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**paterson**group

**Phase I - Environmental Site Assessment**

Residential Property  
3740 Jockvale Road  
Ottawa, Ontario

Prepared For

Uniform Developments

December 10, 2015

Report: PE3664-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Uniform Developments to conduct a Phase I - Environmental Site Assessment of the residential property at 3740 Jockvale Road in the City of Ottawa. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Historically, the site was always vacant or agricultural, until a residential dwelling was constructed on the east side of the property. The neighbouring historical land use was similar to the subject site. No potentially contaminating activities were identified with the historical use of the subject site or neighbouring properties.

Following the historical research, a site visit was conducted to assess the subject site and Phase I-ESA study area. The property is currently occupied by a residential dwelling at the east corner, while the majority of the site is vacant and tree covered. Surrounding land use is residential to the north, and Stonebridge Golf Club lands surround the property to the south, east and west. The site visit did not identify any Potentially Contaminating Activities, and therefore, no Areas of Potential Environmental Concern have been identified with respect to the subject site.

### **Conclusion**

Based on the results of the Phase I - ESA, **in our opinion, a Phase II - Environmental Site Assessment is not required for the property at this time.**

## **1.0 INTRODUCTION**

At the request of Uniform Developments, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I-ESA) of a residential property located on the south side of Jockvale Road, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I-ESA by Mr. Annibale Ferro of Uniform Developments. Uniform Developments' offices are located at 117 Centrepointhe Drive, Unit 300, Ottawa Ontario. Mr. Ferro can be reached by telephone at 613-225-0770.

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

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



## **2.0 PHASE I PROPERTY INFORMATION**

Addresses:	3740 Jockvale Road, Ottawa, Ontario.
Legal Description:	Part of Lot 8, Concession 2, Rideau Front, Geographic Township of Nepean, City of Ottawa, Ontario.
Property Identification Number:	04591-0006, 04591-0064
Location:	The subject site is located on the south side of Jockvale Road, west of Kilspindie Ridge. For purposes of this report, Jockvale Road will be considered to run in an east-west direction
Latitude and Longitude:	45° 14' 59" N, 75° 43' 09" W.
<b>Site Description:</b>	
Configuration:	Irregular.
Site Area:	2.86 ha.
Zoning:	DR – Development Reserve Zone.
Current Use:	The site is occupied by a residential dwelling in the east corner; the remainder of the site is vacant.
Services:	The subject site is serviced with private sewage and water well systems.

### **3.0 SCOPE OF INVESTIGATION**

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

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

## **4.0 RECORDS REVIEW**

### **4.1 General**

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

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

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

According to aerial photos, the subject site was developed with a residential dwelling between 1992 and 1999. According to the property owner representative, the dwelling was constructed in 1996. Prior to this time, the property was vacant, and appears to have been used for agricultural purposes until the mid-1980s.

#### **National Archives**

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

City directories for the area of the subject property were reviewed at approximately 10 year intervals. Jockvale Road was not listed until the 1990s, and since that time properties have always been residential or commercial in the area of the subject site. No concerns were noted during the review of the city directories.

#### **Chain of Title**

A title search for the subject property was requested from Read Abstracts Ltd. of Ottawa. At the time of issuing this report, the Chain of Title had not been received from Read Search. Should the Chain of Title contain pertinent information, the client will be notified.

#### **Current Plan of Survey**

A current plan of survey was reviewed as a part of this assessment. The survey plan was prepared by Annis O'Sullivan Vollebekk, dated December 2, 2015. The survey plan shows the subject site in its current configuration.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 19, 2015. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

### **PCB Inventory**

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

### **Ontario Ministry of Environment and Climate Change (MOECC) Instruments**

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuing this report, a response from the Ministry of Environment and Climate Change had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

### **MOECC Coal Gasification Plant Inventory**

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

### **MOECC Incident Reports**

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuing this report, a response from the Ministry of Environment and Climate Change had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

### **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuing

this report, a response from the Ministry of Environment had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

### **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response from the MOECC had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

### **MOECC Brownfields Environmental Site Registry**

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

### **MOECC Waste Disposal Site Inventory**

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. Based on the available information, no waste disposal sites were present within the Phase I study area.

### **Areas of Natural Significance**

A search for areas of natural significance and features within the Phase I-ESA study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on November 19, 2015. The search did not identify any provincially significant wetlands within the Phase I study area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 20, 2015 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA search did not return any records for the subject property or for properties in the Phase I-ESA study area. A copy of the TSSA correspondence is included in Appendix 2.

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

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

### **City of Ottawa Historical Land Use Inventory**

A request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on December 9, 2015 to the City of Ottawa. At the time of issuing this report, a response had not been received from the City. Should the response contain pertinent information, the client will be notified.

### **Previous Reports**

Several Phase I-Environmental Site Assessments have been conducted by Paterson on properties in the vicinity of the current study area. No environmental concerns were identified in a review of these assessment reports.

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

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

- |      |   |
|------|---|
| 1960 | The subject property is vacant and may be used for agricultural purposes. Some trees are present at the north end near Jockvale Road, and along the west property line. The adjacent property to the north, across Jockvale Road at 3697 Jockvale Road is occupied by a farmstead. The remaining surrounding properties are vacant agricultural fields. |
| 1966 | No significant changes have been made to the subject property or surrounding properties.  |
| 1975 | A driveway has been built at the north end of the subject site, from Jockvale Road. A structure may be present at the north end of the site, at the end of the driveway. An orchard further to the east has been extended towards Jockvale Road. The adjacent property to the west is tree covered at this time.  |

- |      |  |
|------|--|
| 1984 | No significant changes have been made to the subject site. The orchard to the east has been extended all the way to Jockvale Road.   |
| 1996 | The subject property is occupied by the existing residential dwelling at the south end of the site. The adjacent property to the west is fully tree covered and no buildings are visible.  |
| 2002 | (City of Ottawa website) No changes have been made to the subject property. The surrounding properties on the south side of Jockvale Road have been developed with a golf course.  |
| 2014 | (City of Ottawa website) No significant changes have been made to the subject site or golf course on the south side of Jockvale Road. The land on the north side of Jockvale Road, previously occupied by an orchard, is in the process of being developed with roads and residential dwellings. |

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

### **Topographic Maps**

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 105 m ASL, and that the regional topography in the general area of the site slopes downward to the north, east, and west. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

### **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and attached mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” Mapping shows the subject site as situated on an area of dolomite with till deposits.

### **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment.

Based on this information, bedrock in most of the site area consists of dolomite of the Oxford formation. Overburden consists of till, with a drift thickness of 10 to 15 m.

### **Water Well Records**

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on November 20, 2015. The search returned a record of one (1) water supply well on the subject site, and an additional three (3) water supply wells in the Phase I study area.

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

No water bodies (besides ponds on Stonebridge Golf Club lands) or areas of natural significance were identified in the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Mr. Rocco Iamello, the son of the current owner, was not aware of any environmental concerns with respect to the subject site. According to Mr. Iamello, the fuel oil furnace was replaced with a propane furnace and tank approximately two (2) years ago.



## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site assessment was conducted on December 3, 2015. Weather conditions were overcast, with a temperature of approximately 2° C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

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

#### **Site**

The subject site is residential and surrounding land is mostly occupied by the Stonebridge Golf Club. The remaining surrounding properties are residential dwellings. The site is tree and brush covered, except in the area surrounding the dwelling and at a work area at the northwest side of the property. No ponded water or signs of surficial staining were observed at the time of the site visit.

The dwelling was constructed in 1995, and no environmental concerns were identified with respect to building materials. The building is currently heated and cooled with a propane fired furnace and air conditioner. The furnace and propane tank were installed in 2013; prior to this time, the building was heated with fuel oil. The location of the former fuel oil tank was observed in the basement of the subject building. No signs of stains or leaks were observed in the concrete, and the concrete was in good condition. Several floor drains were present in the basement floor, which lead to a French drain system. No water was observed in the drains at the time of the site visit, and no sump pump is present.

The area immediately surrounding the dwelling is mowed lawn space, while the remainder of the site to the west is tree and brush covered. A small area at the far west side of the property has been cleared and was used by the owner's husband as a concrete form-making work area. A driveway leading to the area is present from Jockvale Road. The work area contained wood materials, concrete blocks, empty barrels, a storage shed, and some fill piles. No environmental concerns were identified with respect to this area of the subject property.

#### **Underground Utilities**

The subject building is services with a private water well and sewage system. No public underground utilities are expected to be on site.

### **Neighbouring Properties**

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

- North      -      Jockvale Road, followed by residential;
- South      -      Stonebridge Golf Club, followed by residential;
- East      -      Stonebridge Golf Club;
- West      -      Stonebridge Golf Club, followed by residential.

Property use within the Phase I-ESA study area is shown on Drawing PE3664-2 Surrounding Land Use Plan.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table indicates the current and past uses of the site as well as any associated potentially contaminating activities dating back to the first aerial photo observed.

<b>Table 1 - Land Use History – Subject Property</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Areas of Potential Environmental Concern</b>
1960 to 1984	Vacant, agricultural	None	None
1996 to Present	Residential	None	None

<b>Table 2 - Land Use History – Surrounding Properties</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Areas of Potential Environmental Concern</b>
1960 to 1996	Residential, agricultural, orchard	None	None
2002	Residential, recreational, orchard	None	None
2014 to present	Residential, recreational	None	none

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

No Potentially Contaminating Activities were identified on the subject site or within the Phase I study area.

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

No Areas of Potential Environmental Concern have been identified on the subject property.

#### **Contaminants of Potential Concern (CPC)**

There are no Contaminants of Potential Concern since there are no APECs.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

The Phase I-ESA property is located in an area of dolomite bedrock, and till deposit overburden. Groundwater flow is expected to reflect site topography and flow in a northerly direction.

### **Contaminants of Potential Concern**

As per Subsection 7.1 of this report, no Contaminants of Potential Concern were identified for the subject site.

### **Existing Buildings and Structures**

The subject property is currently occupied by a residential dwelling.

### **Water Bodies**

No water bodies are present within the Phase I-ESA study area, with the exception of the contained golf course ponds.

### **Areas of Natural Significance**

There are no identified areas of natural provincial significance within the Phase I-ESA study area.

### **Drinking Water Wells**

The search returned a record of one (1) water supply well on the subject site, and an additional three (3) water supply wells in the Phase I study area.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I-ESA study area is currently residential to the north, across Jockvale Road and recreational (golf course lands) to the south, east and west. The residential properties consist of detached dwellings.

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

No Potentially Contaminating Activities or Areas of Potential Environmental Concern have been identified.

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

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no areas of potential environmental concern on the subject site. The absence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

## 8.0 CONCLUSIONS

### Assessment

Paterson Group was retained by Uniform Developments to conduct a Phase I - Environmental Site Assessment of the residential property at 3740 Jockvale Road in the City of Ottawa. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Historically, the site was always vacant or agricultural, until a residential dwelling was constructed on the east side of the property. The neighbouring historical land use was similar to the subject site. No potentially contaminating activities were identified with the historical use of the subject site or neighbouring properties.

Following the historical research, a site visit was conducted to assess the subject site and Phase I-ESA study area. The property is currently occupied by a residential dwelling at the east corner, while the majority of the site is vacant and tree covered. Surrounding land use is residential to the north, and Stonebridge Golf Club lands surround the property to the south, east and west. The site visit did not identify any Potentially Contaminating Activities, and therefore, no Areas of Potential Environmental Concern have been identified with respect to the subject site.

### Conclusion

Based on the results of the Phase I - ESA, **in our opinion, a Phase II - Environmental Site Assessment is not required for the property at this time.**

## 9.0 STATEMENT OF LIMITATIONS

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

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

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

### Paterson Group Inc.



Anna Graham, M.E.S.



Mark D'Arcy, P.Eng.



### Report Distribution

- Uniform Developments (2 copies)
- Paterson Group (1 copy)

## **10.0 REFERENCES**

### **Federal Records**

Air photos at the Energy Mines and Resources Air Photo Library.  
National Archives.  
Maps and photographs (Geological Survey of Canada surficial and subsurface).  
Natural Resources Canada – The Atlas of Canada.  
Environment Canada, National Pollutant Release Inventory.  
PCB Waste Storage Site Inventory.

### **Provincial Records**

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

### **Municipal Records**

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

### **Local Information Sources**

Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk, December 2, 2015.  
Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.



# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE3664-1 – SITE PLAN**

**DRAWING PE3664-2 – SURROUNDING LAND USE PLAN**



FIGURE 1  
KEY PLAN

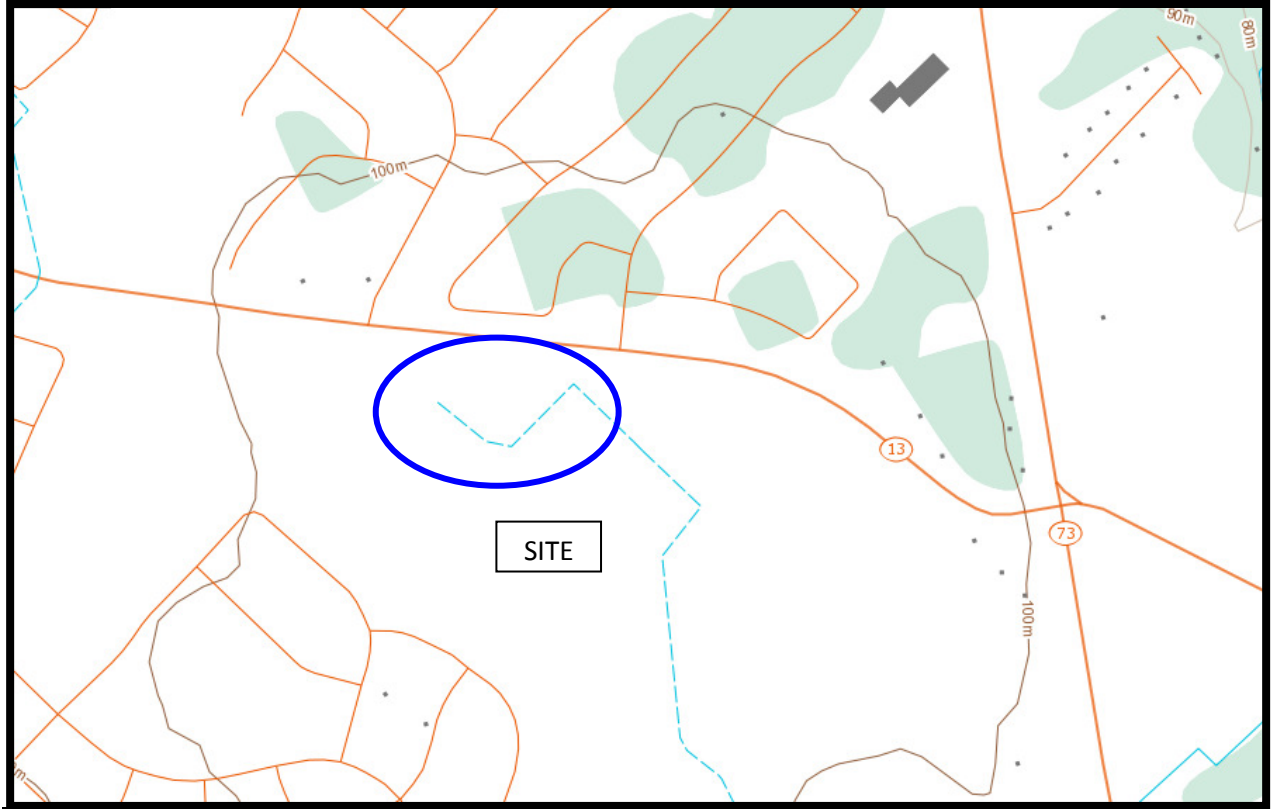
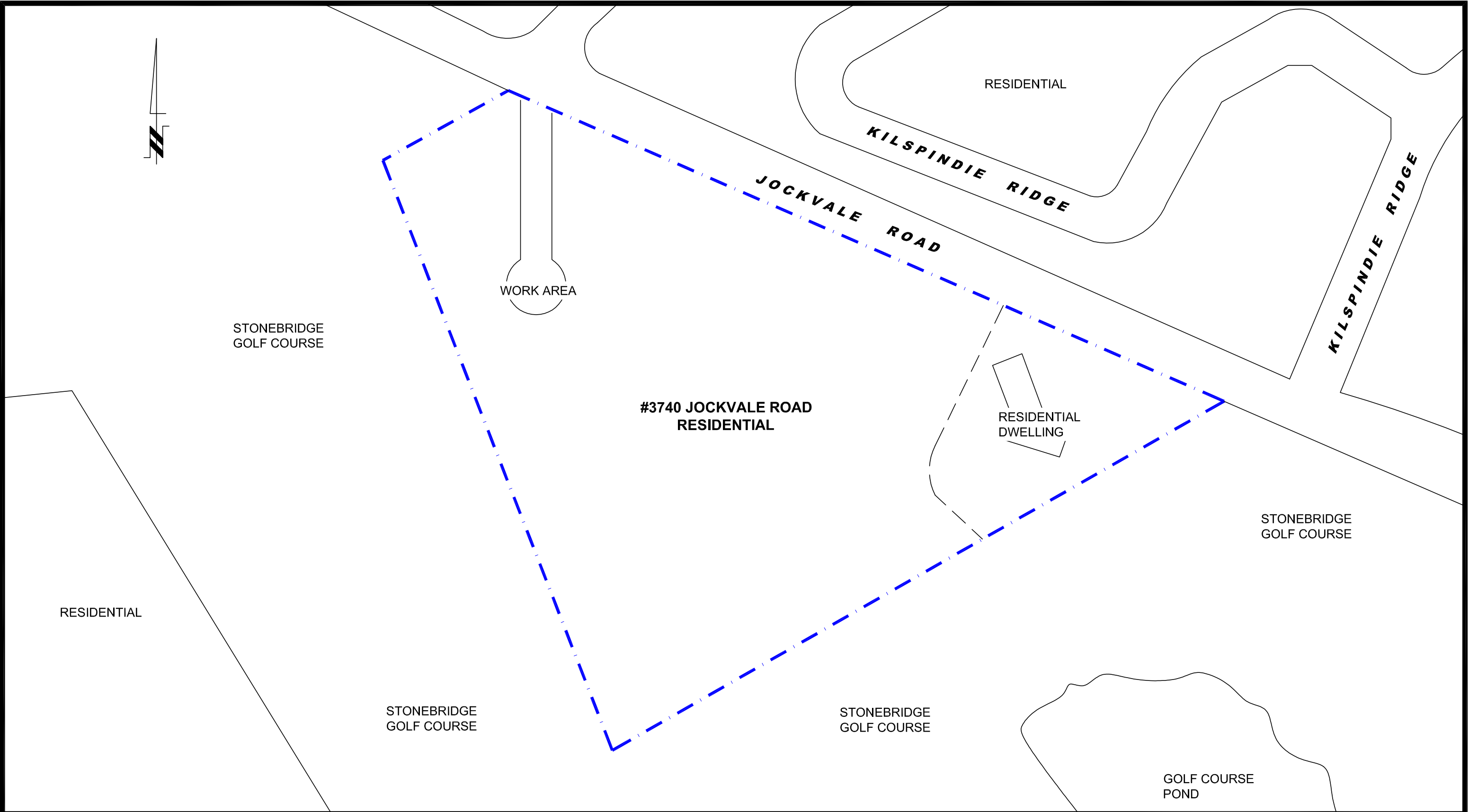


FIGURE 2  
TOPOGRAPHIC MAP



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NO.	REVISIONS	DATE	INITIAL

UNIFORM DEVELOPMENTS  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
3740 JOCKVALE ROAD

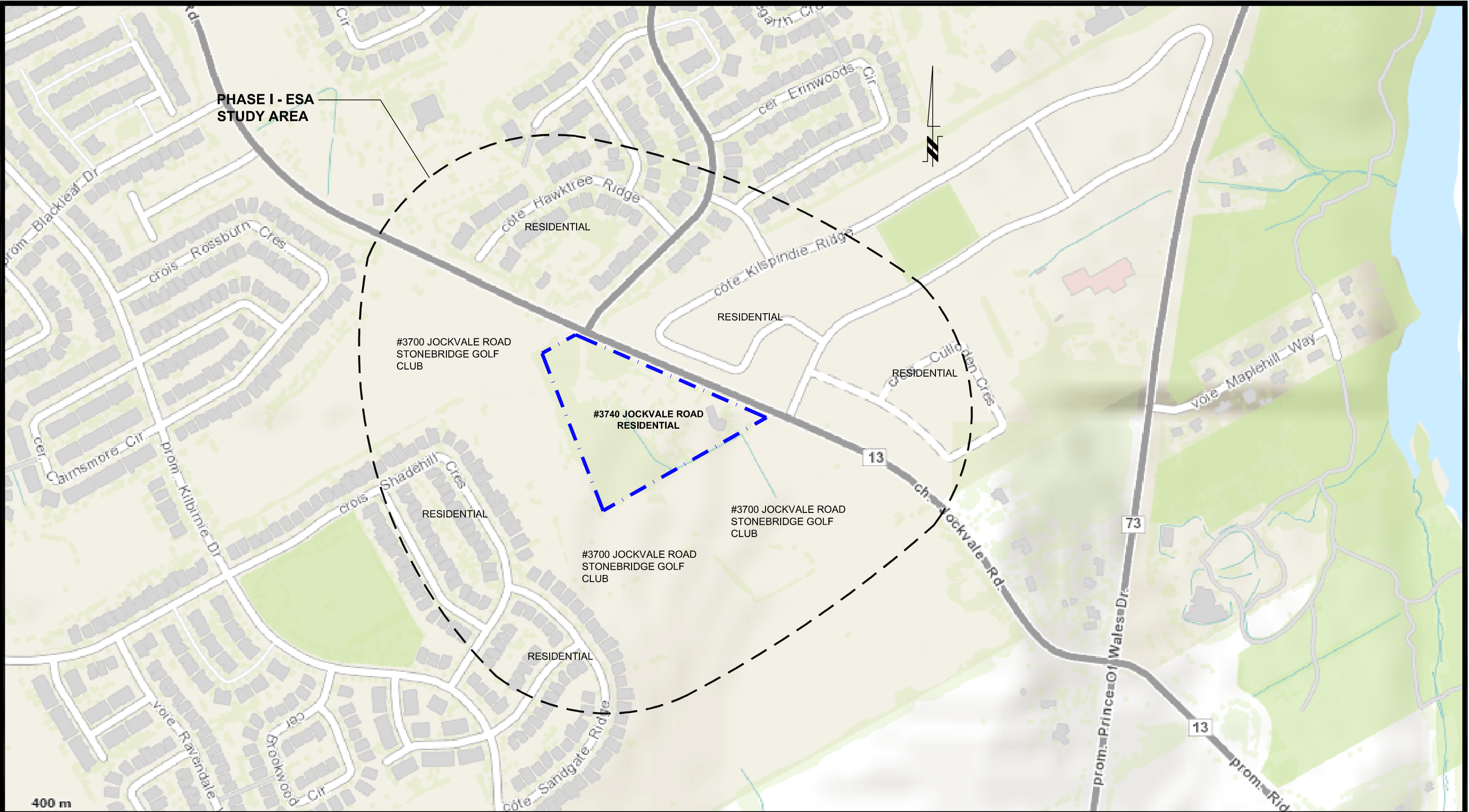
OTTAWA,  
Title:

ONTARIO

SITE PLAN

Scale:	1:1200	Date:	11/2015
Drawn by:	AG	Report No.:	PE3664-1
Checked by:	MD	<b>PE3664-1</b>	
Approved by:	MSD		
		Revision No.:	

p:\autocad drawings\environmental\pe3664\pe3664-1 site plan.dwg



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NO.	REVISIONS	DATE	INITIAL

UNIFORM DEVELOPMENTS	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
3740 JOCKVALE ROAD	
OTTAWA,	ONTARIO
Title:	
SURROUNDING LAND USE PLAN	

Scale:	1:4500	Date:	11/2015
Drawn by:	AG	Report No.:	PE3664-1
Checked by:	MD	PE3664-2	
Approved by:	MSD		
		Revision No.:	

# **APPENDIX 1**

**PLAN OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**



PART OF LOT 8  
CONCESSION 2 (RIDEAU FRONT)  
Geographic Township of Nepean  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.  
Field Work Completed December 2, 2015

Scale 1 : 500



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

Notes & Legend

- Denotes
- MH = Maintenance Hole (Unidentified)
  - MH-B = Maintenance Hole (Bell Telephone)
  - VC = Valve Chamber (Watermain)
  - CSP = Corrugated Steel Pipe
  - CSP-T = Corrugated Steel Pipe (Top)
  - TB-B = Bell Terminal Box
  - P&W/F = Post and Wire Fence
  - UP = Utility Pole
  - AN = Anchor
  - W = Well
  - T/G= = Top of Grate
  - T/P= = Top of Pipe
  - Ø = Diameter
  - + 65.00 = Location of Elevations
  - C/L = Centreline
  - = Property Line

Bearings are grid bearings, derived from the southerly limit of Part 3 on Plan 4R-14256 shown to be N58°43'25"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

SITE AREA = 29959 m<sup>2</sup>

BOUNDARY INFORMATION DERIVED FROM FIELD SURVEY,  
REGISTRY OFFICE SEARCH AND OFFICE RECORDS.

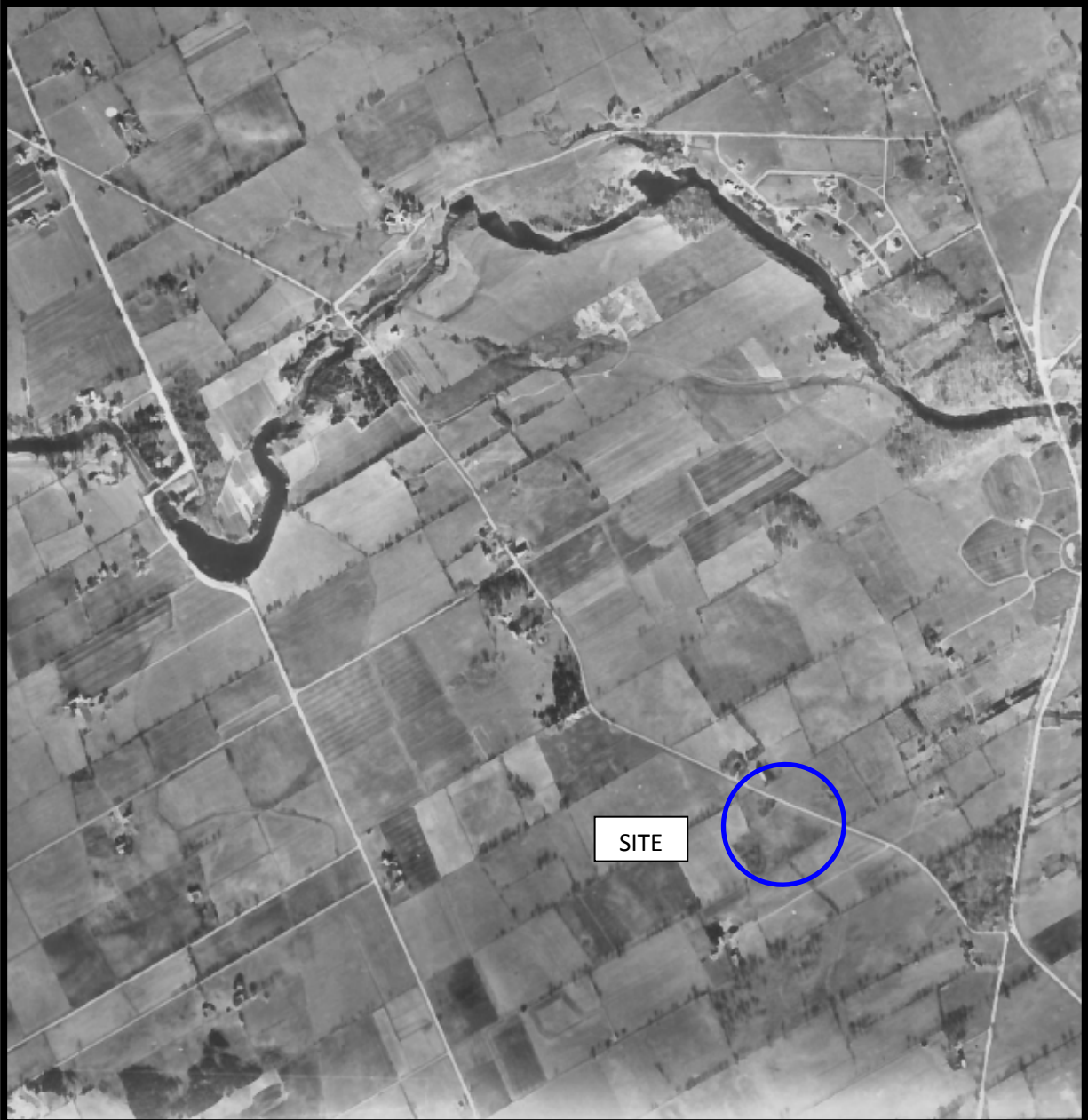
ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

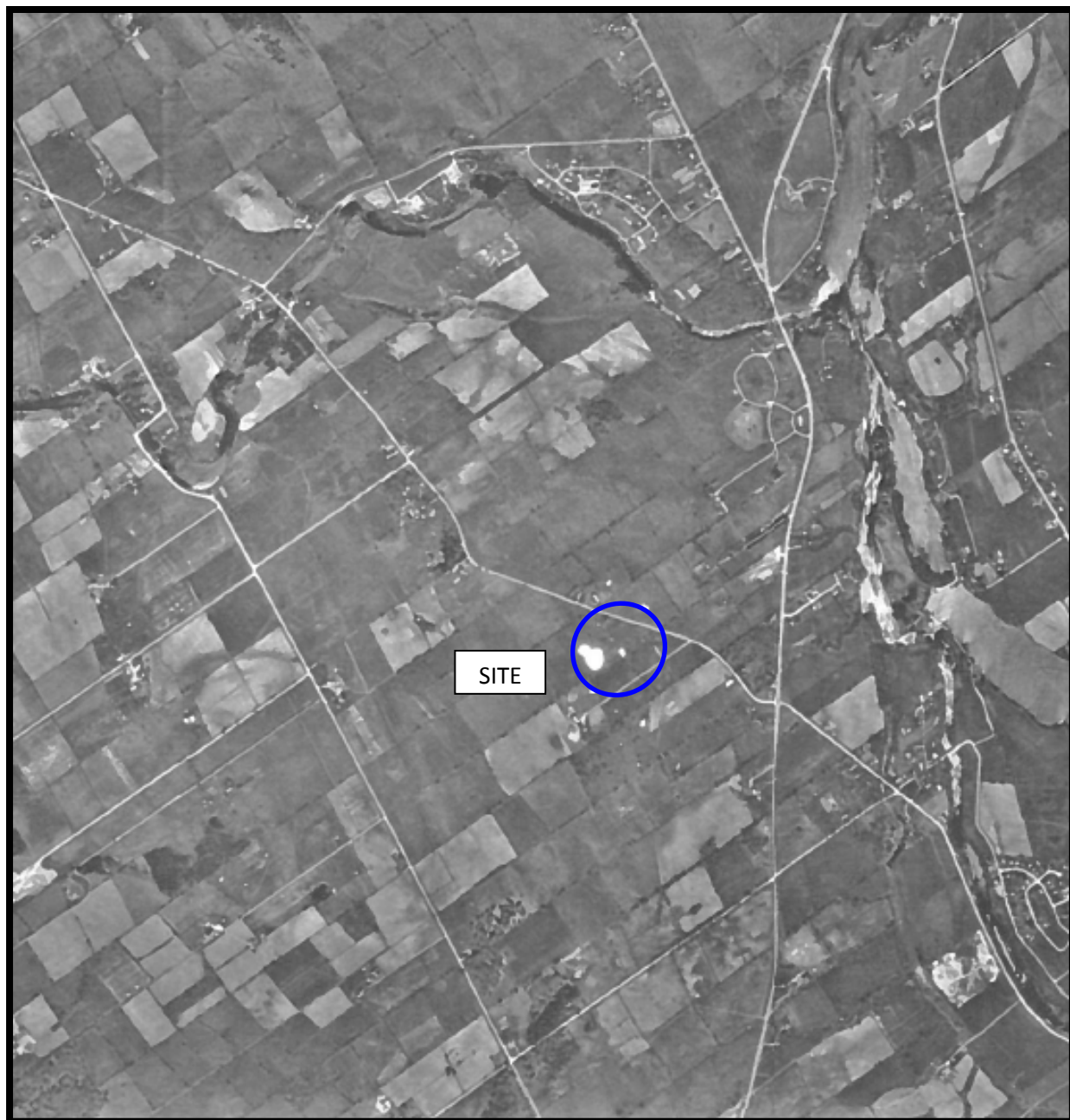
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



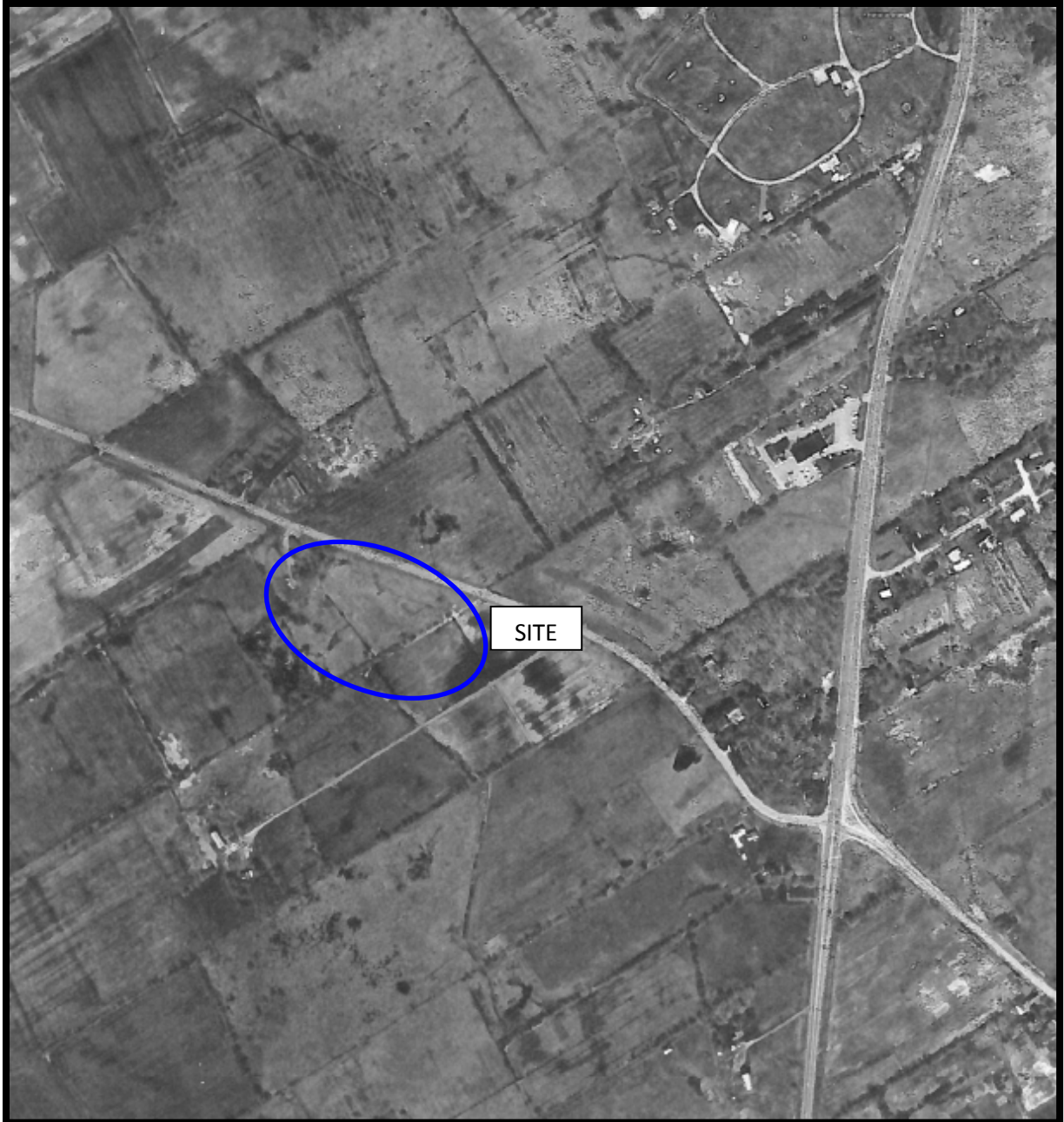


AERIAL PHOTOGRAPH  
1960

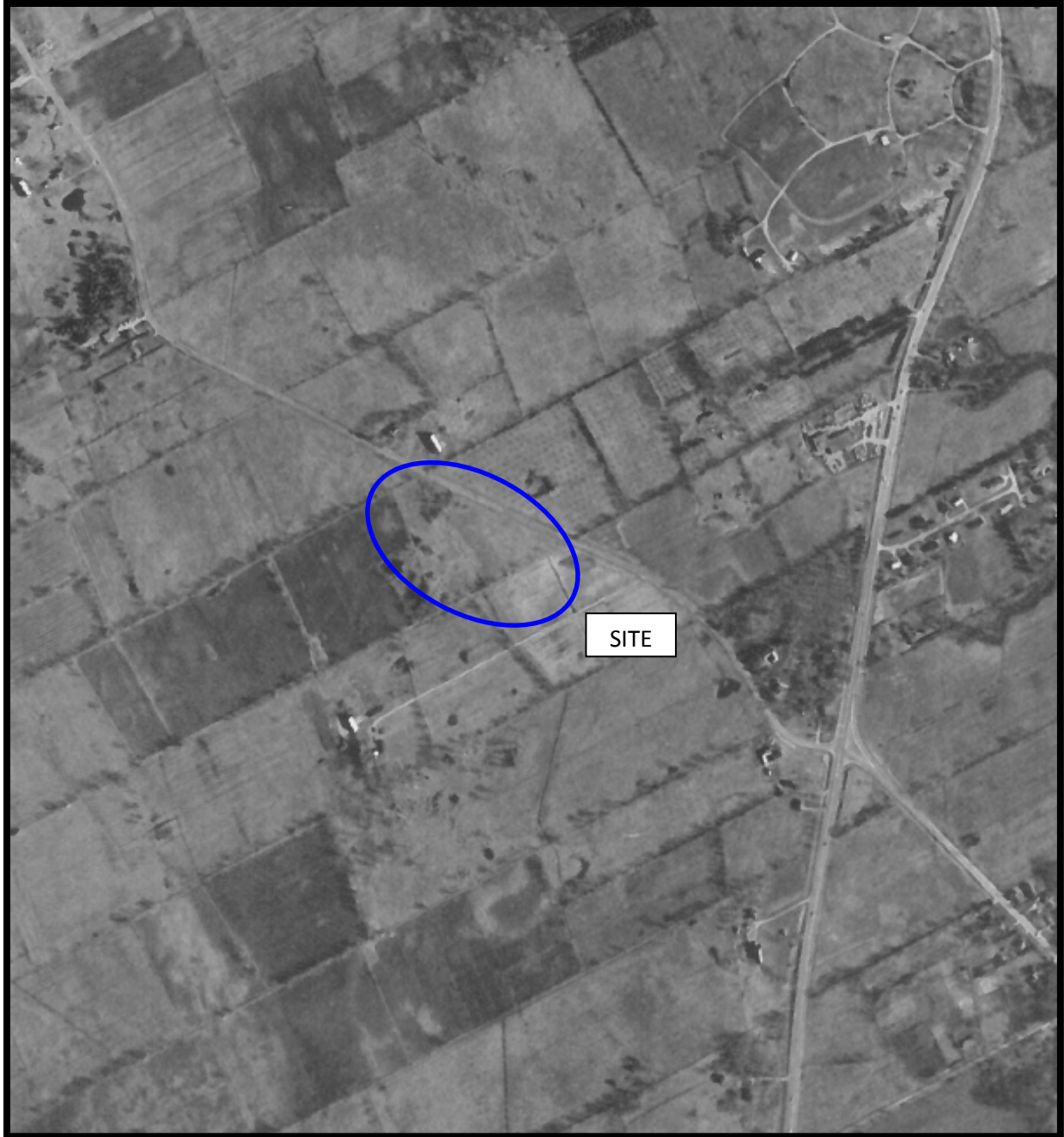




AERIAL PHOTOGRAPH  
1966

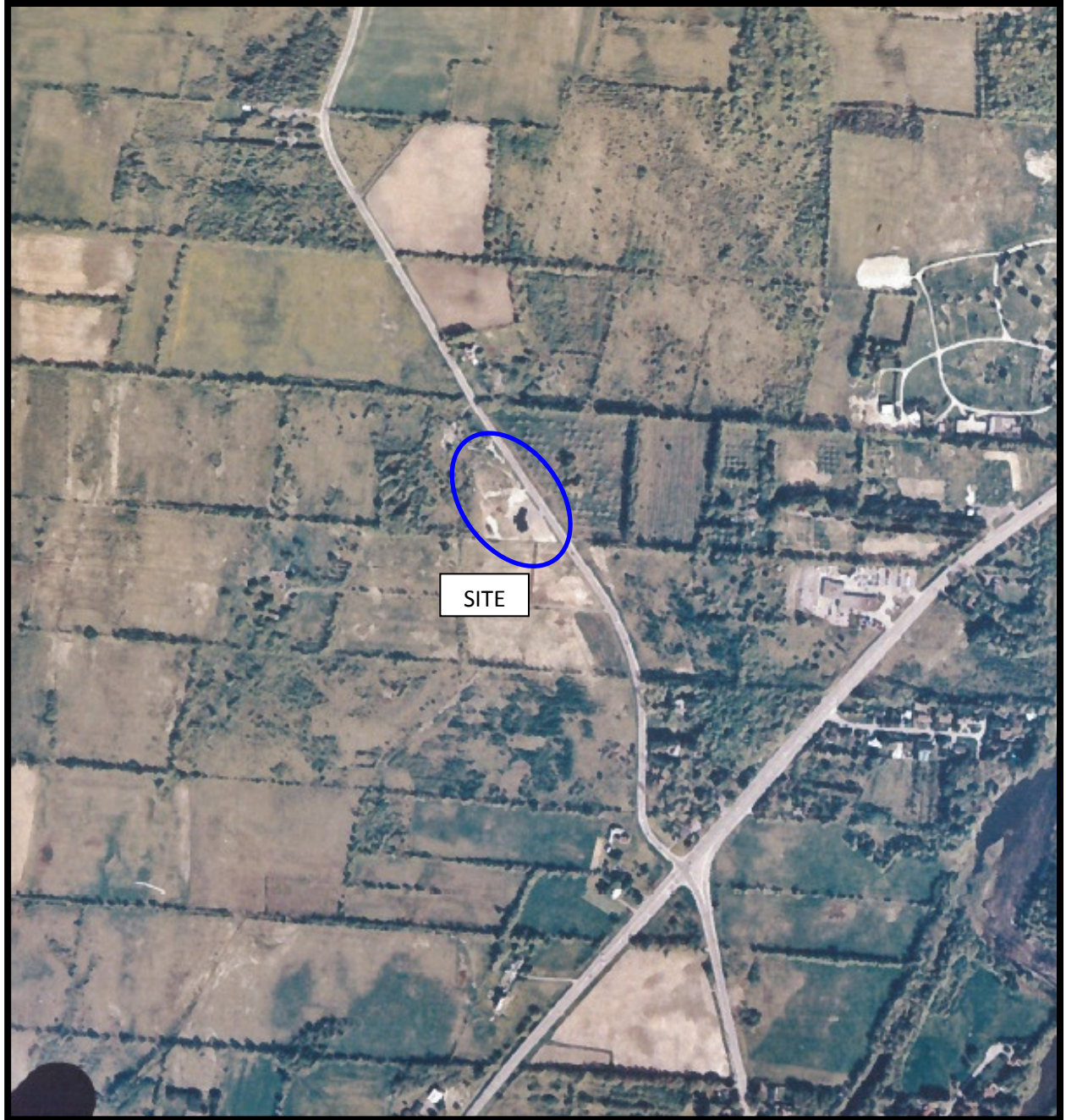


AERIAL PHOTOGRAPH  
1975



AERIAL PHOTOGRAPH  
1984





AERIAL PHOTOGRAPH  
1996

## Site Photographs

PE3664

3740 Jockvale Road, Ottawa, ON

December 3, 2015



Photograph 1: North facing side of the residential dwelling at 3740 Jockvale Road.



Photograph 2: Residential dwelling development on the north side of Jockvale Road, looking north.



## Site Photographs

PE3664

3740 Jockvale Road, Ottawa, ON

December 3, 2015



Photograph 3: Backyard of the residential dwelling, with Stonebridge Gold Course behind.



Photograph 4: Propane tank at the southeast edge of the property, looking south.



## Site Photographs

PE3664

3740 Jockvale Road, Ottawa, ON

December 3, 2015



Photograph 5: Brush and trees occupy the remainder of the site (view looking west).



Photograph 6: Open workspace area at the west end of the property, looking south. This area contains materials used for concrete forming.



## Site Photographs

PE3664

3740 Jockvale Road, Ottawa, ON

December 3, 2015



Photograph 7: Storage shed, sand, and concrete blocks at western work area of the property.



Photograph 8: Empty barrels and work materials at the western work area of the property.



# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION REQUEST**

**TSSA CORRESPONDENCE**

**MOECC WATER WELL RECORDS**

**HLUI REQUEST**

## Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agraham@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH  <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE3664	Signature/Print /Name of Requester Anna Graham		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 3740 Jockvale Road, City of Ottawa, Ontario				
Present Property Owner(s) and Date(s) of Ownership Maria lamello (> 35 years)				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable) Rocco lamello				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner <b>AND</b> tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

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

## Anna Graham

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**From:** Sarah Quibell [squibell@tssa.org] on behalf of Public Information Services [publicinformationservices@tssa.org]  
**Sent:** November-20-15 9:29 AM  
**To:** Anna Graham  
**Subject:** RE: Records search request for 3740 Jockvale Road

Good morning Anna,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail ([publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great weekend!

Regards,

Sarah



### Public Information Services

Facilities & Business Services  
3300 Bloor Street West  
Center Tower, 16th Floor  
Toronto, Ontario, M8X-2X4

Tel: 1-877-682-8772 Fax: (416) 734-3568 E-mail: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Anna Graham [<mailto:AGraham@patersongroup.ca>]

**Sent:** Friday, November 20, 2015 9:06 AM

**To:** Public Information Services

**Subject:** Records search request for 3740 Jockvale Road

Good morning,

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

3697 Jockvale Road

3700 Jockvale Road

3740 Jockvale Road

68 Hawktree Ridge

528 Kilspindie Ridge

202 Golflinks Drive

Thank you!

Anna Graham, B.Sc., M.E.S.

**patersongroup**  
solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 228

Fax: (613) 226-6344

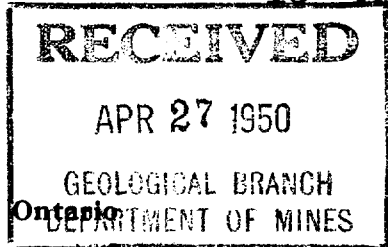
Email: [agraham@patersongroup.ca](mailto:agraham@patersongroup.ca)

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

UTM 118Z 443660 E  
19R 150107610 N  
Elev. 19R 0330  
Basin 125



The Well Drillers Act  
Department of Mines, Province of Ontario



15 No 5922

# Water Well Record

Con. 2 Lot 8 Pt. Lot  
City View Acres 15.0  
Date completed 2/11/50 (not including pump)

## Pipe and Casing Record

Casing diameter(s) 4"  
Length(s) of casing(s) 42'  
Length of screen  
Type of screen  
Type of pump  
Capacity of pump  
Depth of pump setting

## Pumping Test

Date Mar 29  
Developed Capacity  
Duration of Test 1 hr.  
Pumping Rate  
Drawdown none  
Static level of completed well 15'  
Is well a gravel-wall type?

## Water Record

Kind (fresh or mineral) fresh  
Quality (hard, soft, contains iron, sulphur etc.) hard  
Appearance (clear, cloudy, coloured) clear  
For what purpose(s) is the water to be used? farm use  
How far is well from possible source of contamination? 80'  
What is source of contamination? farm yard  
Enclose a copy of any mineral analysis that has been made of water

Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
105'	good	90'

## Well Log

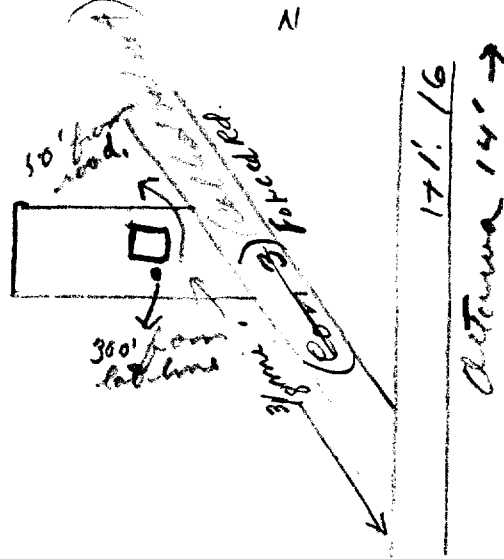
### Drift and Bedrock Record

From To  
0 ft. ....ft.

Clay	1'	26'
gravel	26'	42'
granite	42'	106'

## Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? valley  
Drilling Firm M. M. Cagher  
Address Britannia Hts.  
Recorded by M. M. Cagher Address  
Date Apr 4/50 Licence Number 489



# The Ontario Water Resources Act

## WATER WELL RECORD

Mark correct box with a checkmark, where applicable.

11

1531741

Municipality

15008

Con.

CONFIDENTIAL

02

County or District <i>Ottawa - Carleton</i>	Township/Borough/City/Town/Village <i>Rideau Front</i>	Con block tract survey, etc. <i>Con #2</i>	Lot <i>Lot #9</i>
Owner's surname <i>Monarch Construction</i>	First Name	Address <i>3584 Rockvale Rd Nepean</i>	Date completed <i>04</i> day <i>12</i> month <i>00</i> year

21

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## Easting

Northing

RC

RO

Basin Code

\_\_\_\_\_

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iii

iv


## LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
<b>Brown</b>	<b>Clay</b>	<b>Stone's</b>	<b>Packed</b>	<b>0</b>	<b>12</b>
<b>Grey</b>	<b>Clay</b>	<b>Stone's</b>	<b>Packed</b>	<b>12</b>	<b>36</b>
<b>Grey</b>	<b>Limestone</b>		<b>Hard</b>	<b>36</b>	<b>185</b>
<b>Grey</b>	<b>Sandstone</b>		<b>Hard</b>	<b>185</b>	<b>221</b>

31

32

## WATER RECORD

Water found at - feet	Kind of water		
10-13 <b>211</b>	1 <input checked="" type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> Sulphur 14 <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
15-18	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> Sulphur 19 <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
20-23	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> Sulphur 24 <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
25-28 	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> Sulphur 29 <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
30-33	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> Sulphur 34 <input type="checkbox"/> Minerals <input checked="" type="checkbox"/> Gas

## CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11 97/8"	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic		0	13-16 41
17-18 61/4"	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.188	0	20-23 41
24-25 6"	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic		41	27-30 221

<b>SCREEN</b>	Sizes of opening (Slot No.)	31-33	Diameter	34-38	Length	39-40
			inches		feet	
	Material and type			Depth at top of screen		
				41-44		
				feet		

### PLUGGING & SEALING RECORD

<input checked="" type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment	
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
41	0		
10-13	14-17		
18-21	22-25		
26-29	30-33	80	Cement Pressure grouted

PUMPING TEST	Pumping test method <sup>10</sup> 1 <input type="checkbox"/> Pump 2 <input type="checkbox"/> Boiler <b>Air</b>		Pumping rate <sup>11-14</sup> <b>15</b> GPM		Duration of pumping <sup>15-18</sup> ... <b>1</b> Hours ... <b>0</b> Mins	
	Static level <sup>19-21</sup>		Water level end of pumping <sup>22-24</sup>		Water levels during 1 <input type="checkbox"/> Pumping 2 <input checked="" type="checkbox"/> Recovery	
			15 minutes <sup>25-28</sup>	30 minutes <sup>29-31</sup>	45 minutes <sup>32-34</sup>	60 minutes <sup>35-37</sup>
	<b>15</b> feet		<b>150</b> feet	<b>30</b> feet	<b>15</b> feet	<b>15</b> feet
	If flowing give rate <sup>38-41</sup> GPM		Pump intake set at <sup>42</sup> <b>160</b> feet		Water at end of test <sup>43-45</sup> <input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy	
Recommended pump type <sup>46-49</sup> <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep		Recommended pump setting <sup>46-49</sup> <b>160</b> feet		Recommended pump rate <sup>46-49</sup> <b>10</b> GPM		

FINAL STATUS OF WELL	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

- 1 ☒ Water supply      5 ☐ Abandoned, insufficient supply      9 ☐ Unfinished  
2 ☐ Observation well      6 ☐ Abandoned, poor quality      10 ☐ Replacement well  
3 ☐ Test hole      7 ☐ Abandoned (Other)  
4 ☐ Recharge well      8 ☐ Dewatering

## WATER USE

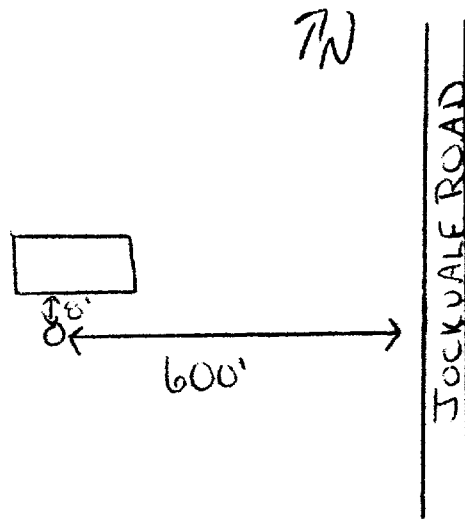
- 1 ☐ Domestic      5 ☒ Commercial      9 ☐ Not use  
2 ☐ Stock      6 ☐ Municipal      10 ☐ Other .....  
3 ☐ Irrigation      7 ☐ Public supply  
4 ☐ Industrial      8 ☐ Cooling & air conditioning

## METHOD OF CONSTRUCTION 57


- 1 ☐ Cable tool                      5 ☒ Air percussion                      9 ☐ Driving  
2 ☐ Rotary (conventional)      6 ☐ Boring                      10 ☐ Digging  
3 ☐ Rotary (reverse)              7 ☐ Diamond                      11 ☐ Other .....

### LOCATION OF WELL

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



**216846**

Name of Well Contractor <b>Splash Well Drilling</b>	Well Contractor's Licence No. <b>4877</b>
Address <b>P.O. Box 1083 Prescott, Ontario</b>	
Name of Well Technician <b>Todd Ferguson</b>	Well Technician's Licence No. <b>T478</b>
Signature of Technician/Contractor 	Submission date day <b>05</b> mo <b>12</b> y <b>00</b>

MINISTRY USE ONLY	Data source	58 Contractor	59-62	Date received	63-68	69
		4877		FEB 16 2001		
	Date of inspection	Inspector				
	Remarks					
	CSS.ES1					



# The Ontario Water Resources Act

## WATER WELL RECORD

Mark correct box with a checkmark, where applicable.

11

1531051

Municipality

Con

15908

## REF

02

County or District <b>Ottawa - Carleton</b>		Township/Borough/City/Town/Village <b>Rideau</b>		Con block tract survey, etc. <b>2</b>		Lot <b>8</b>	
<b>[REDACTED]</b>						Date completed day <b>08</b> month <b>02</b> year <b>00</b>	
<b>21</b>	Elevation Northing Easting RC Basin Code						

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

[illegible]

## WATER RECORD

Water found at - feet		Kind of water	
97	1 <input type="checkbox"/> Fresh	1 <input type="checkbox"/> Sulphur	12
	2 <input type="checkbox"/> Salty	2 <input type="checkbox"/> Minerals Gas	
113	1 <input type="checkbox"/> Fresh	3 <input type="checkbox"/> Sulphur	19
	2 <input type="checkbox"/> Salty	4 <input type="checkbox"/> Minerals Gas	
21-23	1 <input type="checkbox"/> Fresh	3 <input type="checkbox"/> Sulphur	24
	2 <input type="checkbox"/> Salty	4 <input type="checkbox"/> Minerals Gas	
25-28	1 <input type="checkbox"/> Fresh	4 <input type="checkbox"/> Sulphur	29
	2 <input type="checkbox"/> Salty	5 <input type="checkbox"/> Minerals Gas	
30-33	1 <input type="checkbox"/> Fresh	3 <input type="checkbox"/> Sulphur	34
	2 <input type="checkbox"/> Salty	4 <input type="checkbox"/> Minerals Gas	

## CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	1.88	0	46
8 3/4	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic		0	44
6	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic		44	120

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

### PLUGGING & SEALING RECORD

<input checked="" type="checkbox"/> Grout and Cement <input checked="" type="checkbox"/> Annular space				<input type="checkbox"/> Abandonment			
Depth set at - feet From                      To				Material and type (Cement grout, bentonite, etc.)			
2-13		13-17		Cement grout			
46		22-25					
25-29		30-31					

PUMPING TEST	Pumping test method <sup>10</sup> <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor		Pumping rate <sup>9</sup> <sup>11-12</sup> 9 GPM		Duration of pumping <sup>17-18</sup> 1 Hours   15 Mins	
	Static level <sup>19-21</sup> Water level end of pumping <sup>22-24</sup> 36 feet   110 feet		Water levels during <sup>25</sup> <input type="checkbox"/> Pumping <input checked="" type="checkbox"/> Recovery 15 minutes <sup>26-28</sup> 30 minutes <sup>29-31</sup> 36 feet   36 feet		45 minutes <sup>32-34</sup> 60 minutes <sup>35-37</sup> 36 feet   36 feet	
	If flowing give rate <sup>38-41</sup> GPM		Pump intake set at <sup>42-45</sup> feet		Water at end of test <sup>46-49</sup> <input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy	
	Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep		Recommended pump setting <sup>53-55</sup> 110 feet		Recommended pump rate <sup>56-59</sup> 9 GPM	

FINAL STATUS OF WELL	
1	2
3	4
5	6
7	8
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89	90
91	92
93	94
95	96
97	98
99	100

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

## WATER USE

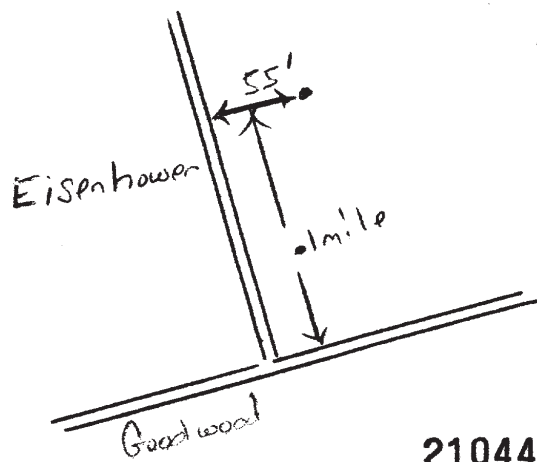
1 ☒ Domestic  
2 ☐ Stock  
3 ☐ Irrigation  
4 ☐ Industrial  
5 ☐ Commercial  
6 ☐ Municipal  
7 ☐ Public supply  
8 ☐ Cooling & air conditioning  
9 ☐ Not use  
10 ☐ Other .....

## METHOD OF CONSTRUCTION

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

## LOCATION OF WELL

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



Name of Well Contractor	Well Contractor's Licence No.
Air-Rock Drilling Co. Ltd.	1119
Address	
RR # 2 Jasper, Alta	
Name of Well Technician	Well Technician's Licence No.
Shannon Purcell	72122
Signature of Technician/Contractor	Submission date
[Signature]	16 03 00

MINISTRY USE ONLY	Data source	58 Contractor	59-62	Date received	63-68
		1119		MAR 29 2000	
	Date of inspection	Inspector			
	Remarks	CSS.ESO			

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only

MUN ☐ CON ☐ LOT ☐

RR#/Street Number/Name: #3699 Jockvale Road  
City/Town/Village: Nepean  
Site/Compartment/Block/Tract etc.: P/L 8 2  
GPS Reading: NAD 83 Zone 18 Easting 443689 Northing 5011042  
Unit Make/Model: Magellan  
Mode of Operation: ☐ Undifferentiated ☒ Averaged  
☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
	Sand			0	26.42
	Boulders			26.42	41.14
	Grey limestone			41.14	48.76
	White Sandstone				

**Hole Diameter**

Depth From	Metres To	Diameter Centimetres
0	48.76	15.23

**Water Record**

Water found at: 47.84 m

Kind of Water: ☒ Fresh ☐ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other: TESTED

After test of well yield, water was: ☒ Clear and drinkable ☐ Other, specify: NOT TESTED

Chlorinated: ☒ Yes ☐ No

**Construction Record**

Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To
15.88	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	1.48	0	21.63

**Casing**

**Screen**

Outside diam	Material	Slot No.
	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	

**No Casing or Screen**

☒ Open hole

21.03 48.76

**Test of Well Yield**

Pumping test method	Draw Down	Recovery
Subsidence	Time min	Time min
Pump intake set at - (metres)	Water Level Metres	Water Level Metres
Pumping rate - (litres/min)	1 12.5	1 23.88
Duration of pumping	2 14.9	2 20.60
Final water level and of pumping	3 16.10	3 17.70
Recommended pump type	4 18.70	4 15.50
Recommended pump depth	5 19.90	5 14.46
Recommended pump rate	6 20.90	6 14.07
If flowing give rate - (litres/min)	10 24.37	10 13.10
If pumping discontinued, give reason	15 24.80	15 13.00
	20 24.30	20 12.98
	25 23.80	25 12.94
	30 23.80	30 12.90
	40 23.80	40 12.75
	50 23.85	50 12.60
	60 23.88	60 12.55

**Plugging and Sealing Record**

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
21.03	17.98	Neat Cement Slurry	0.207
17.98	0	Bentonite Slurry	0.735

**Method of Construction**

☐ Cable Tool ☐ Rotary (air) ☐ Diamond ☐ Digging

☐ Rotary (conventional) ☒ Air percussion ☐ Jetting ☐ Other

☐ Rotary (reverse) ☐ Boring ☐ Driving

**Water Use**

☒ Domestic ☐ Industrial ☐ Public Supply ☐ Other

☐ Stock ☐ Commercial ☐ Not used

☐ Irrigation ☐ Municipal ☐ Cooling & air conditioning

**Final Status of Well**

☒ Water Supply ☐ Recharge well ☐ Unfinished ☐ Abandoned, (Other)

☐ Observation well ☐ Abandoned, insufficient supply ☐ Dewatering

☐ Test Hole ☐ Abandoned, poor quality ☐ Replacement well

**Well Contractor/Technician Information**

Name of Well Contractor: AIR ROCK DRILLING CO LTD (119)

Business Address (street name, number, city etc.): 111 RICHMOND DR K0A2Z0

Name of Well Technician (last name, first name): HOGAN DAN

Well Technician's Licence No.: T3058

Signature of Technician/Contractor: [Signature]

Date Submitted: 2006 04 05

**Location of Well**

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

Audit No.: Z 39916

Date Well Completed: 2006 03 06

Was the well owner's information package delivered? ☒ Yes ☐ No

Date Delivered: 2006 03 26

**Ministry Use Only**

Data Source: Contractor

Date Received: APR 12 2006

Date of Inspection: 2006 03 26

Remarks:

Well Record Number: 1119



City of Ottawa – ISCS Department

**INFORMAL REQUEST FOR INFORMATION PROCESS**

**INFORMATION SHEET**

***What is the informal Request for Information process?***

The City of Ottawa provides an informal process through which parties conducting research on existing or former uses of a site, often for a Phase I Environmental Site Assessment or in conjunction with an application for a development approval, can request and obtain information from the City of Ottawa regarding properties located within its boundaries. As of January 1<sup>st</sup>, 2001, this process also incorporates information from the Historical Land Use Inventory (“HLUI”), which was compiled by the former Region of Ottawa-Carleton. This database was recently updated current to 2005 data.

This informal process provides applicants with a streamlined way in which to obtain useful information from the City of Ottawa. It is called an **informal process** because it allows applicants to request information outside of the legislated process found in the *Municipal Freedom of Information and Protection of Privacy Act* (“MFIPPA”).

***What does the City of Ottawa do when it receives an informal Request for Information?***

Once the City of Ottawa receives a request for information along with the appropriate consent and signed disclaimer, the search process is triggered. Staff members from the Planning and Growth Management Branch of the Infrastructure Services and Community Sustainability Department review the Request for Information and the consent to ensure that they are complete and, if necessary, clarify any details with the requester. The request is then circulated to the following Departments within the City of Ottawa:

- City Operations: Environmental & Health Protection Division (Public Health);
- Infrastructure Services and Community Sustainability: Sewer Use Program;
- Infrastructure Services and Community Sustainability: Environmental Programs (Waste Diversion);
- City Manager’s Office: Real Estate Services Division;
- City Manager’s Office: Legal Services Division.

Staff members of the Planning and Growth Management Branch also conduct a search of the HLUI database.

The nature of the information that the Departments may have on a particular property will vary, depending on their scope of activities and mandate. Document retention periods and recording methods will also determine which information may be available regarding a particular property. As a result, the amount of information available on a property will vary on a case-by-case basis. Any information that is found regarding a particular property is then

pooled and reviewed by staff within the City of Ottawa's Planning and Growth Management Branch. The information is then provided to the requester, together with any necessary explanations.

***What are the advantages of using the informal Request for Information process?***

This process was put into place to assist applicants conducting research on a particular site in obtaining certain information. The streamlined circulation and search process has been designed to ensure that those departments that are most likely to have relevant information available regarding properties are canvassed. The staff members involved in this process are all familiar with environmental assessments and land use planning. At present, there are no fees associated with this process.

While the time required to process requests will vary depending on each property, the City of Ottawa attempts to provide a response within a 30 day time period.

***Who can submit an informal Request for Information?***

This process is available to individual and corporate landowners alike. Consultants and other third parties may also make requests on behalf of any landowner with the landowner's written consent.

***What about MFIPPA?***

This informal process is designated to operate as a limited alternative to the access to information process found in MFIPPA.

MFIPPA is a provincial statute affecting all municipalities and local boards in Ontario. It regulates public access to information contained in municipal records and sets out rules regarding protection of individual privacy. MFIPPA provides a formalized process for access to information by the public, whereby individuals may request, in writing, access to information under the custody and control of the City of Ottawa. MFIPPA also prescribes an application fee as well as processing fees for each request. Deposits are required for requests involving a substantial amount of municipal records.

Although all individuals and corporations are free to make formal requests for information under MFIPPA, the City's informal Request for Information process provides requesters with an alternative route for obtaining certain information that is in the custody and control of the City of Ottawa.

***What impact does MFIPPA have on the City's informal Request for Information process?***

The City of Ottawa must follow the rules in MFIPPA with respect to disclosure of information, regardless of whether the request for the information has been made formally under MFIPPA or informally under the City's informal Request for Information process. As

a result, the City of Ottawa may be unable to release certain information that is in its custody and control with respect to some properties.

***How is an informal Request for Information submitted?***

**Request for Information form:** Requesters must fill out the attached 'Request for Information' form and submit it to the City of Ottawa's Planning and Growth Management Branch. The location of the subject property must be clearly indicated on the form.

**Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.

**Description of the Property:** In order to assist the City of Ottawa in its search for information, please provide as much information as possible about the property, including:

- Both the municipal address and the legal description of the property;
- A site plan or key plan of the property, its location and particular features;
- A clear description of what information you are interested in receiving; and,
- Any significant dates or time frames you would like researched.

**Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning and Growth Management Branch. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.

***Where can I get more information about this process?***

You may contact Mark Young with the Planning Division at (613) 580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca) to obtain further information regarding the City of Ottawa's informal Request for Information process.

Questions, comments and suggestions are always welcome.

# DISCLAIMER

## For use with HLUI Database



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

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

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

Signed: \_\_\_\_\_

*Anna Graham*

Dated: \_\_\_\_\_

*Dec 9, 2015*

Per: Anna Graham, M.E.S.

(Please print name)

Title: Environmental Assessor

Company: Paterson Group Inc.



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

File No.: PE3664

**Request for Information**

(Informal Request)\*

**1. REQUESTER INFORMATION**

- a) Name of Requester: Anna Graham
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- 3740  
Concession: \_\_\_\_\_  
Street: Jockvale Road City/Town: Ottawa  
Postal Code: \_\_\_\_\_
- e) Legal Plan Attached: Yes ( ) No ( X )
- f) Site Owners: Maria Iamello
- g) Adjacent Property Owners: \_\_\_\_\_
- h) Date of Ownership: \_\_\_\_\_  
Previous Owner(s): \_\_\_\_\_
- i) Type of Site: ( ) vacant, ( x ) residential, ( ) commercial,  
( ) other (specify) \_\_\_\_\_
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use  
infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land  
use in the area of the site.

**2. CONFIDENTIALITY**

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

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

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

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

## POSITION

Associate and Supervisor of the Environmental Division  
Senior Environmental/Geotechnical Engineer

## EDUCATION

Queen's University, B.A.Sc.Eng, 1991  
Geotechnical / Geological Engineering

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

Associate and Senior Environmental/Geotechnical Engineer  
Environmental and Geotechnical Division  
Supervisor of the Environmental Division

## SELECT LIST OF PROJECTS

### **Environmental Engineering**

### **Geotechnical Engineering**

### **Materials Testing Quality Control**

### **Building Science**

### **Hydrogeology**

Mary River Exploration Mine Site - Northern Baffin Island  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Richmond Road Reconstruction - Ottawa  
Billings Hurdman Interconnect - Ottawa  
Bank Street Reconstruction - Ottawa  
Environmental Review – Various Laboratories across Canada - CFIA  
Dwyer Hill Training Centre – Ottawa  
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa  
Remediation Program - Block D Lands – Kingston  
Investigation of former landfill sites – City of Ottawa  
Record of Site Condition for Railway Lands – North Bay  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
Montreal Road Reconstruction - Ottawa  
Appleford Street Residential Development - Ottawa  
Remediation Program - Ottawa Train Yards  
Remediation Program - Bayshore and Heron Gate  
Gladstone Avenue Reconstruction – Ottawa  
Somerset Avenue West Reconstruction - Ottawa

**Anna Graham,  
M.E.S.**

**paterson**group

## **POSITION**

Environmental Assessor

## **EDUCATION**

McGill University, B.Sc. 2010  
Biology and English Literature

Queen`s University, M.E.S. 2012  
Environmental Studies

## **EXPERIENCE**

*2014 to Present*

**Paterson Group Inc.**  
Consulting Engineers  
Environmental Assessor

*2013 to 2014*

**Civica Infrastructure Inc.**  
Municipal Water Resources Engineering - Vaughan  
Project Support Coordinator, Project Proposal Writer

## **PROJECTS**

Environmental Impact Statements – various, Ottawa  
Phase I Environmental Site Assessments – various, Ottawa  
Flood Mapping Project Coordination – Credit Valley Conservation Authority  
Manhole Survey Tool Design and Data Processing – City of Markham  
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of Peterborough  
Drainage Study

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Sciences**

**Hydrogeology**