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Phase I Environmental Site Assessment

Vacant Land
5721, 5731 and 5741 Manotick Main Street
Ottawa, Ontario

Prepared For

The Regional Group of Companies

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April 8, 2016

Report: PE3626-1

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for the property at 5721, 5731 and 5741 Manotick Main Street in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to have impacted the subject property.

Based on a review of historical sources, the subject property has always been utilized for agricultural purposes. It is understood that at some point an unheated store house was constructed on the southern portion of the property to house seed and grain. No sources of potentially contaminating activities were identified during the review of the historical use of the subject property.

Neighbouring properties within the Phase I study area were historically agricultural lands and sparse farmsteads. Starting in the mid 20th century, the Phase I study area has progressively become increasingly residential. No evidence of potentially contaminating activities was identified during the review of historical use of the neighbouring properties within the Phase I study area.

Following the historical review a site visit was conducted concurrently with a geotechnical investigation. At the time of the site visit, the western portion of the property was utilized for cultivating soy plants. The eastern portion of the subject property is overgrown with trees and brush. Neighbouring properties at the time of the site visit consisted of residential dwellings, vacant land (residential under construction) and agricultural (to the southwest). At the time of the site visit, no sources of potentially contaminating activities were identified at the subject site or the neighbouring properties within the Phase I study area. No evidence of fill or contamination was identified during the geotechnical field work.

Conclusion

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

1.0 INTRODUCTION

At the request of Ms. Erin O'Connor of The Regional Group of Companies, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I-ESA) of the properties located at 5721, 5731 and 5741 Manotick Main Street, 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. The subject property excludes the northeast portion of 5721 Manotick Main Street, which is occupied by a residential dwelling. This portion is to be severed from the larger property and retained by the current home owner.

Paterson was engaged to conduct this Phase I-ESA by Ms. Erin O'Connor. Ms. O'Connor can be reached by telephone at (613) 230-2100.

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

Address: 5721, 5731 and 5741 Manotick Main Street, Ottawa, Ontario.

Legal Description: Part of Lot 5, Concession A, North Gower, Broken Front, City of Ottawa, Ontario.

Property Identification Numbers: 03903-0123, 03903-1560, 03903-1561 and 03903-1562

Location: The subject site is located on the east side of Manotick Main Street, to the northeast of the intersection of Manotick Main Street, Century Road East and Rideau Valley Drive north, in the City of Ottawa, Ontario.

Latitude and Longitude: 45° 13' 02" N, 75° 40' 06" W.

Site Description:

Configuration: Rectangular.

Site Area: 5.5 ha (approximate)

Zoning: V1A – Village Residential First Density Zone.

Current Use: Vacant and agricultural use.

Services: The subject site is not located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

The subject land has always been utilized for agricultural purposes. Prior to this, the land was vacant. Prior to the 1900s, a log cabin was constructed on 5741 Manotick Main Street and utilized as a store house for grain and seed.

Fire Insurance Plans

Fire Insurance Plans (FIPs) were not available for the area of the subject site.

City of Ottawa Street Directories

The limited city directories available for the area of the subject property were reviewed at approximately 10 year intervals. A residential listing (Gilman S.) was identified for the subject site (5721 Manotick Main Street) in 2011. No other listings were identified for the subject property.

Neighbouring properties identified in the 2000 and 2011 directories within the Phase I study area were limited to residential properties.

Chain of Title

A chain of title was not available for the subject property. The subject property is currently owned in part by the Gilman Family (Stephanie Gilman) and Percival Holdings Corp. It is our understanding that the property has been owned by these parties for an extended period of time.

Current Plan of Survey

Paterson was provided with a Plan of Survey of the subject site and the residential property on the north portion of 5721 Manotick Main Street, for review. The survey plan was prepared by John H. Kennedy Ltd., dated November 1998.

The survey plan shows the configuration of the properties addressed 5721, 5712 and 5741 Manotick Main Street.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on July 30, 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 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. The response from the MOECC did not identify any issued instruments for the site.

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. The response from the Ministry of Environment and Climate Change did not identify and incident reports.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. No waste management records were returned from the MOECC search.

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. No records were returned from the MOECC search.

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 within the Phase I 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 closed waste disposal sites are present in the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on April 10, 2015. No areas of natural significance were identified within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on July 30, 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 site or neighbouring properties. 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 landfills were identified in 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 August 7, 2015 to the City of Ottawa. The response from the City did not identify any potentially contaminating activities associated with the subject site or neighbouring properties within 50 m of the subject properties.

Geotechnical Investigation

Paterson conducted a geotechnical investigation of the subject property in conjunction with this report. The geotechnical investigation consisted of drilling six (6) boreholes and two (2) hand-auger holes. The geological conditions at the subject site consist of topsoil over an intermittent layer of silty sand, over an intermittent layer of silty clay on glacial till. Practical refusal was encountered at a maximum depth of 7.11 m in one of the boreholes. No evidence of deleterious fill or contamination was observed during the field work for the geotechnical investigation.

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|--|
| 1946 | The subject site appears primarily occupied by agricultural land with a building on the central portion of 5741 Manotick Main Street. Sparse trees are present along the north and east property boundaries. The Rideau River is present to the east of the subject site. Manotick Main Street (then highway 16) is present to the west of the subject site. Surrounding lands appear utilized for agricultural purposes. Neighbouring properties to the west and south of the subject site appear to be occupied by farmsteads. |
| 1967 | Manotick Main Street passes through the western portion of 5731 and 5741 Manotick Main Street. The remainder of the subject site appeared generally consistent with the previous photograph. Neighbouring properties to the north and northwest appear to be occupied by residential dwellings. Residential dwellings are also present further to the south along the Rideau River. |

- 1983 The eastern portion of the subject site appears heavily treed. The Manotick Main Street roadway is present in its present day alignment, to the west of the subject site. The structure on the central portion of 5741 Manotick Main Street appears to have been demolished. Increased residential development is present further to the south, north and across the Rideau River to the east of the subject site.
- 1996 No significant changes appear to have been made to the subject site. Increased residential development is present to the north, south and east (across the Rideau River) of the subject site.
- 2007 (City of Ottawa) The subject site appears in the present day configuration, with a laneway along the northern portion of 5721 Manotick Main Street, leading to the dwelling (to be severed from the subject property). Several vehicles associated with the residence (including a boat) are present on the eastern portion of 5721 and 5731 Manotick Main Street. No other changes appear to have been made to the subject site. Increased residential dwellings are present to the south and further to the north of the subject site.
- 2014 (City of Ottawa) No significant changes appear to have been made to the subject site. Neighbouring properties appear generally consistent. The land to the west of the subject site appears to be undergoing stripping and grading in preparation for residential development. No other changes were noted for the neighbouring properties.

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 Manotick Main Street, adjacent to the subject property is approximately 95 m ASL. The map indicated that the regional topography is variable, with land sloping towards local water courses including the Rideau River to the east and a smaller tributary to the 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, in an area of clay plains with drumlins 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 till.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of dolostone of the Oxford Formation. Overburden consists of till, with offshore marine sediments (clay and silt) in the southeast corner of the site. Drift thickness at the subject site is in the order of 5 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 July 30, 2015. The search identified a large number of domestic water supply records for the residential properties within the Phase I study area. Based on the mapping, three (3) domestic drinking wells (installed in 1956) appear to have been installed within the boundary of the subject site. It is suspected that one (1) of these wells services the residential dwelling on the east side of 5721 Manotick Main Street (to be severed from the subject property). It is our understanding that the majority of the properties within the Phase I study area utilize groundwater wells for domestic drinking water.

Water Bodies and Areas of Natural Significance

The Rideau River, located adjacent to the subject site, is the only body of water within the Phase I study area. No areas of natural significance were identified within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Brian Gilman, of the Gilman Family that has owned part of the subject site for a lengthy period of time, was interviewed over the phone as part of this assessment. Mr. Gilman indicated that subject site has always been utilized as farm land. He indicated that the land is leased to other farmers and they have recently utilized the property for cultivation of soy beans and corn. Mr. Gilman indicated that fertilizer is used at the subject site, but he is unaware of any pesticide used.

Mr. Gilman indicated that two (2) boat houses used to be present along the water's edge, now only the cribbage remains. Mr. Gilman indicated that the foundation located in the centre of the property addressed 5741 Manotick Main Street, marks the location of a former log cabin. He mentioned that the cabin was not heated and was used for storage of grain and seed. It is our understanding that the former storage building has not been utilized since before the 1900s. Mr. Gilman is unaware of any other potential structures that may have existed on the subject property.

Mr. Gilman indicated that the vehicles stored on the property (including a boat), are in good condition and no mechanical works was done on-site. Mr. Gilman was unaware of any potentially contaminating activities at the subject site or neighbouring properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted in conjunction with a geotechnical investigation on August 7, 2015. Weather conditions were sunny, with a temperature of approximately 20°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

Buildings and Structures

A stone foundation is present in the centre of 5741 Manotick Main Street, which used to support a log cabin. No structures were present on the subject site at the time of the site visit.

Site Features

The eastern portion of the subject site is occupied by thick treed brush, while the western portion of the property is occupied by agricultural land (soy crop at the time of the site visit). A gravel laneway is present on the northern portion of the subject site leading to residence on the northeast part of the subject site, on the east side of 5721 Manotick Main Street. The eastern edge of the property consists of a Rideau River shoreline.

Topography is undulating, with an overall slope down to the east, towards the Rideau River.

No transformers were identified on the subject site. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection. There were no unidentified substances observed on the subject site at the time of the assessment. The above-noted site features are shown on Drawing PE3626-1 – Site Plan.

Underground Utilities

The subject site is located in an area where residential properties are serviced by private wells and sewage systems. Public underground utility locates were obtained prior to conducting the geotechnical investigation at the subject site. No underground services were identified in the public locates.

Private water or sewage services are expected to be present in the vicinity of the residential dwelling on the eastern portion of 5721 Manotick Main Street.

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 - Residential dwellings, followed by Island View Drive;
- South - Kelly Marie Drive, followed by residential dwellings;
- East - Rideau River, followed by residential dwellings;
- West - Manotick Main Street, followed by vacant land.

Property use within the Phase I study area is shown on Drawing PE3626-2 Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

Based on the aerial photographs and discussions with Mr. Gilman, the subject property is considered to have always agricultural, with the exception of the log cabin utilized for seed storage. No potentially contaminating activities are known to have taken place at the subject site.

Potentially Contaminating Activities

As discussed throughout the report, no evidence of Potentially Contaminating Activities (PCAs) were identified for the subject site or neighbouring properties within the Phase I-ESA study area.

Areas of Potential Environmental Concern

As no PCAs were identified for the subject site or neighbouring properties within the Phase I study area, no Areas of Potential Environmental Concern (APECs) were identified for the subject site.

Contaminants of Potential Concern

Since there are no APECs for the subject site, there are no Contaminants of Potential Concern (CPCs).

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the geotechnical investigation carried out concurrently with this assessment, consisting of drilling six (6) boreholes and two (2) hand-auger holes, the geological conditions at the subject site consist of topsoil over an intermittent layer of silty sand, over an intermittent layer of silty clay on glacial till. Practical refusal was encountered at a depth of 7.11 m in one of the boreholes.

No evidence of deleterious fill or contamination was observed during the field work for the geotechnical investigation.

Contaminants of Potential Concern

As mentioned in Section 7.1, there are no APECs at the subject site, as a result, there are no CPCs for the subject site.

Existing Buildings and Structures

No buildings or structures are present on the subject site. A remnant perimeter stone foundation from a former log cabin is present in the central portion of 5741 Manotick Main Street.

Water Bodies

The Rideau River is located immediately east of the subject site. No other water bodies were identified within the Phase I study area.

Areas of Natural Significance

No areas of natural significance were identified within the Phase I study area.

Drinking Water Wells

Water well records within the Phase I study area indicate that residential dwellings within the Phase I study area utilize groundwater wells for drinking water. Three (3) drinking water well records were identified for the subject site, dated 1956.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential and agricultural. Further residential development is on-going to the west of the subject site.

Areas of Potentially Contaminating Activities and Potential Environmental Concerns

No PCAs or APECs were identified for the subject site or neighbouring properties within the Phase I study area.

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 reasonably conclude that there are no sources of potentially contaminating activities within the Phase I study area, that have the potential to generate areas of potential environmental concern on the subject site. The lack of potentially contaminating activities was confirmed by deductive elimination via a revision of 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 CONCLUSION

Assessment

A Phase I – Environmental Site Assessment was carried out for the property at 5721, 5731 and 5741 Manotick Main Street in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to have impacted the subject property.

Based on a review of historical sources, the subject property has always been utilized for agricultural purposes. It is understood that at some point an unheated store house was constructed on the southern portion of the property to house seed and grain. No sources of potentially contaminating activities were identified during the review of the historical use of the subject property.

Neighbouring properties within the Phase I study area were historically agricultural lands and sparse farmsteads. Starting in the mid 20th century, the Phase I study area has progressively become increasingly residential. No evidence of potentially contaminating activities was identified during the review of historical use of the neighbouring properties within the Phase I study area.

Following the historical review a site visit was conducted concurrently with a geotechnical investigation. At the time of the site visit, the western portion of the property was utilized for cultivating soy plants. The eastern portion of the subject property is overgrown with trees and brush. Neighbouring properties at the time of the site visit consisted of residential dwellings, vacant land (residential under construction) and agricultural (to the southwest). At the time of the site visit, no sources of potentially contaminating activities were identified at the subject site or the neighbouring properties within the Phase I study area. No evidence of fill or contamination was identified during the geotechnical field work.

Conclusion

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

9.0 STATEMENT OF LIMITATIONS

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

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

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

Paterson Group Inc.



Sean Moggridge, B.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- The Regional Group of Companies (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

Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Limited, 2013.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3626-1 – SITE PLAN

DRAWING PE3626-2 – SURROUNDING LAND USE PLAN

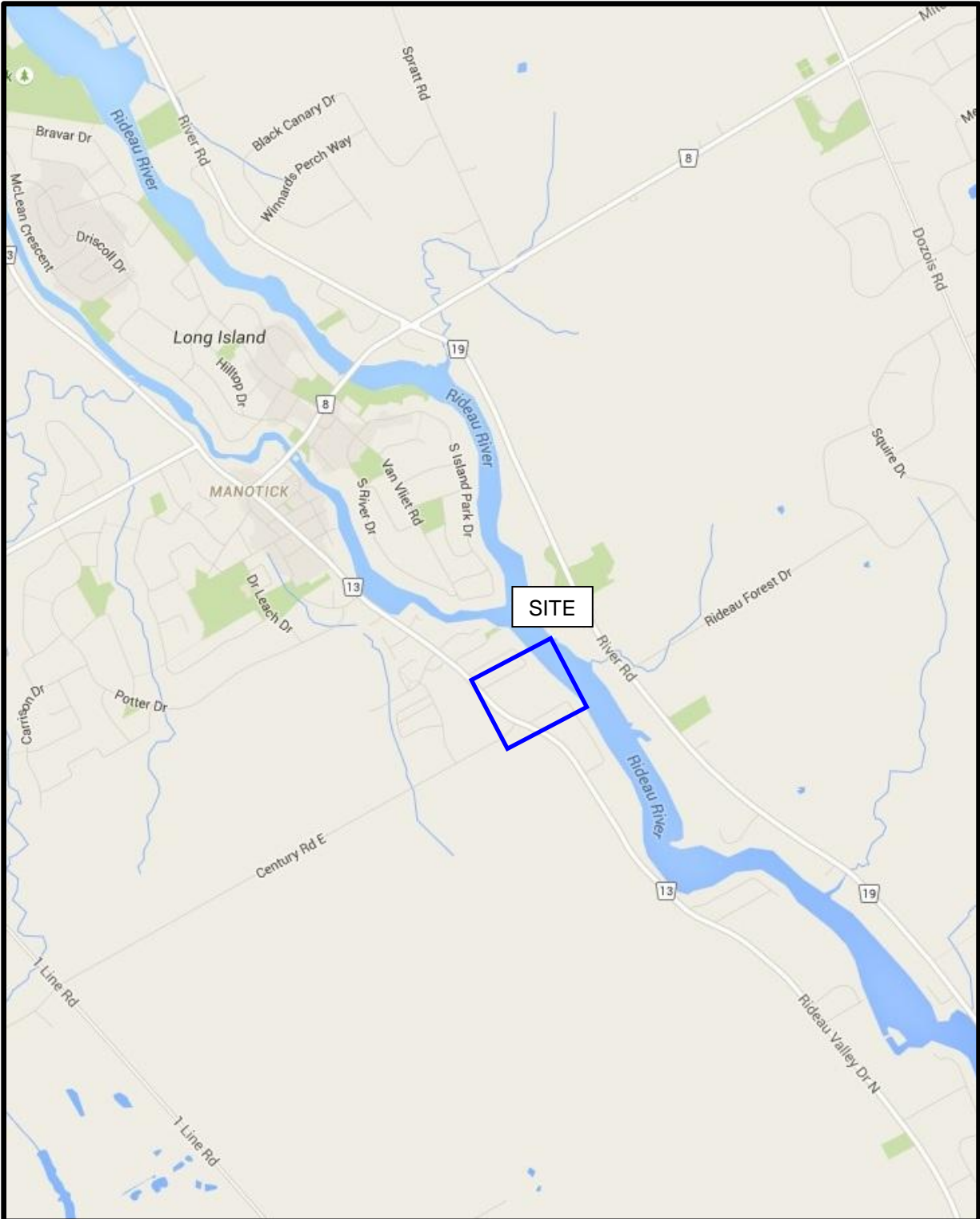


FIGURE 1
KEY PLAN

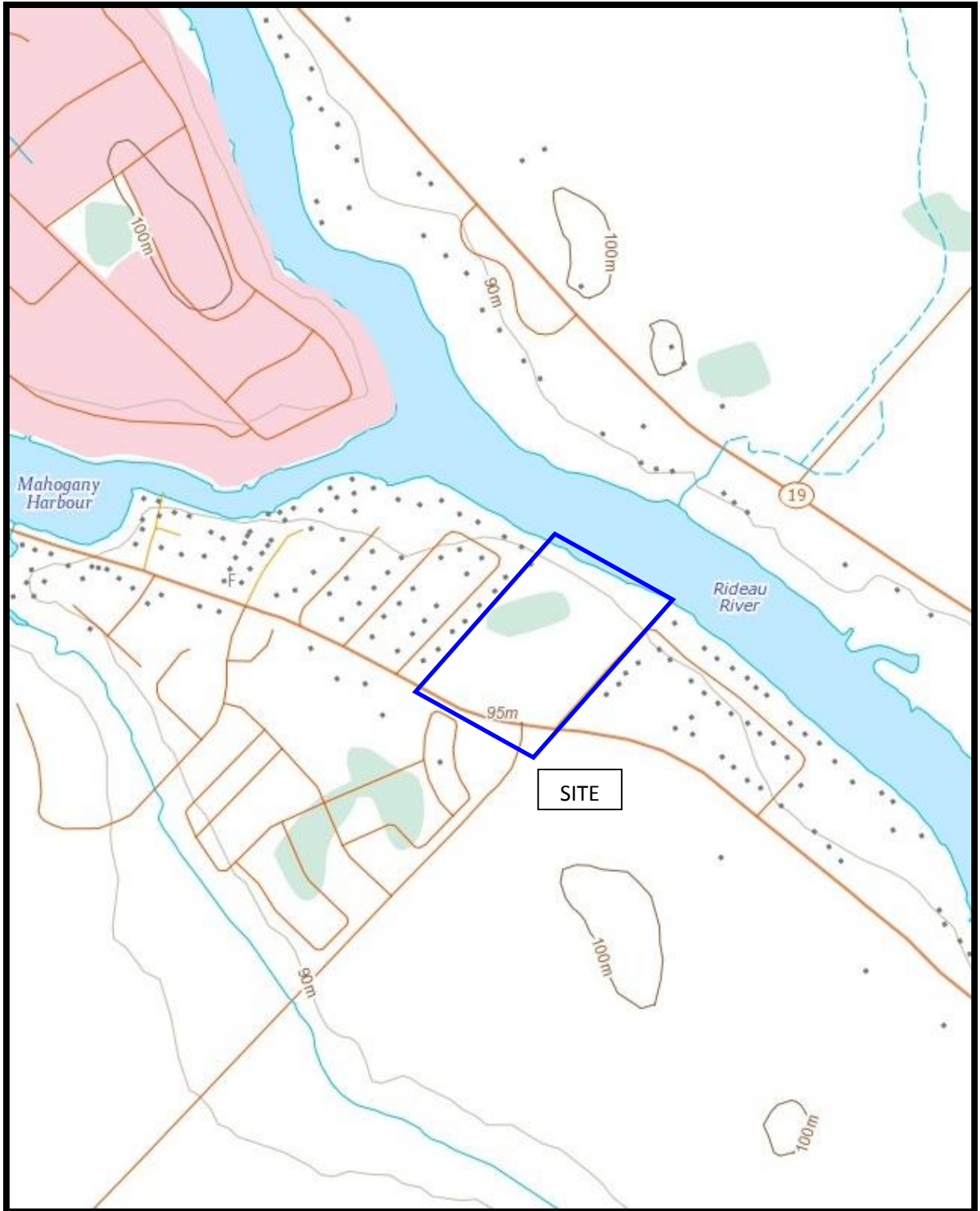
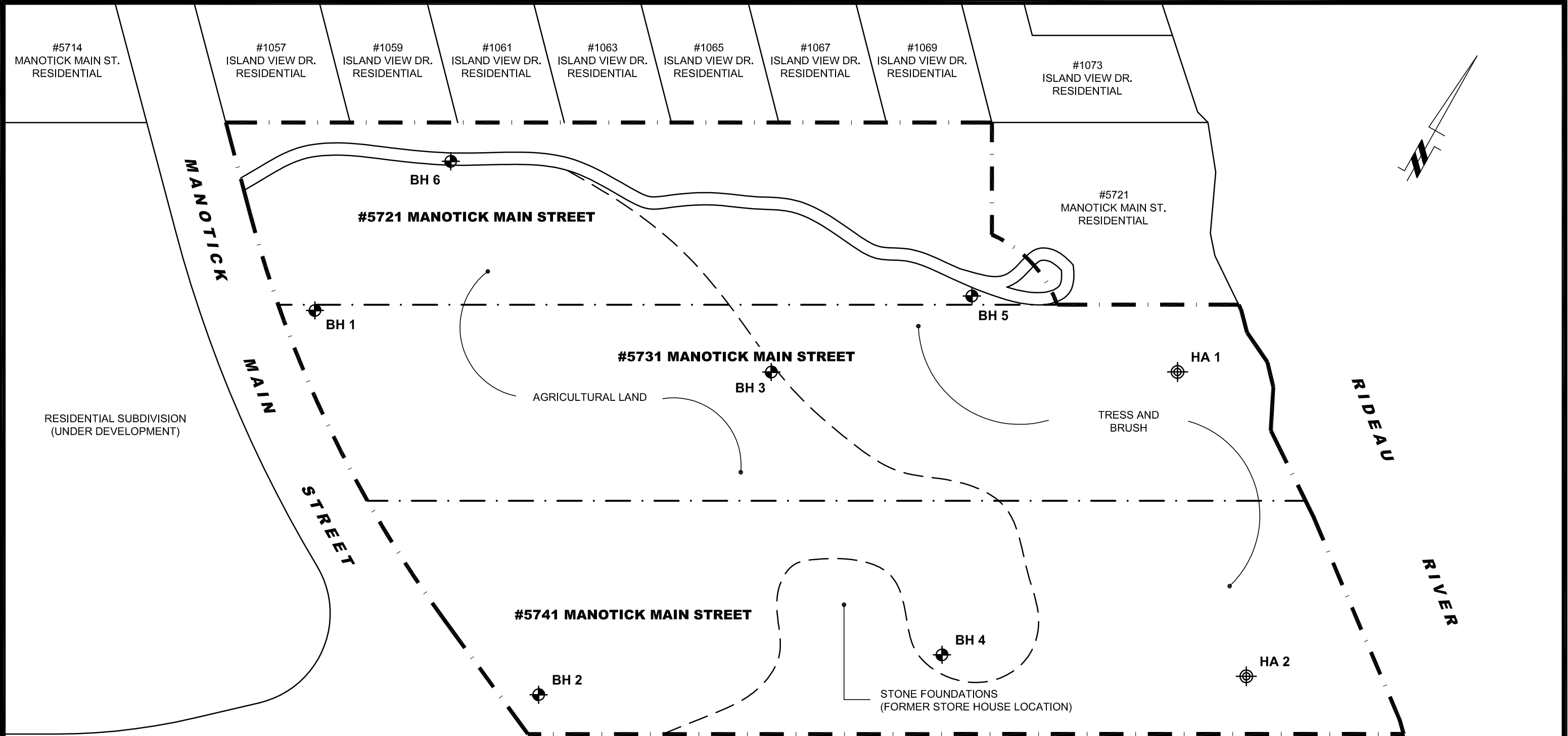




FIGURE 2
TOPOGRAPHIC MAP



LEGEND:

-  BOREHOLE LOCATION, PATERSON GROUP REPORT PG3578, 2015
-  HAND AUGER HOLE LOCATION, PATERSON GROUP REPORT PG3578, 2015

AGRICULTURAL LAND

#5730
KELLY MARIE DR.
RESIDENTIAL

#5734
KELLY MARIE DR.
RESIDENTIAL

#5738
KELLY MARIE DR.
RESIDENTIAL

#5740
KELLY MARIE DR.
RESIDENTIAL

#5744
KELLY MARIE DR.
RESIDENTIAL

#5750
KELLY MARIE DR.
RESIDENTIAL

#5749
KELLY MARIE DR.
RESIDENTIAL

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OTTAWA,
Title:

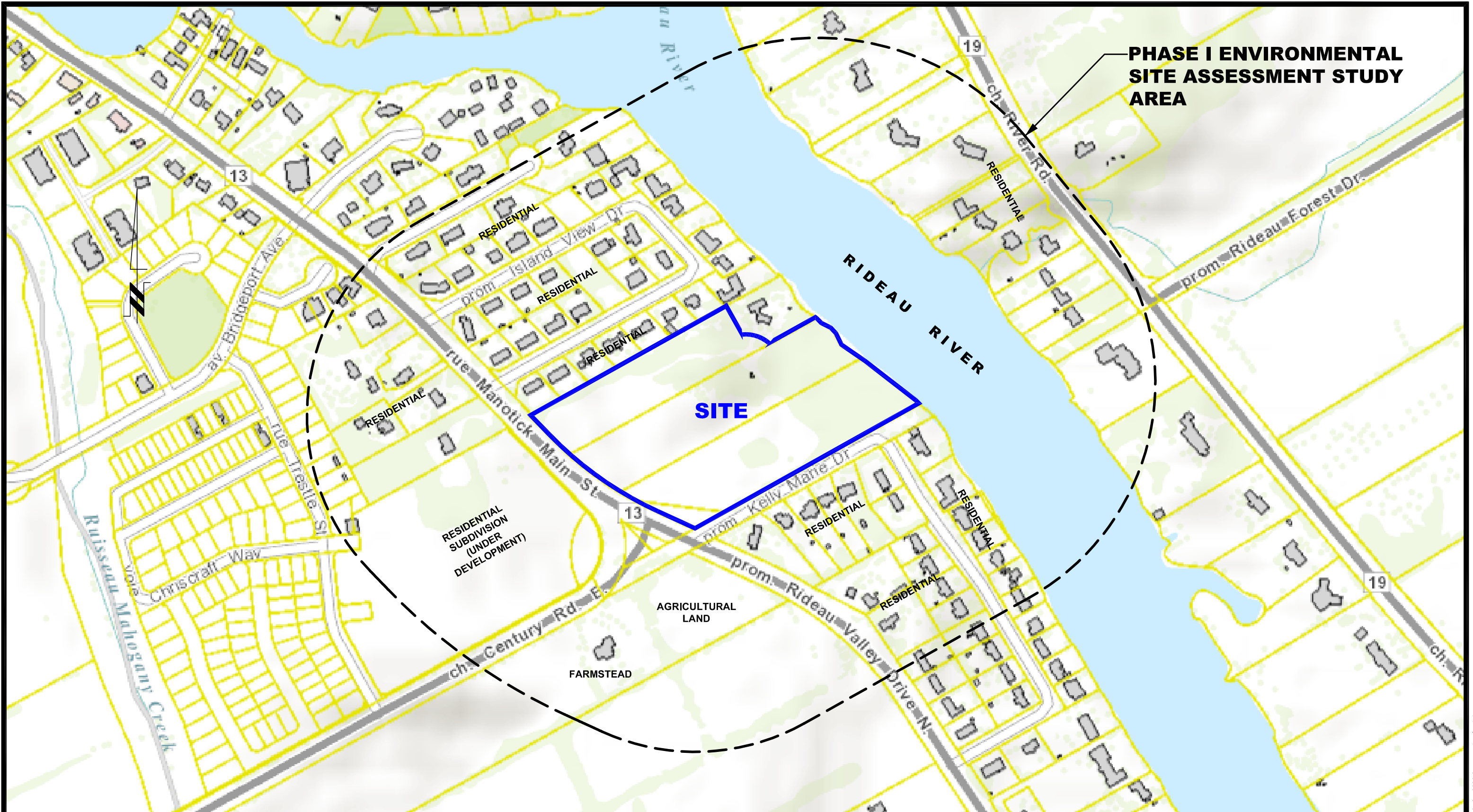
REGIONAL GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
5721, 5731 AND 5741 MANOTICK MAIN STREET

ONTARIO

SITE PLAN

Scale: 1:1250
Drawn by: MPG
Checked by: SM
Approved by: MSD

Date: 04/2016
Report No.: PE3626-1
Dwg. No.: **PE3626-1**
Revision No.: 0



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NO.	REVISIONS	DATE	INITIAL

OTTAWA,
Title:

REGIONAL GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
5721, 5731 AND 5741 MANOTICK MAIN STREET

ONTARIO

SURROUNDING LAND USE PLAN

Scale: 1:4000
Drawn by: MPG
Checked by: SM
Approved by: MSD

Date: 04/2016
Report No.: PE3626-1
Dwg. No.: **PE3626-2**
Revision No.: 0

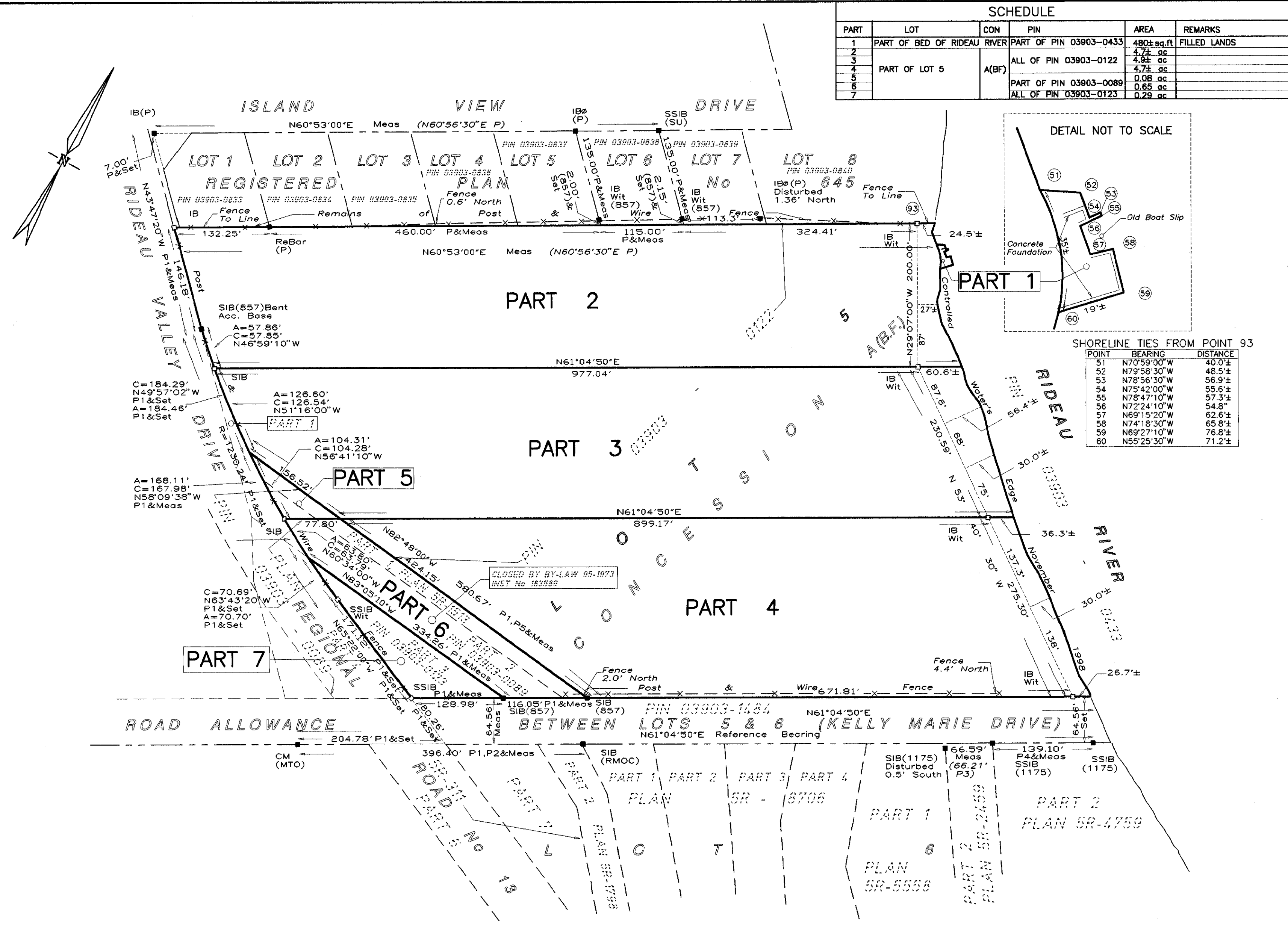
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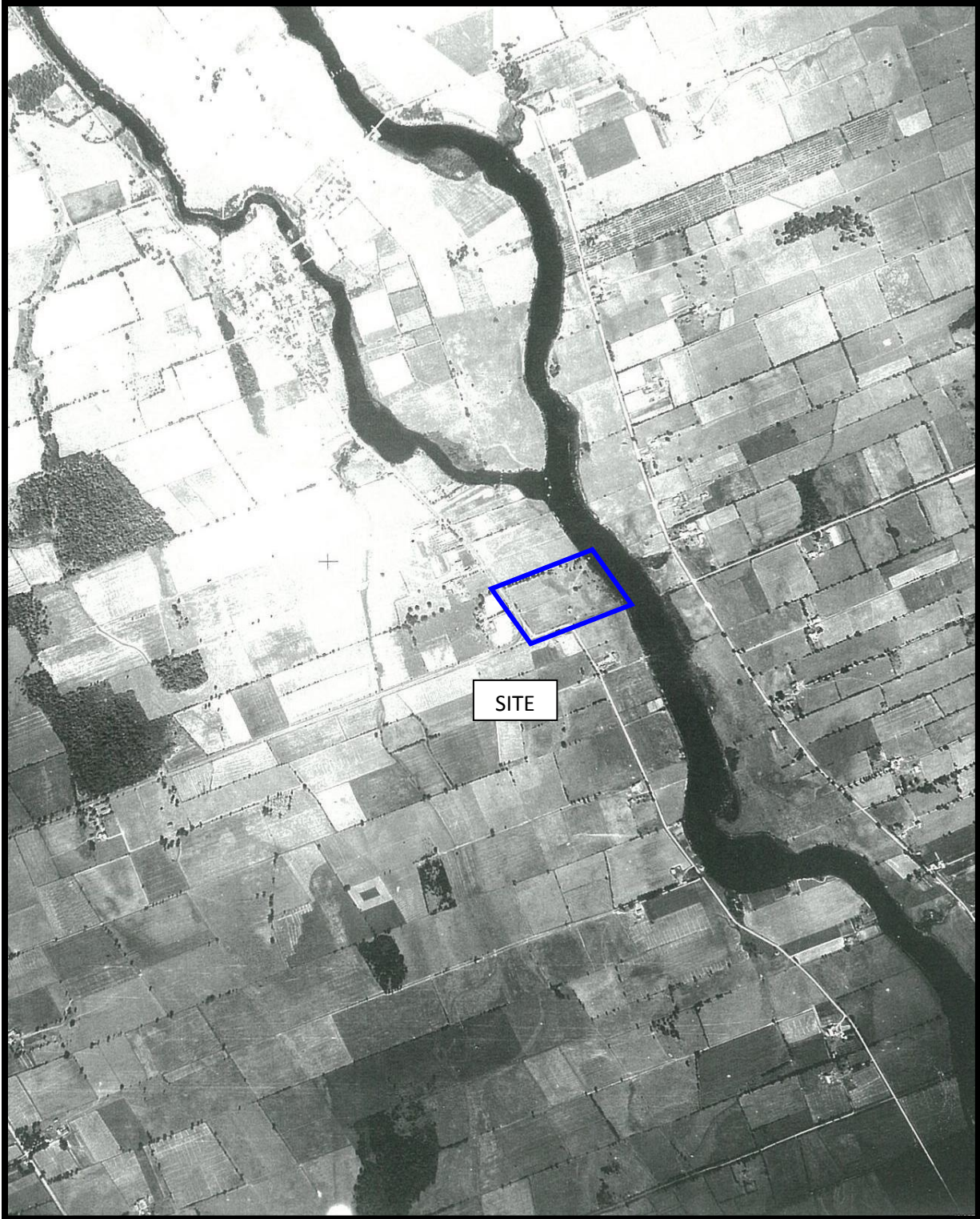
APPENDIX 1

CURRENT PLAN OF SURVEY

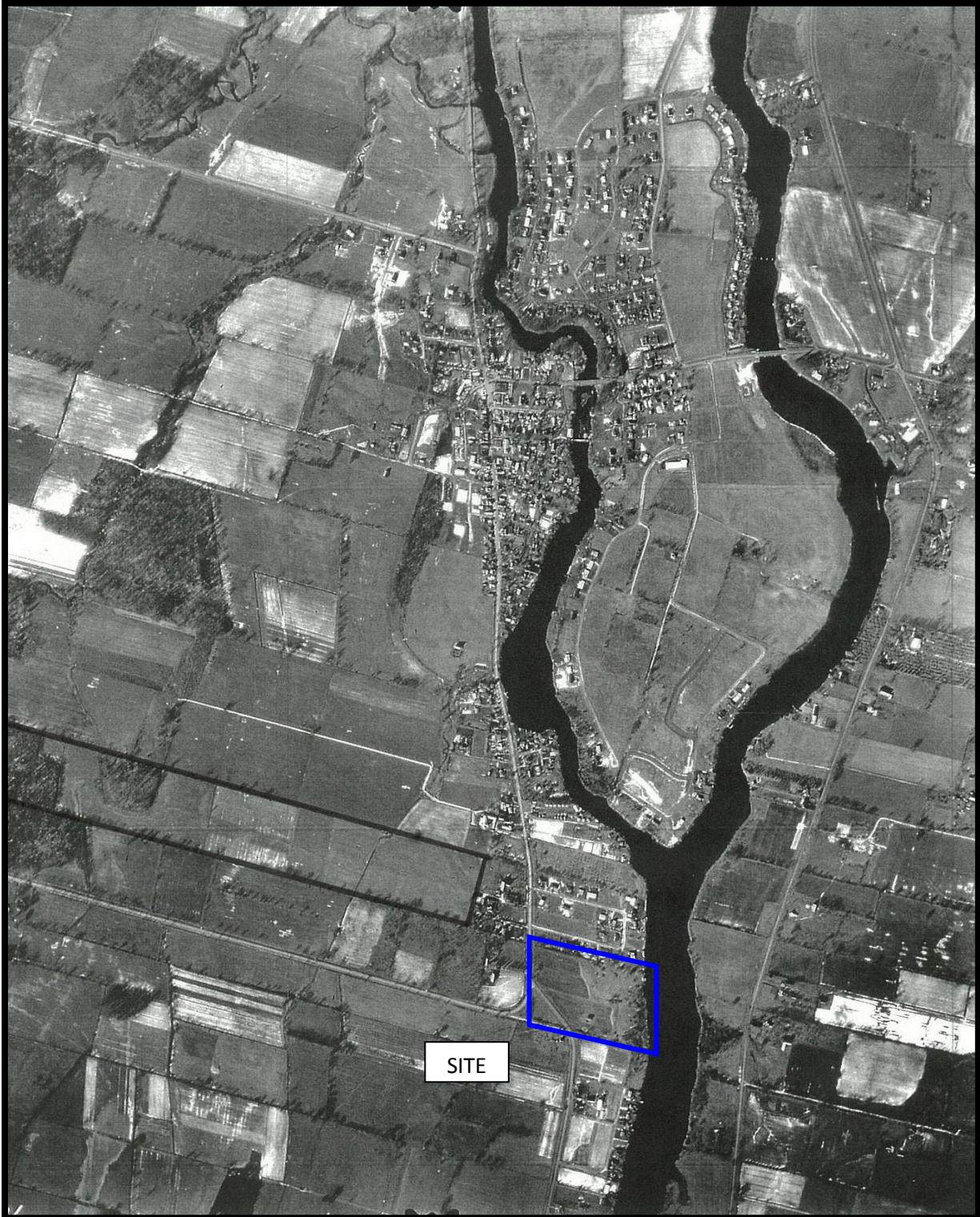
AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS





AERIAL PHOTOGRAPH
1946



AERIAL PHOTOGRAPH
1967



AERIAL PHOTOGRAPH
1983



AERIAL PHOTOGRAPH
1996

Site Photographs

PE3626

5721, 5731 and 5741 Manotick Main Street, Ottawa, Ontario

August 7, 2015



Photograph 1: View of western portion of subject site (soy crop) and Manotick Main Street, facing southwest. Photograph illustrates use of western portion of the subject site.



Photograph 2: View of the subject site, facing east. Photograph illustrates ground cover of soy crop and heavily treed brush on eastern portion of the subject site.

APPENDIX 2

MOECC FREEDOM OF INFORMATION RESPONSE

TSSA CORRESPONDENCE

HLUI RESPONSE

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

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

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

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

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télec.: (416) 314-4285



September 18, 2015

Sean Moggridge
Paterson Group Inc
154 Colonnade Rd
Ottawa, ON K2E 7J5

Dear Sean Moggridge:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2015-04822, Your Reference PE3626

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 5721, 5731, and 5741 Manotick Main Street, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Daniel Demanuele at (416) 212-3183 or daniel.demanuele@ontario.ca.

Yours truly,

For Heidi Ritscher
FOI Manager

Sean Moggridge

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: July-30-15 9:05 AM
To: Sean Moggridge
Subject: Re: TSSA Records Search, PE3626 - 5721 Manotick Main Street, Ottawa (Manotick)

Good morning Sean,

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 (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: 1-877-682-8772

On Thu, Jul 30, 2015 at 9:02 AM, Sean Moggridge <SMoggridge@patersongroup.ca> wrote:

Good morning,

Could you please conduct a search of your records for underground/aboveground storage tanks, historical spills and other incidents/infractions for the following addresses of properties located in Ottawa (Manotick), Ontario:

5714, 5721, 5731, 5741 Manotick Main Street [or Main Street (Manotick)];

101 Spindrift Circle;

1057, 1073 Island View Drive;

5730, 5749 Kelly Marie Drive;

1222 Century Road.

Thank you for your time and effort.

Sean Moggridge, B.Eng.

patersongroup

consulting engineers

Solution Oriented Engineering

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

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

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.



File Number: C10-01-15-0207

September 1, 2015

Sean Moggridge
Paterson Group Inc.
154 Colonnade Road South
Ottawa, ON
K2E 7J5

Sent via email [SMoggridge@patersongroup.ca]

Dear Mr. Moggridge,

**Re: Information Request
5721, 5731 & 5741 Manotick Main Street, Ottawa, Ontario ("Subject Properties")**

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

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

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Properties.

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Properties.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Properties. The search revealed the following:

- There are no activities associated with the properties located within 50m of the Subject Property.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community
Sustainability Department
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Direction de l'approbation des demandes
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Télé.: (613) 560-6006
www.ottawa.ca

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> 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 Properties. You may wish to contact the Ontario Ministry of Environment for additional information.

If you have any further questions or comments, please contact Kayla Blakely at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

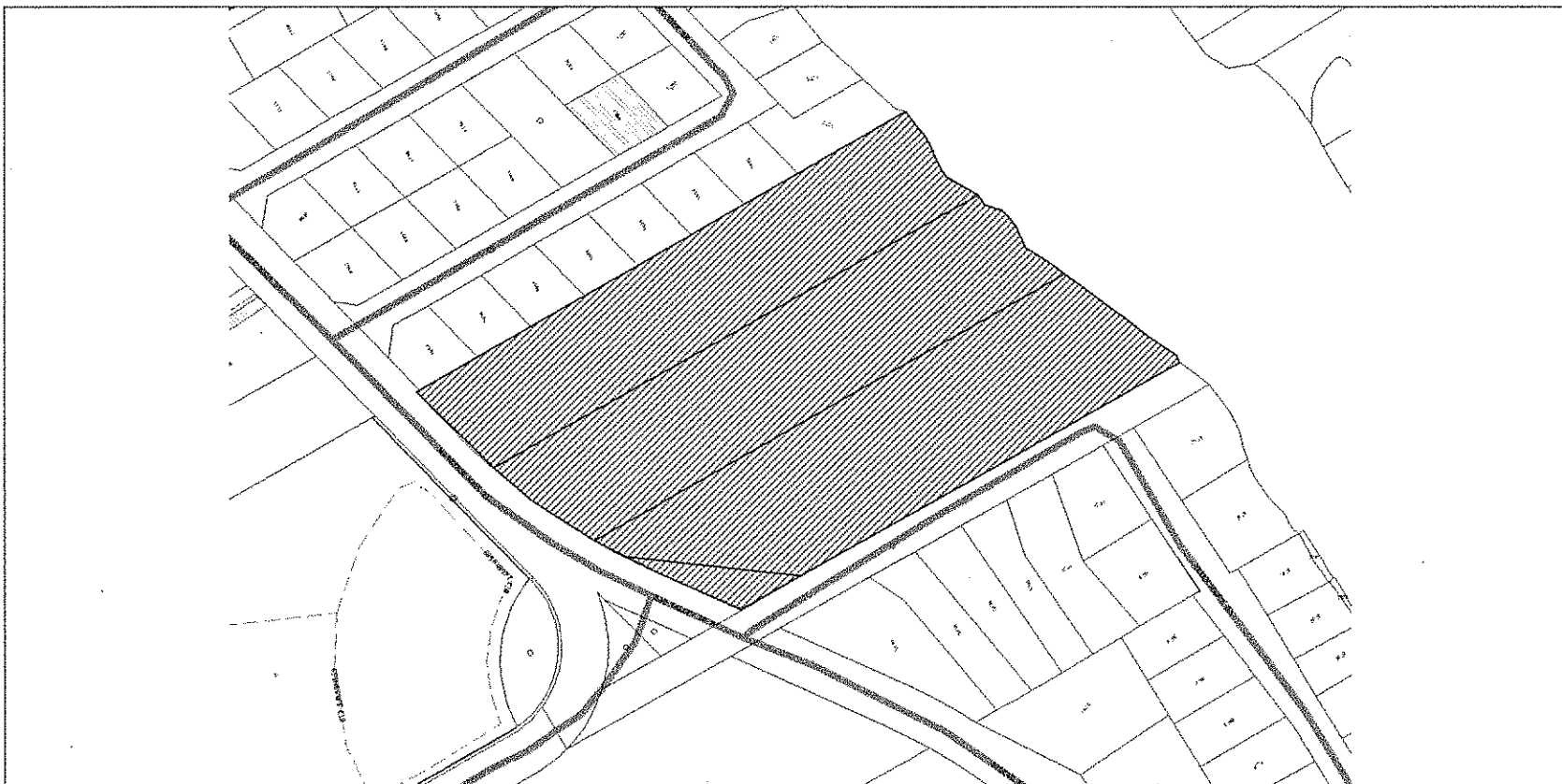
A handwritten signature in dark ink, appearing to read "Louise Sweet-Lindsay". The signature is fluid and cursive, with the first name "Louise" being more prominent.

Louise Sweet-Lindsay, MCIP, RPP
Acting Program Manager
Development Review (Suburban Services) - West
Planning and Growth Management Department

LSL/KB

Attach: 1

cc: File no. C10-01-15-0207




Scale 1: n/a

5721, 5731 and 5741 Manotick Main Street
Ottawa, ON
File # C10-01-15-0207
Ashley Faulkner



ID# = Activity Identification Number

 = Subject Site

Overview

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario
Consulting Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Rideau Centre Expansion project - Ottawa
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Investigation and Remediation – Cotton Mill Redevelopment, Cornwall
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Assessment and Remediation - North Bay Airport
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
PWGSC Building – 90 Elgin Street - Ottawa
Remediation Program - Ottawa Train Yards
MHLH Facility – CFB Petawawa
Ottawa Congress Centre
Lansdowne Park Redevelopment - Ottawa

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

**Archaeological
Services**

Sean Moggridge
B.Eng.

patersongroup

POSITION

Junior Environmental Engineer

EDUCATION

Dalhousie University, B.Eng., 2010
Environmental Engineering

EXPERIENCE

2011 to Present:

Paterson Group Inc.

Consulting Engineers
Environmental Division
Junior Engineer

SELECT LIST OF PROJECTS

Remediation Supervision of Former Alcan Plant – Kingston
Remediation Supervision of Bulk Fuel Depot Site – Ottawa
Remediation Supervision of Biohazard Site – Ottawa
Post-construction Impact Monitoring – Ottawa, Cornwall
Designated Substance and Asbestos Surveys – Various Locations, Ottawa
Asbestos Air Testing – Various Locations, Ottawa
Groundwater Monitoring and Sampling – Various Location, Ottawa
Phase I & II ESA – Various Locations, Ontario and West Quebec

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

**Archaeological
Services**