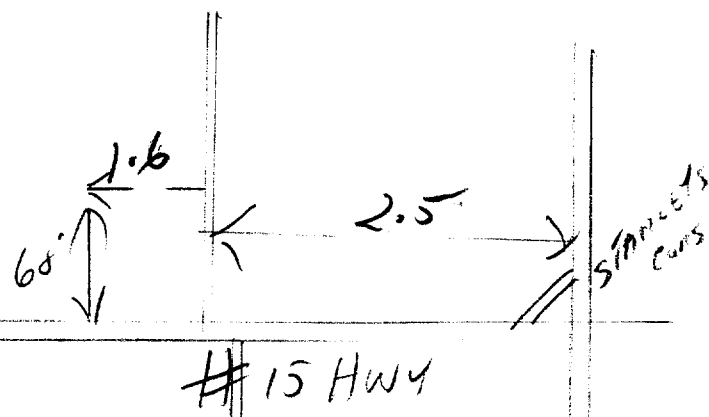
Water Record

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, sulphur)
<u>Red Sand</u>	<u>0</u>	<u>12'</u>			
<u>Gray lime Stone</u>	<u>12'</u>	<u>28</u>	<u>49</u>	<u>36</u>	<u>fresh</u>

For what purpose(s) is the water to be used?
house
Is well on upland, in valley, or on hillside?
hillside
Drilling Firm J. P. Sparks
Address 3-11-50 Stittsville Ont.
Licence Number
Name of Driller Clayton H Sparks
Address Stittsville Ont.
Date Dec. 30 1960
J. P. Sparks
(Signature of Licensed Drilling Contractor)

Location of Well

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



316/ae



GROUND WATER BRANCH
15 N^o 2589
AUG 27 1963
ONTARIO WATER
RESOURCES COMMISSION

UTM | 1 | 8 | Z | 4 | 2 | 3 | 9 | 4 | 0 | E

C05 R 5005 1110 N

The Ontario Water Resources Commission Act

WATER WELL RECORD

Elev. 204 R 12 0 4 3 3

Basin 25 C. 14

County or District Carleton

Township, Village, Town or City

Lot # 12

Date completed

14
(day)August
month1963
year

ess. RR#1 Stithville Ontario

Casing and Screen Record

Inside diameter of casing 4"
Total length of casing 11'
Type of screen —
Length of screen —
Depth to top of screen —
Diameter of finished hole 4"

Pumping Test

Static level 4' fill up over night
Test-pumping rate 20 G.P.M.
Pumping level 74' ↓
Duration of test pumping 20 min
Water clear or cloudy at end of test CLEAR
Recommended pumping rate 10 G.P.M.
with pump setting of 74' feet below ground surface

Well Log

Overburden and Bedrock Record

From
ft.To
ft.Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)

Dipped well from

52

52

Black Limestone

52'

80'

70'

Fresh

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

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

Drilling or Boring Firm Delmar S. Hueston

Address RR#2 Stithville Ont.

Licence Number #1017

Name of Driller or Borer same

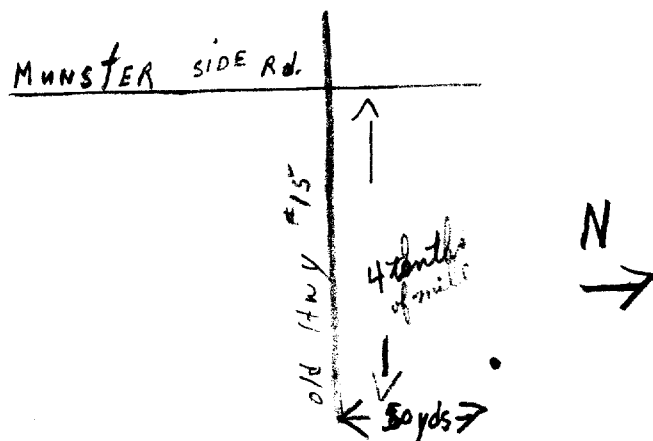
Address

Date Aug 14/1963

Delmar S. Hueston
(Signature of Licensed Drilling or Boring Contractor)

Location of Well

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



UTM 18 2 4240 30
5 R 5005210 N
Elev. 4 R 0440
Basin 25



The Well Drillers Act
Department of Mines, Province of Ontario

15 No 2560
RECEIVED
JAN - 4 1952
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

County Caledon Township Houlbourn Village, Town or City Stittville Ont.
Town or City Stittville Ont.

Date Completed June 19 1951 Cost of Well (excluding pump) \$182.00
(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s) <u>4"</u>	Date
Length(s) of casing(s) <u>15'</u>	Static level <u>1.5'</u>
Type of screen	Pumping level <u>1.5'</u>
Length of screen	Pumping rate <u>2 1/2 g.p.m.</u>
Distance from top of screen to ground level	Duration of test <u>1/2 hr.</u>
Is well a gravel-wall type? <u>gravel</u>	Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) <u>fresh</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur, etc.) <u>hard</u>	<u>15'</u>	<u>fresh</u>	<u>37'</u>
Appearance (clear, cloudy, coloured) <u>clear</u>	<u>32</u>		
For what purpose(s) is the water to be used? <u>house</u>			
How far is well from possible source of contamination? <u>100 yd.</u>			
What is the source of contamination? <u>Outside closet</u>			
Enclose a copy of any mineral analysis that has been made of water			

Well Log

Overburden and Bedrock Record

From To

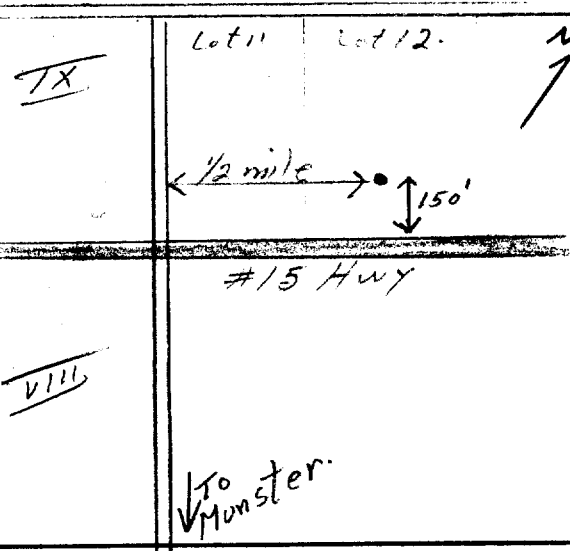
0 ft.ft.

15 feet gravel and 37 feet
rock limestone

Gravel
limestone

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? upland
Drilling Firm. E. P. Sparks & Son
Address. Stittville Ont.
Name of Driller same Address. same
Date. Licence Number 396
E. P. Sparks
Signature of Licensee



ONTARIO

The Water-well Drillers Act, 1954

Department of Mines

15 No 2561

GROUND WATER BRANCH

DEC 6 1960

ONTARIO WATER
RESOURCES COMMISSION

UTM 1 8 2 4 2 4 1 6 0 E

5 R 5 0 0 5 3 0 0 N

Elev. 40 0 4 3 0

Basin 120 5 1 2 1

Water-Well Record

County of FRANKLIN Township, Village, Town or City Goul Bouch
 Village, Town or City)
 address

Date completed 2 / 1 / 60
 (day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s) 4" Static level 6
 Length(s) 12' Pumping rate 6
 Type of screen Pumping level 10
 Length of screen Duration of test 1 hr

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)
<u>SHALEY ROCK</u>	<u>0</u>	<u>12</u>			
<u>GREY LIMESTONE</u>	<u>12</u>	<u>44</u>	<u>35-44</u>	<u>38</u>	<u>FRESH</u>

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

NEW HOMEIs water clear or cloudy? clear

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

Drilling firm F.P. SPARKSAddress ST. JOHNSName of Driller CLAYTON H. SPARKS

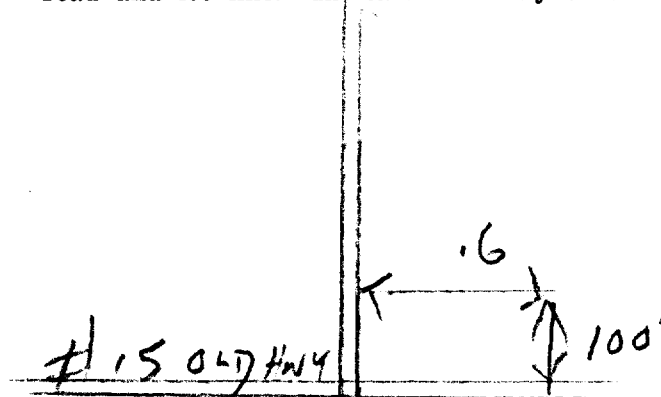
Address

Licence Number

I certify that the foregoing
statements of fact are true.Date Nov 29 G.P. Sparks

Signature of Licensee

Location of Well

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

316/4E



GROUND-WATER BRANCH 15 N. 2662

AUG 30 1961

ONTARIO WATER
RESOURCES COMMISSION

Goulbourn

The Ontario Water Resources Commission Act

WATER WELL RECORD

UTM 1182 4239810 E

Elev. 1051 R 1500511410 N

Basin 25 102438

County or District CARLETON

Township, Village, Town or City

Date completed 4 Aug 61

Address RR #1 STITTSVILLE ONT.

Casing and Screen Record

Inside diameter of casing 4"

Total length of casing 13 ft. 7"

Type of screen -

Length of screen -

Depth to top of screen -

Diameter of finished hole 4"

Pumping Test

Static level 80'

Test-pumping rate 5 G.P.M.

Pumping level 30'

Duration of test pumping 1 HR.

Water clear or cloudy at end of test CLEAR

Recommended pumping rate 5 G.P.M.

with pump setting of 50' feet below ground surface

Well Log

Overburden and Bedrock Record

CLAY

SHALE

FINE GRAVEL

BLACK LIMESTONE

From
ft.To
ft.Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)

0

3'

3'

5'

5'

7 1/2'

7 1/2"

52'

48'

FRESH

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

HOUSE

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

UPLAND

Drilling or Boring Firm Delmar S. Hueston

Address RR #1 STITTSVILLE

Licence Number #355

Name of Driller or Borer SAME

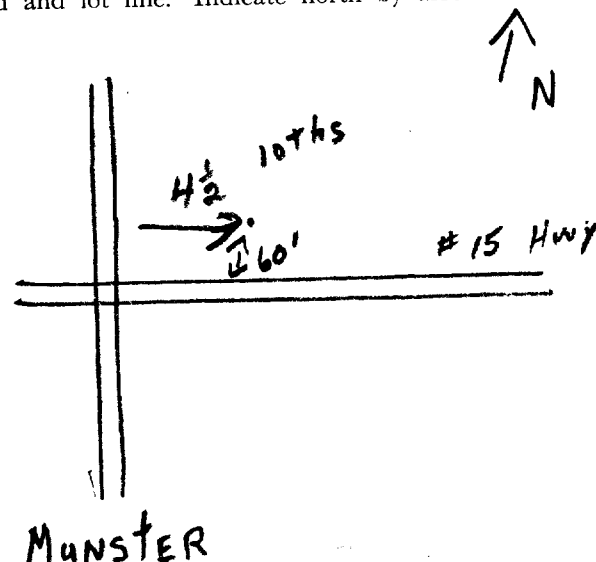
Address SAME

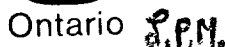
Date Aug 4, 1961

Delmar S. Hueston
(Signature of Licensed Drilling or Boring Contractor)

Location of Well

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





31 6/4

Ontario **P.P.M.**

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

COUNTY OR DISTRICT: [REDACTED] TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **Saulburn**

MUNICIPALITY: **15003** CON. BLOCK, TRACT, SURVEY, ETC.: **9**

DATE COMPLETED: DAY **24** MO **05** YR **77**

R. # **1** **Stittsville, Ontario**

ING: **05100** RC: **5** ELEVATION: **0430** RC: **5** BASIN CODE: **26**

[illegible]

CASING & OPEN HOLE RECORD				
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
5 7/8	☒ STEEL ☐ GALVANIZED ☐ CONCRETE ☒ OPEN HOLE	12	0	0101
06	☒ STEEL ☐ GALVANIZED ☐ CONCRETE ☒ OPEN HOLE	19	101	110
05	☐ STEEL ☐ GALVANIZED ☐ CONCRETE ☒ OPEN HOLE	26		0110

SCREEN	SIZE(S) OF OPENING (SLOT NO.)	31-33	DIAMETER	34-38	LENGTH	39-40
	INCHES			FEET		
	MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN		41-44	80
					FEET	

61			PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)		
FROM	TO			
10-13	14-17			
18-21	22-25			
26-29	30-33	80		

PUMPING TEST	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 ☐ PUMP 2 ☒ BAILER			0015		GPM	02	15-16 HOURS 00 17-18 MINS.
	STATIC LEVEL	WATER LEVEL END OF PUMPING	25	WATER LEVELS DURING				
				1 ☒ PUMPING 2 ☐ RECOVERY				
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES		
			26-28	29-31	32-34	35-37		
	042 FEET	045 FEET	045 FEET	045 FEET	045 FEET	045 FEET		
IF FLOWING, GIVE RATE		38-41	PUMP INTAKE SET AT			WATER AT END OF TEST		
					FEET	1 ☒ CLEAR 2 ☐ CLOUDY		
RECOMMENDED PUMP TYPE				RECOMMENDED PUMP SETTING		43-45	RECOMMENDED PUMPING RATE	
☐ SHALLOW ☒ DEEP				060		FEET	0005	
50-53			GPM. / FT. SPECIFIC CAPACITY					

FINAL STATUS OF WELL	54	☒ 1 WATER SUPPLY ☐ 2 OBSERVATION WELL ☐ 3 TEST HOLE ☐ 4 RECHARGE WELL	☐ 5 ABANDONED, INSUFFICIENT SUPPLY ☐ 6 ABANDONED, POOR QUALITY ☐ 7 UNFINISHED
	55-56	☒ 1 DOMESTIC ☐ 2 STOCK ☐ 3 IRRIGATION ☐ 4 INDUSTRIAL ☐ OTHER _____	☐ 5 COMMERCIAL ☐ 6 MUNICIPAL ☐ 7 PUBLIC SUPPLY ☐ 8 COOLING OR AIR CONDITIONING ☐ 9 NOT USED
METHOD OF DRILLING	57	☒ 1 CABLE TOOL ☐ 2 ROTARY (CONVENTIONAL) ☐ 3 ROTARY (REVERSE) ☐ 4 ROTARY (AIR) ☐ 5 AIR PERCUSSION	☐ 6 BORING ☐ 7 DIAMOND ☐ 8 JETTING ☐ 9 DRIVING

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE INDICATE NORTH BY ARROW.

con 8

con 9

3mule

14' +

DRILLERS REMARKS:

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER
	Capital Water Supply Ltd.		1558
	ADDRESS		
	Box 490 Stittsville, Ontario		
	NAME OF DRILLER OR BORER		LICENCE NUMBER
	B. Kavanagh		
	SIGNATURE OF CONTRACTOR		SUBMISSION DATE
	<i>B. Kavanagh</i>		DAY 26 MO. 5 YR. 77

OFFICE USE ONLY	DATA SOURCE	58 CONTRACTOR 1558	59-62	DATE RECEIVED 070677	63-68
	DATE OF INSPECTION <i>Aug 10/77</i>	INSPECTOR <i>[Signature]</i>			
	REMARKS:				P <i>[Signature]</i>
					WI



The Ontario Water Resources Act

31G4e

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1516554

MUNICIP.
15003

CON.
CÓN

109

COUNTY OF DISTRICT Cashier

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE
Louisbourn

CON., BLOCK, TRACT, SURVEY, ETC.
Con 9.

LOT 25-27
P1012

Box 630 Richmond Ont

DATE COMPLETED 11-05-78

NG	PC	ELEVATION	RC	BSIN CC
05300	4	8040	27	026

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

31	0004205	0058215						
32								

WATER RECORD

WATER FOUND AT - FEET		KIND OF WATER			
10-13	1 ☒ FRESH 3 ☐ SULPHUR 14	2 ☐ SALTY 4 ☐ MINERAL			
15-18	1 ☐ FRESH 3 ☒ SULPHUR 19	2 ☐ SALTY 4 ☐ MINERAL			
20-23	1 ☐ FRESH 3 ☐ SULPHUR 24	2 ☐ SALTY 4 ☐ MINERAL			
25-28	1 ☐ FRESH 3 ☐ SULPHUR 29	2 ☐ SALTY 4 ☐ MINERAL			
30-33	1 ☐ FRESH 3 ☐ SULPHUR 34	2 ☐ SALTY 4 ☐ MINERAL			

CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11	☒ STEEL ☐ GALVANIZED ☐ CONCRETE ☐ OPEN HOLE	188	0	20
17-18	☐ STEEL ☐ GALVANIZED ☐ CONCRETE ☐ OPEN HOLE			20-23
24-25	☐ STEEL ☐ GALVANIZED ☐ CONCRETE ☐ OPEN HOLE			27-30

PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	80

PUMPING TEST	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 ☐ PUMP	2 ☒ BAILER		00/5		GPM	01/15-16 HOURS	17-18 MINS
	STATIC LEVEL	WATER LEVEL END OF PUMPING	25	WATER LEVELS DURING		1 ☒ PUMPING	2 ☐ RECOVERY	
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES		
	002	025	025	025	025	025		
	FEET	FEET	FEET	FEET	FEET	FEET	FEET	
IF FLOWING, GIVE RATE		38-41	PUMP INTAKE SET AT		WATER AT END OF TEST		42	
GPM			FEET		1 ☐ CLEAR		2 ☒ CLOUDY	
RECOMMENDED PUMP TYPE			RECOMMENDED PUMP SETTING		43-45	RECOMMENDED PUMPING RATE		46-49
☒ SHALLOW ☐ DEEP			025		FEET	0005		GPM
50-53								

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

↑
N.

CO No IX

6
10 mi

9th Line

CON. VIII

DRILLERS REMARKS

**FINAL
STATUS
OF WELL**

- 1 ☒ WATER SUPPLY 5 ☐ ABANDONED, INSUFFICIENT SUPPLY
2 ☐ OBSERVATION WELL 6 ☐ ABANDONED, POOR QUALITY
3 ☐ TEST HOLE 7 ☐ UNFINISHED
4 ☐ RECHARGE WELL

WATER USE

- ☒ DOMESTIC 5 ☐ COMMERCIAL
2 ☐ STOCK 6 ☐ MUNICIPAL
3 ☐ IRRIGATION 7 ☐ PUBLIC SUPPLY
4 ☐ INDUSTRIAL 8 ☐ COOLING OR AIR CONDITIONING
☐ OTHER 9 ☐ NOT USED

METHOD OF DRILLING

- | | |
|--|------------------------------------|
| 1 ☒ CABLE TOOL | 6 ☐ BORING |
| 2 ☐ ROTARY (CONVENTIONAL) | 7 ☐ DIAMOND |
| 3 ☐ ROTARY (REVERSE) | 8 ☐ JETTING |
| 4 ☐ ROTARY (AIR) | 9 ☐ DRIVING |
| 5 ☒ AIR PERCUSSION | |

CONTRACTOR

NAME OF WELL CONTRACTOR <i>Henry Main's Well Drilling</i>		LICENCE NUMBER <i>3644</i>
ADDRESS <i>Box 326, Richmond Ont.</i>		
NAME OF DRILLER OR BORER <i>Henry Main's</i>		LICENCE NUMBER
SIGNATURE OF CONTRACTOR <i>[Signature]</i>		SUBMISSION DATE DAY <i>15</i> MO. <i>5</i> YR. <i>78</i>

OFFICE USE ONLY

DATA SOURCE	58	CONTRACTOR	59-62	DATE RECEIVED	63-68	80
1		3644		120728		
DATE OF INSPECTION		INSPECTOR				
15/5/79		Km. J.P.P.				
REMARKS						



Ministry
of the
Environment

Ontario

The Ontario Water Resources Act

WATER WELL RECORD

3164e

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1517686

MUNICIPALITY 15003

CON. CON

09

COUNTY OR DISTRICT

Orleton

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

Leithville

CON. BLOCK, TRACT, SURVEY, ETC.

Con 9

LOT 012

DATE COMPLETED
DAY 21 MO 09 YR 81

005199

4

ELEVATION 0440

4

BASIN CODE 26

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
grey	gravel			0	9
grey	limestone		shaly	9	87

31	0009211	008721582
32		

WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
10-13	1 ☒ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
15-18	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
20-23	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
25-28	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
30-33	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL

CASING & OPEN HOLE RECORD	
INSIDE DIAM. INCHES	MATERIAL
06-10-11	1 ☒ STEEL
06-17-18	2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE
24-25	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE

SCREEN	SIZE (S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET	MATERIAL AND TYPE
10-13	
18-21	
26-29	

PUMPING TEST	
1 ☒ PUMP 2 ☐ BAILER	PUMPING RATE 00/5
STATIC LEVEL 047	WATER LEVEL END OF PUMPING 080
WATER LEVELS DURING	1 ☒ PUMPING 2 ☐ RECOVERY
15 MINUTES 080	30 MINUTES 080
45 MINUTES 080	60 MINUTES 080
PUMP INTAKE SET AT 080	WATER AT END OF TEST 080
RECOMMENDED PUMP TYPE 4	RECOMMENDED PUMP SETTING 080
RECOMMENDED PUMPING RATE 00/0	

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

North arrow pointing up.

Distances: 6 km, 1.45 mi.

Drillers Remarks: Munster Side Rd

FINAL STATUS OF WELL	
1 ☒ WATER SUPPLY	5 ☐ ABANDONED, INSUFFICIENT SUPPLY
2 ☐ OBSERVATION WELL	6 ☐ ABANDONED, POOR QUALITY
3 ☐ TEST HOLE	7 ☐ UNFINISHED
4 ☐ RECHARGE WELL	
WATER USE	
1 ☒ DOMESTIC	5 ☐ COMMERCIAL
2 ☐ STOCK	6 ☐ MUNICIPAL
3 ☐ IRRIGATION	7 ☐ PUBLIC SUPPLY
4 ☐ INDUSTRIAL	8 ☐ COOLING OR AIR CONDITIONING
9 ☐ OTHER	9 ☐ NOT USED
METHOD OF DRILLING	
1 ☐ CABLE TOOL	6 ☐ BORING
2 ☐ ROTARY (CONVENTIONAL)	7 ☐ DIAMOND
3 ☐ ROTARY (REVERSE)	8 ☐ JETTING
4 ☐ ROTARY (AIR)	9 ☐ DRIVING
5 ☒ AIR PERCUSSION	

CONTRACTOR: Henry Mains Well Drilling

ADDRESS: Box 326, Richmond Ont

SIGNATURE OF CONTRACTOR: Henry Mains

SUBMISSION DATE: 23 MO 9 YR 81

OFFICE USE ONLY

DATA SOURCE: 1

CONTRACTOR: 3644

DATE RECEIVED: 12 01 82

DATE OF INSPECTION: _____

INSPECTOR: _____

REMARKS: _____



The Ontario Water Resources Act

3164e

WATER WELL RECORD

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

11

1518141

MUNICIP.
15003

CON.
CÓN

10.8

COUNTY OR DISTRICT

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

CON. BLOCK, TRACT, SURVEY ETC

	22	23	74
LOT		25	27

OTTAWIA CARLETON

CALL 1 8 00 800 0000

UN...

LOT
012

X 744 STITTSVILLE

DATE COMPLETED 48-53
DAY 10 MO 02 YR 83

ING	RC	ELEVATION	RC	BASIN C
005299	4	0420	4	26

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

31 00056029177 0037215

32

41 WATER RECORD

WATER FOUND AT - FEET		KIND OF WATER	
00-13 0037	1 ☒ FRESH	3 ☐ SULPHUR	1
	2 ☐ SALTY	4 ☐ MINERAL	
15-18	1 ☐ FRESH	3 ☐ SULPHUR	15
	2 ☐ SALTY	4 ☐ MINERAL	
20-23	1 ☐ FRESH	3 ☐ SULPHUR	24
	2 ☐ SALTY	4 ☐ MINERAL	
25-28	1 ☐ FRESH	3 ☐ SULPHUR	25
	2 ☐ SALTY	4 ☐ MINERAL	
30-33	1 ☐ FRESH	3 ☐ SULPHUR	34
	2 ☐ SALTY	4 ☐ MINERAL	

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES		MATERIAL		WALL THICKNESS INCHES		DEPTH - FEET	
						FROM	TO
10-11 06 1/2 6	☒ 1 STEEL ☐ 2 GALVANIZED ☐ 3 CONCRETE ☒ 4 OPEN HOLE	12	1.88	0'	0022	3911	
17-18 06	☐ 1 STEEL ☐ 2 GALVANIZED ☐ 3 CONCRETE ☒ 4 OPEN HOLE	19		22'	37'	20-21	0037
24-25	☐ 1 STEEL ☐ 2 GALVANIZED ☐ 3 CONCRETE ☒ 4 OPEN HOLE	26				27-30	

SCREEN	54	65	75	80		
	SIZE(S) OF OPENING (SLOT NO.)	31-33	DIAMETER	34-38	LENGTH	39-40
	INCHES			FEET		
	MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN		41-44	10
					FEET	

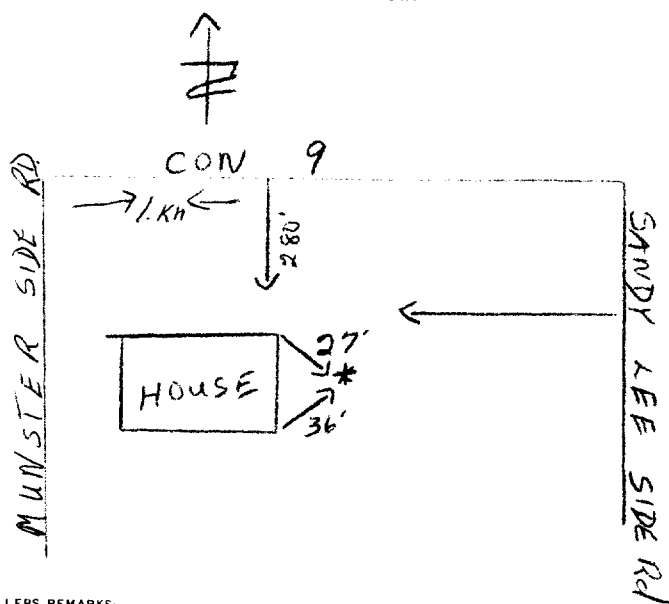
61		PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET		MATERIAL AND TYPE	(CEMENT GROUT LEAD PACKER, ETC.)
FROM	TO		
10-13	14-17		
18-21	22-25		
26-29	30-33	80	

PUMPING TEST	PUMPING TEST METHOD		PUMPING RATE		DURATION OF PUMPING	
	1 ☐ PUMP 2 ☒ BAILER		0007 GPM		01 15:16 00 17:18 HOURS MINS	
	25		WATER LEVELS DURING		1 ☒ PUMPING 2 ☐ RECOVERY	
	19-21		22-24		15 MINUTES	
	001' FEET		025' FEET		025' FEET	
IF FLOWING, GIVE RATE		PUMP INTAKE SET AT		WATER AT END OF TEST		
38-41		GPM		FEET		
RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING		RECOMMENDED PUMPING RATE		
☒ SHALLOW ☐ DEEP		030 FEET		0005 GPM		
50-53						

FINAL STATUS OF WELL	34	1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL	5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED
	55-56	1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER	5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING ☐ NOT USED
WATER USE	01		
METHOD OF DRILLING	57	1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION	6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER	
	M. KAVANAGH & SON		3142	
	ADDRESS			
	RR 2 CARLETON PLACE			
	NAME OF DRILLER OR BORER		LICENCE NUMBER	
	MIKE KAVANAGH		3142	
	SIGNATURE OF CONTRACTOR		SUBMISSION DATE	
	Michael Kavanagh		DAY 14 MO. 2 YR. 83	

OFFICE USE ONLY	DATA SOURCE	58	CONTRACTOR	59-62	DATE RECEIVED	63-68	80
	1		3142		03 03 83		
	DATE OF INSPECTION		INSPECTOR				
	REMARKS						

Measurements recorded in: ☒ Metric ☐ Imperial

A282456

Tag#: A282456

5-24721

Page _____ of _____

Well Location

Address of Well Location (Street Number/Name) 7548 Flawellyn Rd		Township		Lot		Concession	
County/District/Municipality		City/Town/Village Stittsville		Province Ontario		Postal Code K2S1B6	
UTM Coordinates NAD 83		Zone 18		Easting 424113		Northing 5005304	
		Municipal Plan and Sublot Number		Other			

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BRN	top soil		soft	0	1.31
BRN	sand	silt	soft	0.31	1.52
GRY	limestone	shale	layered	1.52	6.7

Annular Space		
Depth Set at (m/ft) From	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 3.35	benfonite	
3.35 6.7	filter sand	

Method of Construction	Well Use
☐ Cable Tool ☐ Rotary (Conventional) ☐ Rotary (Reverse) ☐ Boring ☒ Air percussion ☐ Other, specify _____	☐ Public ☐ Domestic ☐ Livestock ☐ Irrigation ☐ Industrial ☐ Other, specify _____
☐ Diamond ☐ Jetting ☐ Driving ☐ Digging	☐ Commercial ☐ Municipal ☒ Test Hole ☐ Cooling & Air Conditioning
	☐ Not used ☐ Dewatering ☒ Monitoring

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To		
5.20	PVC	.390	0 3.66		

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To		
6.03	PVC	10	3.66 6.7		

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify _____	Depth (m/ft) From To	Diameter (cm/in)
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify _____	0 3.1	11.43
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify _____	3.1 6.7	8.89

Well Contractor and Well Technician Information			
Business Name of Well Contractor Strata Drilling Group		Well Contractor's Licence No. 712-1411	
Business Address (Street Number/Name) 129 Kingwood Dr.		Municipality Stittsville	
Province ON	Postal Code L4A8C1	Business E-mail Address wrc@stratasoil.com	
Bus. Telephone No. (inc. area code) 905 940 7911		Name of Well Technician (Last Name, First Name) McLoy, James	
Well Technician's Licence No. 71101		Signature of Technician and/or Contractor 	
		Date Submitted 20200131	

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
☐ Clear and sand free ☐ Other, specify _____		Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	
Pump intake set at (m/ft)		1	1
Pumping rate (l/min / GPM)		2	2
Duration of pumping ____ hrs + ____ min		3	3
Final water level end of pumping (m/ft)		4	4
If flowing give rate (l/min / GPM)		5	5
Recommended pump depth (m/ft)		10	10
Recommended pump rate (l/min / GPM)		15	15
Well production (l/min / GPM)		20	20
Disinfected? ☐ Yes ☐ No		25	25
		30	30
		40	40
		50	50
		60	60

Map of Well Location

Please provide a map below following instructions on the back.

See Map
MW3

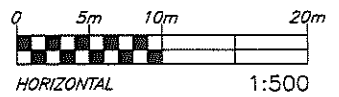
Comments:

Ministry Use Only	
Audit No.	2324267
Received	4.0.2020
Well owner's information package delivered	☐ Yes ☐ No
Date Package Delivered	Y Y Y Y M M D D 20200131
Date Work Completed	20200131



THE BACKGROUND
IMAGE CONTAINS
INFORMATION LICENSED
UNDER THE OPEN
GOVERNMENT LICENSE -
CITY OF OTTAWA.

LEGEND



		EXP Services Inc. www.exp.com +1 613 688 1899 / +1 613 225 7437 2000 Macdonald Drive, Suite 100 Ottawa, ON K2H 2H4 Canada	
DATE JAN 2020	CLIENT: 2582448 ONTARIO LTD	project no. [REDACTED]	scale 1:500
DESIGN [REDACTED]	CHECKED [REDACTED]	7598 FLEWELLYN RD. - SITE PLAN	
DRAWN BY [REDACTED]	TITLE:		
		FIG 2	

C-7241
Z-324267

FEB 19 2020



Ministry of the Environment,
Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below)
A296273

Well Record
Regulation 903 Ontario Water Resources Act
5-25224 Page ____ of ____

Measurements recorded in: ☐ Metric ☒ Imperial

8784884 CANADA INC. C/O

Address of Well Location (Street Number/Name) **7609 Flewellyn Road** Township _____ Loc _____ Concession _____
County/District/Municipality _____ City/Town/Village **Ottawa (Stittsville)** Province **Ontario** Postal Code _____
UTM Coordinates Zone Easting Northing
NAD 83 **1892400715005342** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)					
General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BRN	Topsoil		Soft	0	1
BRN	Coarse Sand	Gravel silt	Soft loose	1	6
GRY	Limestone		hard	6	20

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To	
+3	1	monument casing
1	9	gravel
9	20	filter sand

Method of Construction		Well Use	
☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial
☐ Rotary (Conventional)	☐ Jetting	☐ Domestic	☐ Municipal
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☒ Test Hole
☐ Boring	☐ Pigging	☐ Irrigation	☒ Monitoring
☒ Air percussion		☐ Industrial	☐ Cooling & Air Conditioning
☒ Other, specify direct push		☐ Other, specify _____	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	☐ Water Supply ☐ Replacement Well ☒ Test Hole ☐ Recharge Well ☐ Dewatering Well ☒ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify _____ ☐ Other, specify _____	
From	To	From	To		
2.457	PVC	.54	+3	10	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	☐ Water Supply ☐ Replacement Well ☒ Test Hole ☐ Recharge Well ☐ Dewatering Well ☒ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify _____ ☐ Other, specify _____	
From	To	From	To		
2.375	PVC	10	10	20	

Water Details		Hole Diameter	
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify _____	Kind of Water: ☐ Fresh ☐ Untested	Depth (m/ft)	Diameter (cm/in)
		From	To
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify _____	Kind of Water: ☐ Fresh ☐ Untested	0	4.5
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify _____	Kind of Water: ☐ Fresh ☐ Untested	7	3

Well Contractor and Well Technician Information			
Business Name of Well Contractor: Stella Drilling Group	Well Contractor's Licence No.: 71211		
Business Address (Street Number/Name): 129 R. Inwood Dr	Municipality: Stittsville		
Province: ON	Postal Code: K4A1B9	Business E-mail Address: w.records@stellaon.com	
Bus. Telephone No. (inc. area code): 905 940 7919	Name of Well Technician (Last Name, First Name): McEoy James		
Well Technician's Licence No.: 7107	Signature of Technician and/or Contractor:		Date Submitted: YYMMDD

Results of Well Yield Testing			
After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify _____		Draw Down	
If pumping discontinued, give reason: _____		Time (min)	Water Level (m/ft)
Pump intake set at (m/ft)		Time (min)	Water Level (m/ft)
Pumping rate (l/min / GPM)		Time (min)	Water Level (m/ft)
Duration of pumping _____ hrs + _____ min		Time (min)	Water Level (m/ft)
Final water level end of pumping (m/ft)		Time (min)	Water Level (m/ft)
If flowing give rate (l/min / GPM)		Time (min)	Water Level (m/ft)
Recommended pump depth (m/ft)		Time (min)	Water Level (m/ft)
Recommended pump rate (l/min / GPM)		Time (min)	Water Level (m/ft)
Well production (l/min / GPM)		Time (min)	Water Level (m/ft)
Disinfected? ☐ Yes ☐ No		Time (min)	Water Level (m/ft)

Map of Well Location
Please provide a map below following instructions on the back.

Comments: **EXP General Contractors On Site**

Well owner's information package delivered: ☐ Yes ☐ No	Date Package Delivered: YYMMDD	Ministry Use Only	
Date Work Completed: YYMMDD		Audit No.: 2333418	
		Received: _____	



Ministry of the Environment,
Conservation and Parks

Well Tag#: **A296272** (Below)
A296272

Well Record
Regulation 903 Ontario Water Resources Act
6-25224 Page ____ of ____

Measurements recorded in: ☐ Metric ☒ Imperial

7364349 CANADA INC. C/O

Address of Well Location (Street Number/Name) **7617 Flewellyn Road** Township **Stittsville** Loc. **01** Concession **01**
County/District/Municipality **Stittsville** City/Town/Village **Stittsville** Province **Ontario** Postal Code **K6H 1K1**
UTM Coordinates Zone **18** Easting **423996** Northing **5005334** Municipal Plan and Sublot Number **01** Other **01**

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)					
General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
BLK	Topsoil		Soft loose	0	1
BRN	Coarse Sand	Gravel S.H.	Soft loose	1	6
GRY	Clay	S.H. Gravel	hard dense	6	7
GRY	Limestone		hard	7	20

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
+3	monument casing	
1	Hole plug	
9	Filter Sand	

Method of Construction
☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used
☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering
☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☒ Test Hole ☒ Monitoring
☐ Boring ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning
☒ Air percussion ☐ Industrial ☐ Other, specify **direct push**

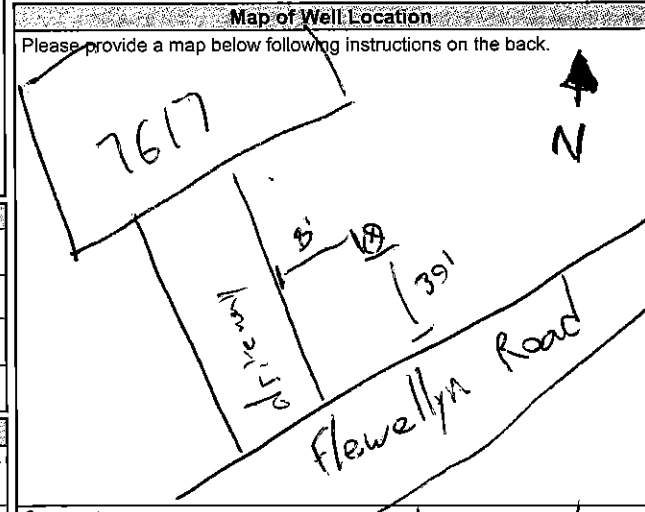
Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
2.067	PVC	.154	+3	10

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
2.375	PVC	10	10	20	

Water Details		Hole Diameter	
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify	Kind of Water: ☐ Fresh ☐ Untested	Depth (m/ft)	Diameter (cm/in)
		From To	
		0 20	4.5 3

Well Contractor and Well Technician Information
Business Name of Well Contractor **Strata Drilling Group** Well Contractor's Licence No. **7 2 4 1**
Business Address (Street Number/Name) **129 Ringwood Dr** Municipality **Stittsville**
Province **ON** Postal Code **L4A 8C1** Business E-mail Address **wrecords@strata soil.com**
Bus. Telephone No. (inc. area code) **905 940 7919** Name of Well Technician (Last Name, First Name) **Mc Coy James**
Well Technician's Licence No. **7 1 0 7** Signature of Technician and/or Contractor **[Signature]** Date Submitted **Y Y Y Y M M D D**

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
☐ Clear and sand free ☐ Other, specify		Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Time (min)	Recovery Water Level (m/ft)
Pump intake set at (m/ft)		Static Level	
Pumping rate (l/min / GPM)		1	1
Duration of pumping hrs + min		2	2
Final water level end of pumping (m/ft)		3	3
If flowing give rate (l/min / GPM)		4	4
Recommended pump depth (m/ft)		5	5
Recommended pump rate (l/min / GPM)		10	10
Well production (l/min / GPM)		15	15
Disinfected? ☐ Yes ☐ No		20	20
		25	25
		30	30
		40	40
		50	50
		60	60



Comments: **EXP General Contractors On Site**

Well owner's information package delivered ☐ Yes ☐ No	Date Package Delivered Y Y Y Y M M D D 2020 05 25	Ministry Use Only Audit No. 7338146 AUG 17 2020 Received [Signature]
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Measurements recorded in: ☒ Metric ☐ Imperial

A296136

S-25532

Page of

Well Owner's Information

First Name	Last Name / Organization 8784884 Canada Inc.	E-mail Address	☐ Well Constructed by Well Owner
Mailing Address (Street Number/Name) 7628 Flewellyn Road	Municipality Stittsville	Province ON	Postal Code K2S1B6
Telephone No. (inc. area code)			

Well Location

Address of Well Location (Street Number/Name) 7623 Flewellyn Road	Township	Lot	Concession
County/District/Municipality	City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates NAD 83 104239875005314	Zone 18N	Easting 987500	Northing 5314
Municipal Plan and Sublot Number		Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To
BRN	top soil		soft	0 .31
BRN	clay	silt	soft	.31 2.13
GRY	limestone		layered	2.13 6.1

Annular Space			
Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	
0 .31	concrete/mortar		
.31 2.79	butonite		
2.79 6.1	Pitkin sand		

Method of Construction		Well Use	
☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial
☐ Rotary (Conventional)	☐ Jetting	☐ Domestic	☐ Municipal
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☒ Test Hole
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning
☒ Air percussion		☐ Industrial	
☐ Other, specify		☐ Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To		
5.20	PVC	.340	0 3.1	☐ Water Supply	
				☐ Replacement Well	
				☐ Test Hole	
				☐ Recharge Well	
				☐ Dewatering Well	
				☒ Observation and/or Monitoring Hole	
				☐ Alteration (Construction)	
				☐ Abandoned, Insufficient Supply	
				☐ Abandoned, Poor Water Quality	
				☐ Abandoned, other, specify	
				☐ Other, specify	

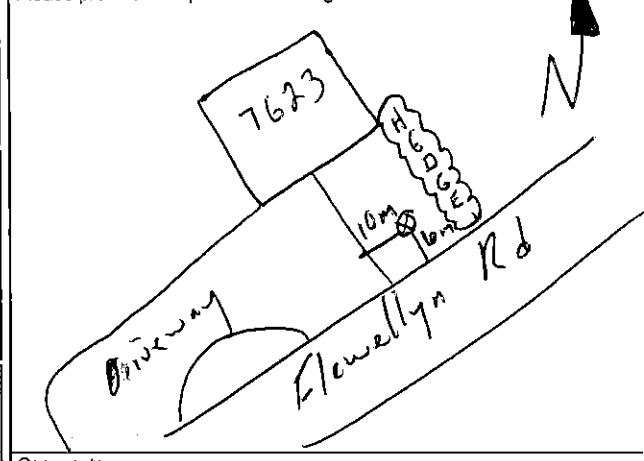
Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To
6.03	PVC	10	3.1 6.1

Water Details		Hole Diameter	
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify	Kind of Water: ☐ Fresh ☐ Untested	Depth (m/ft) From To	Diameter (cm/in)
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify	Kind of Water: ☐ Fresh ☐ Untested	0 3.1	11.93
Water found at Depth (m/ft) ☐ Gas ☐ Other, specify	Kind of Water: ☐ Fresh ☐ Untested	3.1 6.1	8.85

Business Name of Well Contractor Strata Drilling Group		Well Contractor's Licence No. T2241
Business Address (Street Number/Name) 129 Ringwood Dr.		Municipality Stittsville
Province ON	Postal Code L4A6C1	Business E-mail Address
Bus. Telephone No. (inc. area code) 9059407919		
Name of Well Technician (Last Name, First Name) M. JAMES		
Well Technician's Licence No. 7107		
Signature of Technician and/or Contractor [Signature]		
Date Submitted 20200904		

Results of Well Yield Testing				
After test of well yield, water was: ☐ Clear and sand free ☐ Other, <i>specify</i> _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping _____ hrs + _____ min	4		4	
	5		5	
Final water level end of pumping (m/ft)	10		10	
If flowing give rate (l/min / GPM)	15		15	
	20		20	
Recommended pump depth (m/ft)	25		25	
Recommended pump rate (l/min / GPM)	30		30	
	40		40	
Well production (l/min / GPM)	50		50	
Disinfected? ☐ Yes ☐ No	60		60	

Map of Well Location



Comments:	Well owner's information package delivered ☐ Yes ☐ No	Date Package Delivered Y Y Y Y M M D D 20200804	Ministry Use Only Audit No. 338288 OCT 06 2020 Received
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DATUM Geodetic

REMARKS

BORINGS BY Track-Mount Power Auger

DATE May 21, 2021

FILE NO. PG5783

HOLE NO. BH 1-21

SOIL DESCRIPTION	STRATA PLOT	SAMPLE				DEPTH (m)	ELEV. (m)	Pen. Resist. Blows/0.3m ● 50 mm Dia. Cone				Monitoring Well Construction
		TYPE	NUMBER	RECOVERY %	N VALUE or RQD			○ Water Content %				
								20	40	60	80	
GROUND SURFACE												
FILL: Brown silty sand with gravel and rock fragments	0.15	SS	1	100	50+	0	129.19					
		RC	1	100	31	1	128.19					
		RC	2	100	65	2	127.19					
		RC	3	100	100	3	126.19					
		RC	4	100	72	4	125.19					
		RC	5	100	57	5	124.19					
		RC	6	100	68	6	123.19					
		RC	7	100	88	7	122.19					
		RC	8	100	72	8	121.19					
		RC	9	100	88	9	120.19					
BEDROCK: Poor to excellent quality, grey limestone interbedded with grey dolostone and shale												
- vertical seams from 6.45 to 6.8m and 7.7 to 8.0m depths												

[illegible]

SOIL PROFILE AND TEST DATA

DATUM	Geodetic
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REMARKS

BORINGS BY Track-Mount Power Auger

DATE May 25, 2021

FILE NO. PG5783

HOLE NO. **BH 3-21**

[illegible]

DATUM	Geodetic
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FILE NO. PG5783

REMARKS

HOLE NO. **BH 4-21**

BORINGS BY Track-Mount Power Auger

DATE May 25, 2021

[illegible]

DATUM	Geodetic
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FILE NO. PG5783

REMARKS

HOLE NO. **BH 5-21**

BORINGS BY Track-Mount Power Auger

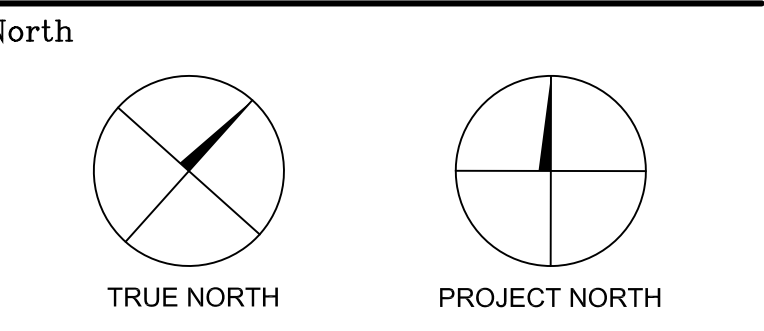
DATE May 25, 2021

[illegible]

SOIL DESCRIPTION	STRATA PLOT	SAMPLE				DEPTH (m)	ELEV. (m)	Pen. Resist. Blows/0.3m ● 50 mm Dia. Cone				Monitoring Well Construction
		TYPE	NUMBER	% RECOVERY	N VALUE or RQD			○ Water Content %				
								20	40	60	80	
GROUND SURFACE												
FILL: Brown silty sand with gravel, 0.25 trace organics		AU	1			0	126.78					
TOPSOIL		AU	2									
GLACIAL TILL: Brown silty sand, some gravel, cobbles and boulders, trace clay		SS	2	58	9	1	125.78					
		SS	3	0	36							
End of Borehole						2	124.78					
Practical refusal to augering at 2.23m depth												
(BH dry upon completion)												



LOCATION PLAN



Revisions			
No.	By	Description	Date
01	JT	ISSUED FOR SITE PLAN APPLICATION	31 JAN 2024
02	JT	REVISED AND ISSUED FOR REVIEW	15 AUG 2024

Project
**CFT
SITE PLAN
ZONING AMENDMENT**

7628 FLEWELLYN RD., OTTAWA

Drawing
**ZONING INFORMATION
LOCATION PLAN, EXIST.
AND NEW SITE PLAN**

Scale AS NOTED
Stamp
Drawn JAS/KE
Checked

Project No. 21-139
Drawing No. **SP-A01**
Date AUGUST 2021

SITE INFORMATION:

SITE AREA: 20.725 hectares / 51.21 acres
LEGAL DESCRIPTION: PART OF LOT 12, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA
PIN: 04438-0006

BUILDING INFORMATION

EXISTING BUILDING AREA:		
BUILDING A -	FERROUS METALS	59.0 SM
BUILDING B -	WEIGH SCALE OFFICE	49.9 SM
BUILDING C -	STAFF TRAILERS	111.8 SM
BUILDING D -	VEHICLE DRAINAGE SHED	91.4 SM
BUILDING E -	ATM	14.5 SM
BUILDING F -	OFFICE	81.4 SM
TOTAL		408.0 SM

NOTE: BUILDINGS A & C ARE PROPOSED TO BE DEMOLISHED; BUILDINGS B, D & E ARE PROPOSED TO BE RELOCATED

NEW BUILDING AREA:		
BUILDING G -	WAREHOUSE AND OFFICE (2 STOREYS)	2,008.6 SM
BUILDING H -	TRUCK MAINTENANCE AND REPAIR	937.0 SM
TOTAL AREA PROPOSED		2,945.6 SM

EXISTING TO REMAIN AND TO BE RELOCATED BUILDING AREA:		
BUILDING B -	WEIGH SCALE OFFICE (RELOCATED)	49.9 SM
BUILDING D -	VEHICLE DRAINAGE SHED (RELOCATED)	91.4 SM
BUILDING E -	ATM (RELOCATED)	14.5 SM
BUILDING F -	OFFICE	81.4 SM
TOTAL TO REMAIN		237.2 SM

ZONING INFORMATION (CITY OF OTTAWA BYLAW 2008 250)

CURRENT ZONING DESIGNATIONS: RG1[21]- RURAL GENERAL INDUSTRIAL
RU - RURAL COUNTRYSIDE

RG1 ZONING IS TO REMAIN; A PORTION OF THE AREA CURRENTLY ZONED AS RU IS PROPOSED TO BE ZONED AS RG1

ZONING BYLAW 2008-250 (Part 11 Sections 219, 220 and 227)

RG1 PERMITTED USES:
ANIMAL CARE ESTABLISHMENT
ANIMAL HOSPITAL
AUTOMOBILE BODY SHOP
AUTOMOBILE DEALERSHIP
AUTOMOBILE SERVICE STATION
CANNABIS PRODUCTION FACILITY
DRIVE-THROUGH FACILITY
DWELLING UNIT
GAS BAR
HEAVY EQUIP. & VEHICLE SALES, RENTAL & SERV.
KENNEL
LEAF AND YARD WASTE COMPOSTING FACILITY
LIGHT INDUSTRIAL USES
PARKING LOT
PRINTING PLANT
RETAIL STORE (LIMITED TO AGRIC. CONST. & LANDSCAPE EQUIP. & SUPPLIES)
SERVICE AND REPAIR SHOP
STORAGE YARD
TRUCK TRANSPORT TERMINAL
WAREHOUSE
WASTE PROCESSING AND TRANSFER FACILITY (NON-PUTRESCIBLE)

RU PERMITTED USES:
AGRICULTURAL USE
AGRICULTURE-RELATED USE
ANIMAL CARE ESTABLISHMENT
ANIMAL HOSPITAL
ARTIST STUDIO
BED AND BREAKFAST
CANNABIS PRODUCTION FACILITY
CEMETERY
DETACHED DWELLING
EQUESTRIAN ESTABLISHMENT
ENVIRON. PRESERVE & EDUCATIONAL AREA
FORESTRY OPERATION
GROUP HOME
HOME-BASED BUSINESS
HOME-BASED DAY CARE
KENNEL
ON-FARM DIVERSIFIED USE
RETIREMENT HOME
SECONDARY DWELLING UNIT

EXCEPTION 21R:
A DETACHED DWELLING MUST BE ACCESSORY TO A PRINCIPAL USE.

ZONING PROVISIONS (TABLE 219 AND 227):

	RG1	RU
MINIMUM LOT WIDTH:	60 M	50 M (60 M IF AGRICULTURAL)
MINIMUM LOT AREA:	8.0 HA	0.8 HA (2.0 HA IF AGRICULTURAL)
MINIMUM SETBACKS:		
FRONT YARD:	15.0 M	10.0 M
REAR YARD:	15.0 M	10.0 M
INTERIOR SIDE YARD:	8.0 M	5.0 M
CORNER SIDE YARD:	12.0 M	10.0 M
MAXIMUM BUILDING HEIGHT:	15.0 M	12.0 M
MAXIMUM LOT COVERAGE:	50%	20%

PARKING (Part 4, Sections 100-114)

PARKING DESIGNATION: SCHEDULE 1A: AREA D - RURAL

PARKING SPACES (TABLE 101, ROWS N49, N59 AND N95):

MINIMUM PARKING REQUIRED:	
LIGHT INDUSTRIAL:	8 (0.8 PER 100 SM OF GFA)
OFFICE:	24 (2.4 PER 100 SM OF GFA)
WAREHOUSE:	4 (0.4 PER 100 SM OF GFA)
TOTAL:	36

PROPOSED PARKING : 224 (INCLUDING 91 FOR "CFT AUTO" STOCK)

PARKING AREA LANDSCAPING PROVISIONS (SECTION 110):

LANDSCAPE BUFFER REQUIRED: 1.5 M FOR PARKING AREAS NOT ABUTTING A STREET
PROPOSED: MINIMUM 1.5 M

BICYCLE PARKING (SECTION 111): 1 PER 1,000 SM

REQUIRED FOR BUILDING G:	3	REQUIRED FOR BUILDING H:	1
PROPOSED FOR BUILDING G:	3	PROPOSED FOR BUILDING H:	1
NOTE THAT BUILDING G AND BUILDING H PROPOSED BICYCLE PARKING WILL BE PROVIDED IN ONE LOCATION CLOSE TO BUILDING G			
MINIMUM WIDTH:	0.6 M		
MINIMUM LENGTH:	1.8 M		

SEE 03/SP-A02 FOR CONTINUATION OF ZONING INFORMATION

02 SITE, BUILDING AND ZONING INFORMATION

SP-A01 SCALE: N/A

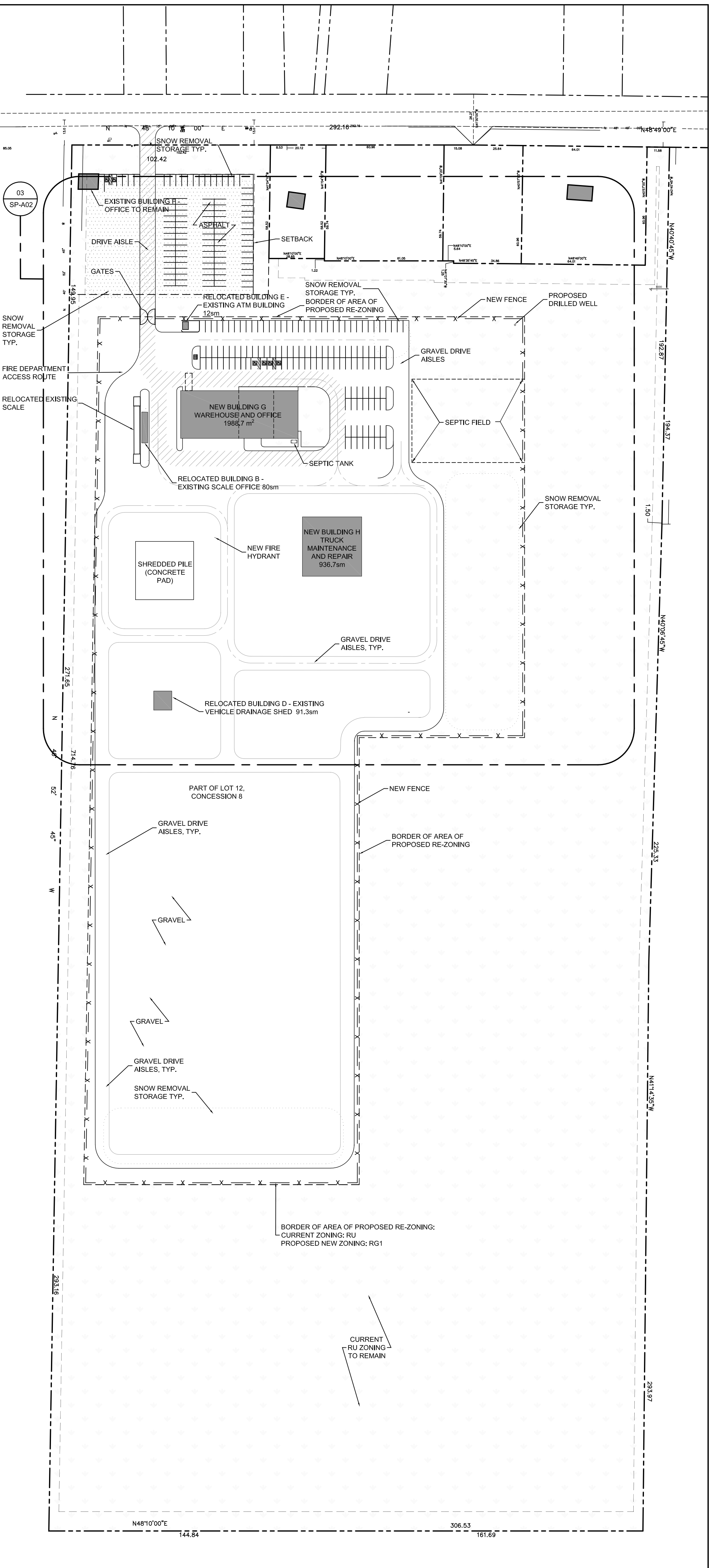
LEGEND

---	PROPERTY LINE
---	SETBACK FOR RU AND RG1 ZONING
---	BORDER OF AREA OF PROPOSED RE-ZONING
---	SNOW REMOVAL STORAGE
X	FENCE
---	AREA OF PROPOSED RE-ZONING SHOWN IN 03/SP-A01
---	EXISTING LANDSCAPE TO REMAIN
---	ASPHALT
---	FIRE DEPARTMENT ACCESS ZONE

0 25m 50m 100m

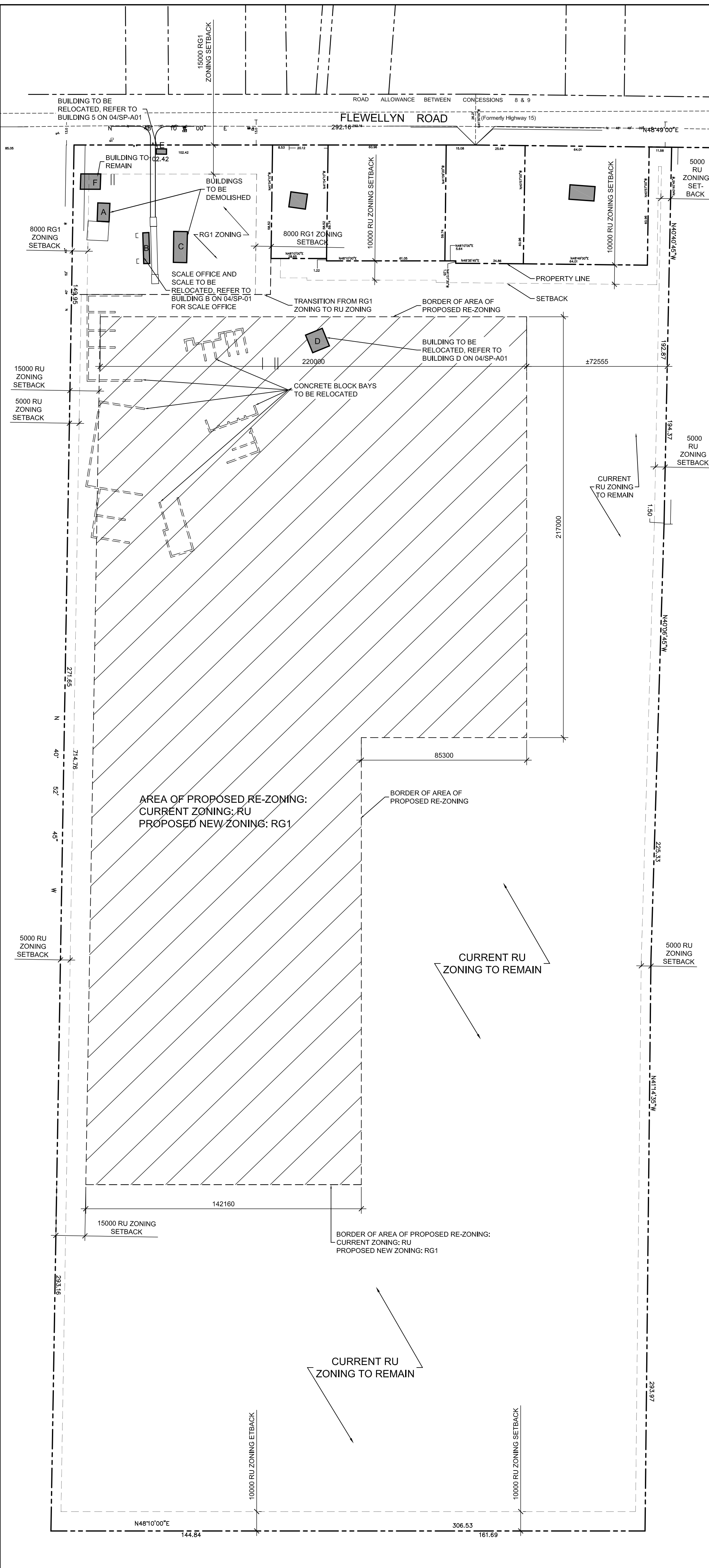
01 LEGEND & SCALE

SP-A01 SCALE: N/A



04 FULL SITE PLAN: NEW LAYOUT

SP-A01 SCALE: 1:1250



03 FULL SITE PLAN - EXISTING BUILDINGS, ZONING AND PROPOSED REZONING

SP-A01 SCALE: 1:1500