



July 23, 2025
File: PE5923-LET.01

Pastor Olu Austin Ayeni
216 Dutchmans Way
Nepean, Ontario
K2J 5W5

Subject: **Phase I - Environmental Site Assessment Update**
912 David Manchester Road
Ottawa, Ontario

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

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

patersongroup.ca

Dear Sir,

Paterson Group (Paterson) have prepared this letter to provide an update regarding the previous Phase I Environmental Site Assessment (ESA) for the aforementioned property.

The original Phase I Environmental Site Assessment (ESA) for the subject property was prepared by Paterson Group and was issued on November 29, 2022. Based on the 2022 Phase I ESA, the subject property was historically used as agricultural land until some time between 1976 and 1991. The subject property has never been developed. Neighbouring properties consisted primarily of agricultural land and residential properties. No potential environmental concerns were identified on the subject property or the surrounding properties.

At the time of the 2022 Phase I ESA, the site was found to be densely vegetated vacant land. An AST was observed on 907 David Manchester to the southwest, the presence of the AST was not considered to pose an environmental risk to the subject property.

Based on the findings of the Phase I ESA, **a Phase II ESA was not required.**

Since the 2022 Phase I ESA is over 18 months old, Paterson has prepared this letter to provide an opinion on the validity of the conclusion of that Phase I ESA.





Historical and Records Review

Aerial Photographs

The latest aerial photograph reviewed as part of the 2022 Phase I ESA was dated 2021. An aerial photograph from 2025 was reviewed as part of the current Phase I ESA Update. No significant changes are apparent with respect to the Phase I Property or surrounding properties. A copy of the 2025 aerial photograph has been appended to this report.

City of Ottawa Historical Land Use Inventory (HLUI)

A search request for the City of Ottawa's Historical Land Use Inventory (HLUI) database was requested as part of the previous 2022 Phase I ESA report. At the time of issuing the 2022 Phase I report, a response from the HLUI had not been received. As part of this Phase I ESA Update, the received HLUI response has been reviewed. The HLUI response indicated that no activities were associated with the subject property or surrounding area. A copy of the HLUI response is attached.

Site Reconnaissance

A site visit was conducted on July 17, 2025, by Paterson personnel. The use of the subject property as well as the neighbouring properties within the surrounding area were assessed at the time of the site visit.

The subject property is currently undeveloped, densely vegetated land. No concerns were identified with respect to the project site.

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

- North: Vacant Land;
- South: Residential;
- East: Highway 417; and
- West: David Manchester Road, followed by residential

Since the original 2022 Phase I ESA, the lands to the north are no longer used for storage. No other significant changes were noted with respect to the surrounding properties since the previous Phase I ESA.





Based on a general review of more recent records and the site visit observations, no potential environmental concerns were noted on or surrounding the Phase I Property and as such, the conclusion of our 2022 Phase I ESA is considered to remain valid, **a Phase II Environmental Site Assessment is not required.**

Statement of Limitations

This report was prepared for the sole use of Pastor Olu Austin Ayeni. Permission and notification from Pastor Ayeni and Paterson Group will be required to release this report to any other party.

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

Sincerely,

Paterson Group Inc.

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



Report Distribution:

- Pastor Olu Austin Ayeni
- Paterson Group Inc.

Appendix:

- 2025 Aerial Photograph
- HLUI Response





AERIAL PHOTOGRAPH
2025

December 12, 2022

Kelly Martinell
Paterson Group

Sent via email [KMartinell@patersongroup.ca

Dear Ms. Martinell,

**Re: Information Request
912 David Manchester Road, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- No information was returned on the Subject Property from Departmental circulation.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the [Overview and User Guide.](#)

Additional information may be obtained by contacting:

Ontario’s Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Amya Martinov
Student Planner

Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

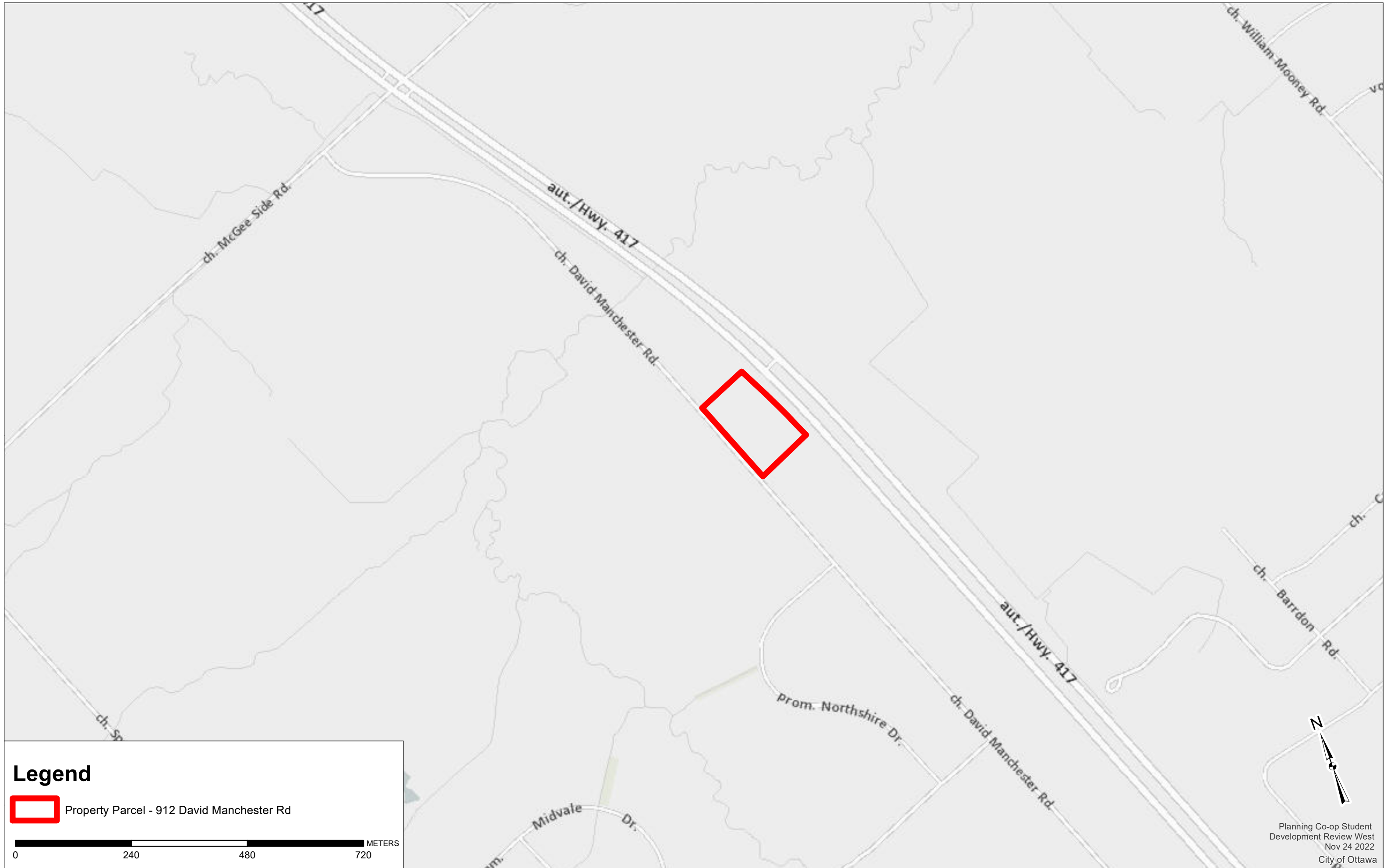
MB / AM

Enclosures: (2)


1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-22-0183

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Legend

 Property Parcel - 912 David Manchester Rd

0 240 480 720 METERS