

March 13, 2013  
File: PE2550-LET.01

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Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science

Attention: **Mr. Kevin Yemm**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Former Landfill Assessment  
Richcraft's Kanata Highlands Development  
Terry Fox Drive - Ottawa**

Dear Sir,

Further to your request, Paterson Group (Paterson) have prepared this assessment letter, summarizing our review of former landfill sites in the area of the Richcraft Kanata Highlands property. In general, the property lies east of Huntmar Road, west of the road allowance between Concessions 1 and 2 (Kanata) and south of an abandoned railway line. The new section of Terry Fox Drive runs through the eastern portion of the site (this is where Terry Fox Drive turns eastward, from its predominant north-south alignment). Please refer to the attached Site Plan, which shows the location of the Richcraft site outlined in red.

A review of the 2004 City of Ottawa old landfill book identified one former landfill in the general area of the site, referred to as the March Landfill. This site is labelled Ka-1 and is located at the western end of Klondike Road, near the intersection with Second Line Road. Please refer to Site Plan for the location of this landfill in relation to the subject property. This landfill is approximately 1.8 km north of the northern boundary of the subject land.

The city landfill document indicates that there is a contaminant plume beneath the landfill that extends off site in the direction of groundwater flow, which has been investigated and determined to be to the north-northeast, ultimately towards the Ottawa River. This has been documented through a relatively extension investigation, that was carried out at the City's request. The groundwater flow direction in the vicinity of the March landfill is in the opposite direction of the Richcraft site, which places the Richcraft property up-gradient of the identified landfill site. Furthermore, there is a elevated rock ridge which forms a topographical high that runs in an east-west direction through the northern portion of the subject land. This ridge is approximately 20 m higher in elevation than the lands to north, including the area of the landfill. As a result, this ridge forms a divide in drainage areas between lands to the north of the site and lands to the south, including the subject land. The land to north of the site drains to Shirley's Brook or other small tributaries which ultimately drain to the Ottawa River. The subject site and lands further south drain to the Carp River.

Based on all of the aforementioned information, the former March Landfill is not considered to have any potential to have impacted the subject land or pose a future risk to the subject property.

## Closure

This report was prepared for the use of the Richcraft Group of Companies. We trust that this submission satisfies your present requirements. If you have any questions regarding this report, please contact our office.

Sincerely,  
**Paterson Group Inc.**



Mark S. D'Arcy, P. Eng.



### Attachments:

- Site Plan - Dwg No. PE2550-1

### Report Distribution:

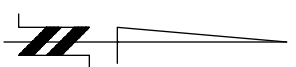
- Richcraft Group of Companies (2 copies and pdf)
- Paterson Group (1 copy)





APPROXIMATE LOCATION OF MARCH LANDFILL

APPROX. 1.8 km TO LANDFILL SITE



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Scale:	~1:15000
Des.:	MSD
Dwn:	MPG
Chkd:	MSD

RICHCRAFT GROUP OF COMPANIES  
ENVIRONMENTAL CONSULTATION  
KANATA HIGHLANDS - HUNTMAR ROAD  
OTTAWA, ONTARIO

# SITE PLAN

Dwg. No.	<b>PE2550-1</b>
Report No.:	PE2550-1
Date:	02/2013