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**Phase I Environmental Site Assessment**

3484, part of 3490 and 3592 Innes Road  
Ottawa, Ontario

Prepared For

Canadian Rental Development Services

July 10, 2018

Report: PE4288-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Canadian Rental Development Services to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 3484 and 3592 Innes Road and the northern portion of 3490 Innes 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.

According to the historical research, the subject site was first developed with a farmstead as early as 1945. The subject property represents a portion of an originally larger parcel of land, the southern part of which was sold to a developer. Historical research indicates that the property underwent four phases of construction: in the late-1960s a residential dwelling was constructed (3484 Innes Road); a residential dwelling (3592 Innes Road) was built in the mid-1970s; in 1978, the Golf Land buildings (3492 Innes Road) were added; and a two-storey model home was built in April of 2018, located east of the Golf Land rental shack (3492 Innes Road). The undeveloped portion of the subject land, to the south of the aforementioned structures, was used as a golf driving range since 1978. No environmental concerns were identified with the historical use of the subject site.

Several potentially contaminating activities (PCAs) were identified in the historical research on neighbouring properties within the Phase I study area, however, none were considered to represent areas of potential environmental concern on the subject site.

Following the historical research, an inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied by a one-storey residential dwelling and a gravel school bus parking lot (3592 Innes Road); a two-storey vacant model home; vacant storage sheds and a vacant equipment rental shack previously used by Golf Land as well as vacant land used as a driving range (3492 Innes Road); and a commercial building with a residential apartment located in the basement (3484 Innes Road). Surrounding land use is residential, commercial (along Pagé Road and Innes Road) and vacant land (south of the subject site). No additional PCAs were identified within the Phase I study area that weren't identified in the historical research.

### **Conclusion**

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

## **Recommendations**

Based on the age of the commercial/residential building located at 3484 Innes Road (late 1960s) and the residential dwelling addressed 3592 Innes Road (mid-1970s), potential asbestos containing materials (ACMs) may be present. Potential ACMs include ceiling stipple, linoleum and dry-wall joint compound, which were all observed to be in good condition at the time of the assessment. An asbestos survey of the subject structures should be completed in accordance with Ontario Regulation 278/05, if one has not been completed, prior to demolition or any major renovation activities.

Based on the age of the subject buildings constructed between the 1960s and late 1970s, lead-based paints may be present on original painted surfaces. Painted surfaces were observed to be in good condition at the time of the assessment. Lead testing should be conducted in the buildings prior to major renovations or demolition activities. Major works involving lead based painted surfaces must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

## **1.0 INTRODUCTION**

At the request of Canadian Rental Development Services (CRDS) courtesy of the Lépine Corporation, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 3484 and 3592 Innes Road and the northern portion of 3490 Innes 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. Don Schultz of the Lépine Corporation (Lépine). Lépine's offices are located at 555 Leggett Drive, Tower A, Suite 206, Ottawa, Ontario. Mr. Schultz can be reached by telephone at (613) 591-9090.

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 agreed scope-of-work and 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: 3484, northern portion of 3490 and 3592 Innes Road, Ottawa, Ontario.

Legal Description: Parts of Lot 5, Concession 3, Township of Gloucester, in the City of Ottawa, Ontario.

Property Identification Numbers: 04404-0462, 04404-0464 and 04404-0446.

Location: The subject site is located on the south side of Innes Road, between the intersections of Pagé Road and Boyer Road with Innes Road in Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 26' 49.83" N, 75° 31' 30.30" W.

### **Site Description:**

Configuration: Irregular.

Site Area: 11 hectares (approximate).

Zoning: DR – Development Reserved Zone and IL – Light Industrial Zone.

Current Use: The subject site is currently occupied by two (2) two-storey residential dwellings, one of which has a commercial office space, one (1) one-storey residential dwelling, a one-storey commercial building, several gazebos/storage sheds and a gravel parking area.

Services: The subject site is 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**

According to the air photo research, previous engineering reports and personal interviews, the portion of the subject site addressed 3490 Innes Road was developed with a farmstead prior to 1945. The farmstead is considered to have been the first developed use of the subject site. The residential structures addressed 3484 and 3592 Innes Road were developed as early as 1967 and 1976, respectively.

#### **Fire Insurance Plans**

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

#### **City of Ottawa Street Directories**

City directories from National Archives were reviewed in approximate 5-year intervals from 1992 to 2011 as part of the Phase I ESA and information was supplemented by an EcoLog ERIS report issued for the area of the subject site in 2016. Based on the rural setting, information prior to 1992 was not available in the City directories.

The subject property addressed 3490 Innes Road was first listed in the city directories in 1992 as Orleans Berryland. Subsequently, 3490 Innes Road was listed as Bad Dawg Batting Cages in 1997 and as Golfland and Sean's Snack Shack in 2007 and 2011. The two parcels addressed 3484 and 3592 Innes Road have always been listed as residential dwellings and/or commercial offices. No concerns were identified with the former use of the subject site in the directories.



The majority of neighbouring properties within the Phase I study area have been listed as residential use, however, several commercial properties within the Phase I study area have been identified as PCAs. J&M Auto Service was listed in 1992, 1997, 2007 and 2011 at 2405 Pagé Road. 3469 Innes Road was listed as Orleans Dry Cleaners in 2007 and 2011 and as Ultramar Ltd. in 2011. However, a review of aerial photographs for the Phase I study area indicates that the RFO has been located at 3469 Innes Road since the late 1980s or very early 1990s.

Based on the cross- or down-gradient location with respect to the subject site, the automotive service garage (J&M Auto Service) is not considered to represent an area of potential environmental concern (APEC) on the subject site.

Based on a review of a Phase II-ESA report conducted by Bioénié S.R.D.C. Inc. in 1998 for the Ultramar RFO located at 3469 Innes Road, no significant concentrations of volatile organic compounds (VOCs), metals, benzene, toluene, ethylbenzene and xylenes (BTEX) or petroleum hydrocarbons (PHCs) were identified within the soil or groundwater. Based on the abovementioned reports and the presence of Innes Road and underground sewer utilities separating the RFO from the subject site, the RFO is not considered to represent an APEC on the subject site.

Orleans Dry-Cleaners was contacted by Paterson on March 23, 2018 to inquire about dry-cleaning activities at 3469 Innes Road. According to an employee of Orleans Dry-Cleaners, dry-cleaning chemicals have never been used at 3469 Innes Road and it has always operated as a drop-off/pick-up location. As such, the Orleans Dry-Cleaners is not considered to represent a concern to the subject site.

### **Chain of Title**

Paterson did not request a Chain of Title for the subject site as it was determined that sufficient information was gathered from other sources, such as personal interviews, City directories, aerials photographs and previous engineering reports.

### **Environmental Reports**

The following reports were reviewed as part of this assessment:

- ❑ “Phase I Environmental Site Assessment, 3490 Innes Road, Ottawa, Ontario”, prepared by Golder Associates, dated December 2016.
- ❑ “Phase II Environmental Site Assessment, 3490 Innes Road, Ottawa, Ontario”, prepared by Golder Associates, dated December 2016.

The previous Phase I-ESA at the subject site identified three (3) exterior aboveground storage tanks (ASTs) containing furnace oil, gasoline and diesel, and one (1) 450L AST containing pesticides to the south of the current subject site; and a berm made of unknown quality fill was located on the northeast portion of the current subject site. At that time, these PCAs were considered represent areas of potential environmental contamination (APECs) on the subject site by Golder.

Several potentially contaminating activities (PCAs) were identified on neighbouring properties, which included: a former autobody garage located at 2405 Pagé Road, located approximately 75m southwest of the subject site; a salvage yard and automotive wrecking facility at 2360 Pagé Road, approximately 90m west of the subject site; a retail fuel outlet with underground fuel storage tanks (USTs) at 3469 Innes Road, located approximately 60m northwest; and a Bell Canada facility with two fuel oil USTs located at 3605 Innes Road, approximately 50m northeast from the subject site. None of the identified off-site PCAs were considered to represent APECs on the subject site by Golder.

Golder conducted the Phase II-ESA to investigate potential impacts from the previously mentioned APECs on the subject site. Three (3) boreholes were drilled in the vicinity of the ASTs and one (1) grab sample was collected from the berm on the northeast portion of the site. Based on the analytical test results, the soil sample collected from the berm, located on the subject site, as well as samples collect from boreholes drilled directly south of the subject site, met the selected MOECC standards (Table 3), with the exception of one (1) native clay sample collected in a borehole, which failed for vanadium and cobalt. It was determined that the V and Co concentrations within the sample were naturally occurring and were not considered to pose a risk to the site. It was concluded that the ASTs and fill material were not considered to have impacted the site.

### **Current Plans of Survey**

A current draft plan of survey, prepared by J.D. Barnes Limited, dated December 16, 2016, was reviewed as part of this assessment. The survey plan shows the subject site and adjacent properties in their current configuration. A topographical plan prepared by Annis, O'Sullivan and Vollebekk Ltd. and dated July 20, 2018, was also reviewed as part of this assessment. The plan of survey and topography have been included in Appendix 1. The topographical plan shows the Phase I Property boundaries and structures in their current configuration, as well as two soil berms and a wooded area on the northeastern portion of the Phase I Property.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on April 4, 2018. The subject site and adjacent properties were 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. No records were found in the MOECC database.

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

The Ontario Ministry of Environment 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. No records were found in the MOECC database.

### **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. No records were found in the MOECC database.

### **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. No records were found in the MOECC database.

### **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 Record of Site Condition (RSC) was found for the subject site or properties within the Phase I study area.

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

The Ontario Ministry of Environment 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. No active or former waste disposal sites were identified within 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 5, 2018. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April 5, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties.

Two (2) records were identified within the TSSA database for neighbouring properties.

- 3469 Innes Road – 2 active underground fuel storage tanks
- 3605 Innes Road – 1 active underground fuel storage tank

As previously mentioned in the Previous Engineering Reports section above, the two (2) properties listed in the TSSA database are not considered to have had the potential to impact the subject site.

### **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 (HLUI)**

A request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on April 9, 2018, to the City of Ottawa.

The HLUI search identified 3544 Innes Road, located directly north of the subject site, as a commercial property historically used for HVAC, construction and plumbing storage facility and offices. Based on the nature of this facility, it is not considered a potentially contaminating activity.

All other PCAs identified within the HLUI have been discussed above.

## **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:

- |      |   |
|------|---|
| 1945 | Based on the scale of the photograph, details are difficult to differentiate, however, the subject site is occupied by a farmstead. Innes Road is located north of the subject site. Surrounding lands are occupied by farmsteads or are primarily agricultural fields. |
| 1952 | No significant changes have been made to the subject site or neighbouring properties.   |
| 1958 | No significant changes have been made to the subject site or neighbouring properties.   |

- 1967      A residential dwelling has been constructed on the northwest portion of the subject site. Residential dwellings have been developed southwest, west, and north of the subject site, along Pagé Road, Innes Road and Boyer Road.
- 1976      A residential dwelling has been constructed on the northeast portion of the subject site. The barns on the subject site have been demolished and properties to the east (3604 and 3636 Innes Road) and to the northeast (3605 Innes Road), have been developed with commercial structures.
- 1987      Based on the scale and quality of the photograph, details are difficult to differentiate, however, the site has been redeveloped with some small structures. Several small structures (sheds/garages) have been built south of the subject site. A commercial structure, which possibly includes a retail fuel outlet, has been constructed northwest of the subject site at 3469 Innes Road. North of the site, across Innes Road, a subdivision has been built. The commercial properties to the east have been expanded.
- 1991      (City of Ottawa Website) The western portion of the site is occupied by Golf Land and its associated building. The northeastern portion of the subject site appears to be used as bus parking. 2405 Pagé Road, located southwest of the subject site, appears to be used as an automotive service garage or scrap yard.
- 2005      (City of Ottawa Website) No significant changes have been made to the subject site. The residential dwelling has been demolished and several trailers and vehicles are visible on the adjacent property directly west of the subject site (2305 Pagé Road). Many residential dwellings west of the subject site, along Innes Road, have been demolished. New commercial structures have been constructed and the parking area has been expanded on the property east of the subject site.
- 2017      (City of Ottawa Website) No significant changes have been made to the subject site. West of the subject site, 2305 and 2345 Pagé Road have been redeveloped with residential buildings, while 3400 Innes Road has been redeveloped with a commercial structure. The property east of the subject site appears to be vacant.

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

## **Topographic Maps**

Site topography was interpreted from topographic maps obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site is relatively flat, sloping gently downward towards the south. Site elevation varies between approximately 87 and 88 m, and site topography slopes gently downward to the south. 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. According to this physiographic map, the site is located in the St. Lawrence Lowlands. 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.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

## **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 limestone of the Bobcaygeon Formation. A 2018 subsurface geotechnical investigation conducted by Paterson identified shallow bedrock (0.6m depth) on the northern portion of the site and deep bedrock (13.7m depth) on the southwestern portion of the site. Based on the elevations, bedrock is expected to dip southwest. Overburden on the site consists of offshore marine sediments (clays and silts) with a drift thickness of 0.6-13.7m.

## **Water Well Records**

A search of MOECC’s online water well records database was completed on April 4, 2018, for all drilled wells within 250 m of the subject site. A total of sixty-five (65) well records were found within the study area. Three (3) water well records were found on the subject site. Fifty-nine water well records, drilled between 1956 and 1982, were identified on neighbouring properties. Three (3) monitoring wells were found for the property directly east of the subject site (3604 and 3636 Innes Road).

Surrounding properties are currently serviced by the City of Ottawa water system, however, private water wells may still be used by residential dwellings along Innes Road and Pagé Road. No drinking water wells were observed on the subject site during the site visit. Based on the cross-gradient location with respect to the subject site, the neighbouring property to the east is not considered to pose a concern to the subject site.

Copies of the drinking water well records located on the subject site have been included in Appendix 2.

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

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. Bilberry Creek is the closest significant water body and is present approximately 800 m northwest of the site. No areas of natural significance are known to exist within the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Mr. Martin Patterson, the current property owner, was present during the site visit. Mr. Patterson indicated that his family has owned the property since the 1960s. Mr. Patterson indicated that the residential dwellings on the property were moved during the expansion of Innes Road in the early 2000s. Paterson was informed by Mr. Patterson that the wooden structure used as a golf rental equipment facility was built by his father in 1978 and that the building has always utilized electric baseboard heaters. Mr. Patterson outlined which building materials were present in the residential dwelling addressed 3592 Innes Road. Mr. Patterson did not know of any environmental concerns related to the subject site.



## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

A site visit was conducted on May 10, 2018. Weather conditions were rainy, with a temperature of approximately 15° C. Mr. Marek Moroz from the Environmental Department of Paterson Group conducted the site investigation. 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**

The following buildings were noted at the subject site:

- A two (2) storey wood-frame residential dwelling and attached garage, with a sloped shingle roof, poured concrete foundation with a single basement level. The building is finished with vinyl siding.
- A one (1) storey slab-on-grade wooden commercial building, with a sloped shingle roof and wood siding.
- A one (1) storey residential dwelling with a sloped shingle roof, vinyl siding and a poured concrete foundation with a single basement level.
- A two (2) storey vacant model home constructed with a wooden frame and a poured concrete foundation.

#### **Storage Tanks**

No evidence of aboveground storage tanks (ASTs), underground storage tanks (USTs) or other fuels or chemical storage were on the exterior of the subject site.

#### **Water Source**

The subject buildings are serviced by the City of Ottawa water system. Private water wells may still be used by residential dwellings located along Innes Road and Pagé Road.

## **Unidentified Substances or Fill Material**

As previously mentioned, a berm was identified on the northeastern portion of the site. Based on the 2016 Phase II-ESA conducted by Golder, the fill material does not pose a concern to the subject site.

## **Groundwater Monitoring Wells**

A search of the MOECC's online water well records database was completed on April 4, 2018, for all drilled wells within 250 m of the subject site. No monitoring well records were identified in the database for the subject site. Three (3) monitoring wells were found for the property directly east of the subject site (3604 and 3636 Innes Road). Based on the cross-gradient location with respect to the subject site, the neighbouring property to the east is not considered to pose a concern to the subject site.

## **Sewage Works**

The buildings on the subject site are connected to the municipal sewage system. Surrounding properties that have been recently developed are currently serviced by the City of Ottawa sewer system. Private sewage systems may still be used by residential dwellings located along Innes Road and Pagé Road.

## **Drains, Pits and Sumps**

A drain was observed to be filled with clear and odourless water in the basement of the building addressed 3484 Innes Road. No pits or sumps were identified on the subject site. No environmental concerns were identified with regard to waste water discharge on the subject site.

## **Waste Storage and Disposal**

Waste produced on the site is limited to garbage, recyclables and organic waste. Waste produced by the tenants of 3484 and 3490 Innes Road is stored in a large bin located near the Golf Land rental shack. Tenants within 3592 Innes Road store the waste on the exterior of the site, behind the building. Used vegetable oil is stored in drums in front of the food truck located at 3490 Innes Road. Waste pickup occurs on a weekly basis by the City of Ottawa, except for the used vegetable oil, which is picked up on-call.

## **Railway Lines**

There are no railway lines within the Phase I study area.

### **Ozone Depleting Substances (ODSs)**

Potential sources of ODSs observed on site include air conditioners, refrigeration units, and fire extinguishers. These appliances should be regularly serviced by a licensed contractor.

### **Polychlorinated Biphenyls (PCBs) and Transformer Oil**

Several pole-mounted transformers were observed north of the subject site, along Innes Road and one (1) pole-mounted transformer was observed on the subject site, near the school bus parking area. No signs of leaks or staining were observed on/or around the electrical equipment, the transformer units or poles at the time of the site visit. No concerns were identified with respect to PCBs or transformer oil on the exterior of the subject site.

### **Interior Assessment**

A general description of the interiors of the buildings is as follows:

Commercial/residential building addressed 3484 Innes Road:

- Floors consist of a combination of carpet, laminate, ceramic tile and poured concrete.
- Walls consist of drywall and/or plaster and concrete in the basement.
- Ceilings consist of drywall and ceiling stipple.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

The building is currently heated by a natural gas fired furnace. Insulation within the building consists of blown-in cellulose type insulation, according to Mr. Martin Patterson.

Commercial building (Golf Land rental shack) addressed 3490 Innes Road:

- Floors consist of a combination of linoleum and wood.
- Walls consist of wood panelling.
- Ceilings consist of plaster and/or drywall, ceiling stipple, and stick-on ceiling tile.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

The building is heated with electric baseboard heaters.

Two (2) storey model home located at 3490 Innes Road:

- Floors consist of a combination of hardwood, poured concrete, ceramic tile and carpet.
- Walls consist of drywall and concrete in the basement.
- Ceilings consist of drywall, wood decking, ceiling stipple.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

The model home was observed to be heated with a propane fired furnace.

Access to the residential dwelling addressed 3592 Innes Road was not possible during the site visit but a description of the building materials was provided by Mr. Martin Patterson and are as follows:

- Floors consist of a combination of carpet, modern vinyl floor tile and unfinished poured concrete.
- Walls consist of drywall and concrete in the basement.
- Ceilings consist of drywall and ceiling stipple.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

The building was said to be heated by a natural gas-fired furnace.

### **Fuel and Chemical Storage**

No evidence of fuel storage tanks was observed during the site visit. Chemical storage within the subject structures was limited to commercially-available cleaning products and paints, which were properly stored and are not considered to represent an environmental concern to the Phase I Properties.

### **Hazardous Building Materials**

Based on the age of the building located at 3484 Innes Road (late 1960s) and the residential dwelling addressed 3592 Innes Road (mid-1970s), potentially asbestos containing materials (ACMs) may be present. Potential ACMs include ceiling stipple, linoleum and dry-wall joint compound, which were observed to be in good condition at the time of the assessment. Additionally, lead-based paints may be present on original painted surfaces. Painted surfaces were observed to be in good condition at the time of the assessment. No immediate concerns with regards to hazardous building materials were identified on the subject property.

## Site Features

The subject site has a relatively flat topography, which dips gradually towards the south. The site is primarily grass and gravel covered, while the part of the site that is under development is soil covered. Trees and brush are located on the eastern perimeter of the site. Several areas near Innes Road are asphalt covered. The four buildings on the subject site are located on the northern portion of the site, near Innes Road. As previously mentioned, two berms made of soil are located on the northeastern portion of the site, south of the school bus parking area. Drainage consists primarily of infiltration and some runoff to ditches located on the east and west perimeters of the 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 - Innes Road and residential dwellings on the south side of Innes Road followed by residential dwellings on the north side of Innes Road and commercial properties, including an Ultramar retail fuel outlet (RFO);
- ❑ South - Agricultural lands and storage sheds;
- ❑ East - Vacant commercial properties followed by undeveloped land
- ❑ West - Residential properties followed by Pagé Road.

As previously mentioned, the identified potentially contaminating activities within the Phase I study area are not considered to represent areas of potential environmental concern on the subject site.

No other PCAs were identified in the Phase I study area. Property use within the Phase I study area is shown on Drawing PE4288-2 - 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 associated potentially contaminating activities dating back to the first developed use of the site.

<b>Table 1 - Land Use History 3484, northern portion of 3490 and 3592 Innes Road</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities</b>	<b>Potential Environmental Concerns</b>
Prior to 1945	Residential and agricultural	None	None
1945-1978	Residential and agricultural	None	None
1978-Present	Commercial (office and mini-put/driving range) and residential	None	None

#### **Potentially Contaminating Activities**

The following Potentially Contaminating Activities were identified within the Phase I study area:

- Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and Associated Products Storage in Fixed Tanks” - this PCA was identified based on the active aboveground fuel (heating oil, gasoline and diesel) tanks located 30m south of the subject site; the presence of a retail fuel outlet (RFO) located 60m northwest of the subject site at 3469 Innes Road; and on the presence of underground storage tanks (USTs) located approximately 50m northeast of the subject site at the Bell Canada facility addressed 3605 Innes Road.
- Item 49, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Salvage Yard.” - this PCA was identified based on the Cash 4 Scrap recycling facility located at 2360 Pagé Road, approximately 90m west of the subject site.

- Item 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Storage, maintenance, fuelling and repair of equipment vehicles, and material used to maintain transportation systems.” - this PCA was identified based on the presence J&M Auto Service garage approximately 75m southwest of the subject site at 2405 Innes Road.

As previously mentioned, based on the separation distance and the down- and/or cross-gradient location with respect to the subject, the presence of Innes Road and the associated underground utilities and on previous engineering reports, the above mentioned PCAs are not considered to represent areas of potential environmental concern (APECs) on the subject site.

Land use within the Phase I study area is shown on Drawing PE4288-2 - Surrounding Land Use Plan.

#### **Areas of Potential Environmental Concern**

No Areas of Potential Environmental Concern were identified on the subject site or within the Phase I study area.

#### **Contaminants of Potential Concern**

No Contaminants of Potential Concern (CPCs) were identified on the subject site.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 3-10 m. Overburden on the site consists of offshore marine sediments (clays and silts). A 2018 subsurface geotechnical investigation conducted by Paterson identified shallow bedrock (0.6m depth) on the northern portion of the site and deep bedrock (13.7m depth) on the southwestern portion of the site. Based on the elevations, bedrock is expected to dip southwest. Overburden across the site ranges in thickness from 0.6 to 13.7m.

#### **Contaminants of Potential Concern**

As per Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

## **Existing Buildings and Structures**

The subject site is currently occupied by the aforementioned residential dwelling, commercial building with basement apartment, model home and Golf Land shack and storage sheds associated with the driving range.

## **Water Bodies**

There are no water bodies on the subject site or within the Phase I study area. The closest water body is Bilberry Creek, located approximately 800m north of the site.

## **Areas of Natural Significance**

No areas of natural significance were identified on the site or in the Phase I study area.

## **Drinking Water Wells**

A search of MOECC's online water well records database was completed on April 4, 2018, for all drilled wells within 250 m of the subject site. A total of sixty-five (65) well records were found within the study area. Three (3) water well records were found on the subject site. Fifty-nine water well records, drilled between 1956 and 1982, were identified on neighbouring properties.

Surrounding properties are currently serviced by the City of Ottawa water system, however, private water wells may still be used by residential dwellings along Innes Road and Pagé Road. No drinking water wells were observed on the subject site during the site visit.

Copies of the drinking water well records located on the subject site have been included in Appendix 2.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is currently residential and has historically been commercial, residential and agricultural.

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

As per Section 7.1 of this report, the identified Potentially Contaminating Activities within the Phase I study area are not considered Areas of Potential Environmental Concern.



### **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 APECs on the subject site. A variety of independent sources were consulted as part of this assessment, 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**

Paterson Group was retained by Canadian Rental Development Services to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 3484 and 3592 Innes Road and the northern portion of 3490 Innes 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.

According to the historical research, the subject site was first developed with a farmstead as early as 1945. The subject property represents a portion of an originally larger parcel of land, the southern part of which was sold to a developer. Historical research indicates that the property underwent four phases of construction: in the late-1960s a residential dwelling was constructed (3484 Innes Road); a residential dwelling (3592 Innes Road) was built in the mid-1970s; in 1978, the Golf Land buildings (3492 Innes Road) were added; and a two-storey model home was built in April of 2018, located east of the Golf Land rental shack (3492 Innes Road). The undeveloped portion of the subject land, to the south of the aforementioned structures, was used as a golf driving range since 1978. No environmental concerns were identified with the historical use of the subject site.

Several potentially contaminating activities (PCAs) were identified in the historical research on neighbouring properties within the Phase I study area, however, none were considered to represent areas of potential environmental concern on the subject site.

Following the historical research, an inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied by a one-storey residential dwelling and a gravel school bus parking lot (3592 Innes Road); a two-storey vacant model home; vacant storage sheds and a vacant equipment rental shack previously used by Golf Land as well as vacant land used as a driving range (3492 Innes Road); and a commercial building with a residential apartment located in the basement (3484 Innes Road). Surrounding land use is residential, commercial (along Pagé Road and Innes Road) and vacant land (south of the subject site). No additional PCAs were identified within the Phase I study area that weren't identified in the historical research.

## **Conclusion**

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

## **Recommendations**

Based on the age of the commercial/residential building located at 3484 Innes Road (late 1960s) and the residential dwelling addressed 3592 Innes Road (mid-1970s), potential asbestos containing materials (ACMs) may be present. Potential ACMs include ceiling stipple, linoleum and dry-wall joint compound, which were all observed to be in good condition at the time of the assessment. An asbestos survey of the subject structures should be completed in accordance with Ontario Regulation 278/05, if one has not been completed, prior to demolition or any major renovation activities.

Based on the age of the subject buildings constructed between the 1960s and late 1970s, lead-based paints may be present on original painted surfaces. Painted surfaces were observed to be in good condition at the time of the assessment. Lead testing should be conducted in the buildings prior to major renovations or demolition activities. Major works involving lead based painted surfaces must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

## 9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work, 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.

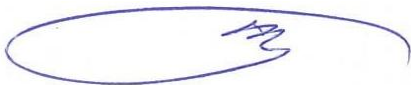
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Canadian Rental Development Services. Permission and notification from the above noted parties will be required to release this report to any other party.

### **Paterson Group Inc.**



for Marek Moroz, P.Geo.



Mark D'Arcy, P.Eng.



### **Report Distribution:**

- Canadian Rental Development Services (5 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 mapping).  
Natural Resources Canada – The Atlas of Canada.  
Environment Canada, National Pollutant Release Inventory.  
PCB Waste Storage Site Inventory.

### **Provincial Records**

MOE Freedom of Information and Privacy Office.  
MOE Municipal Coal Gasification Plant Site Inventory, 1991.  
MOE document titled “Waste Disposal Site Inventory in Ontario”.  
MOE Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MOE 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 eMap website.  
City of Ottawa Historical Land Use Inventory (HLUI) Database

### **Local Information Sources**

Draft Plan of Survey, prepared by J.D. Barnes Ltd., 2016  
Topographical Sketch, prepared by Annis, O’Sullivan, Vollebekk Ltd., 2018  
Personal Interviews.  
‘Phase I Environmental Site Assessment, 5901 and 5911 Meadowglen Drive, Ottawa, Ontario’, prepared by Paterson, October 3, 2012.  
‘Geotechnical Investigation, Proposed Residential Development, 5901 and 5911 Meadowglen Drive, Ottawa, Ontario’, prepared by Paterson, dated October 15, 2012.

### **Public Information Sources**

Google Earth and Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4288-1 – SITE PLAN**

**DRAWING PE4288-2 – SURROUNDING LAND USE**

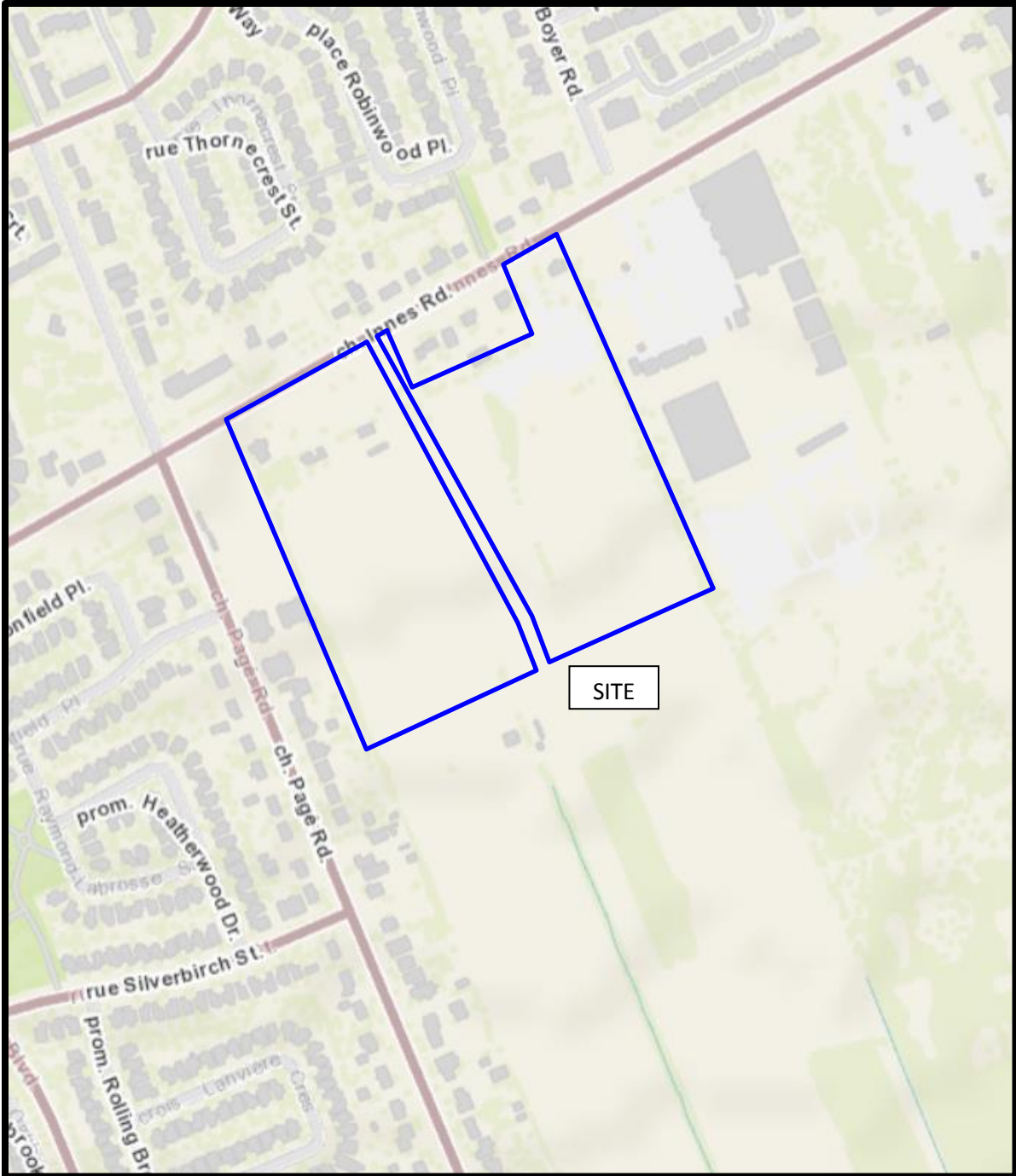


FIGURE 1  
KEY PLAN

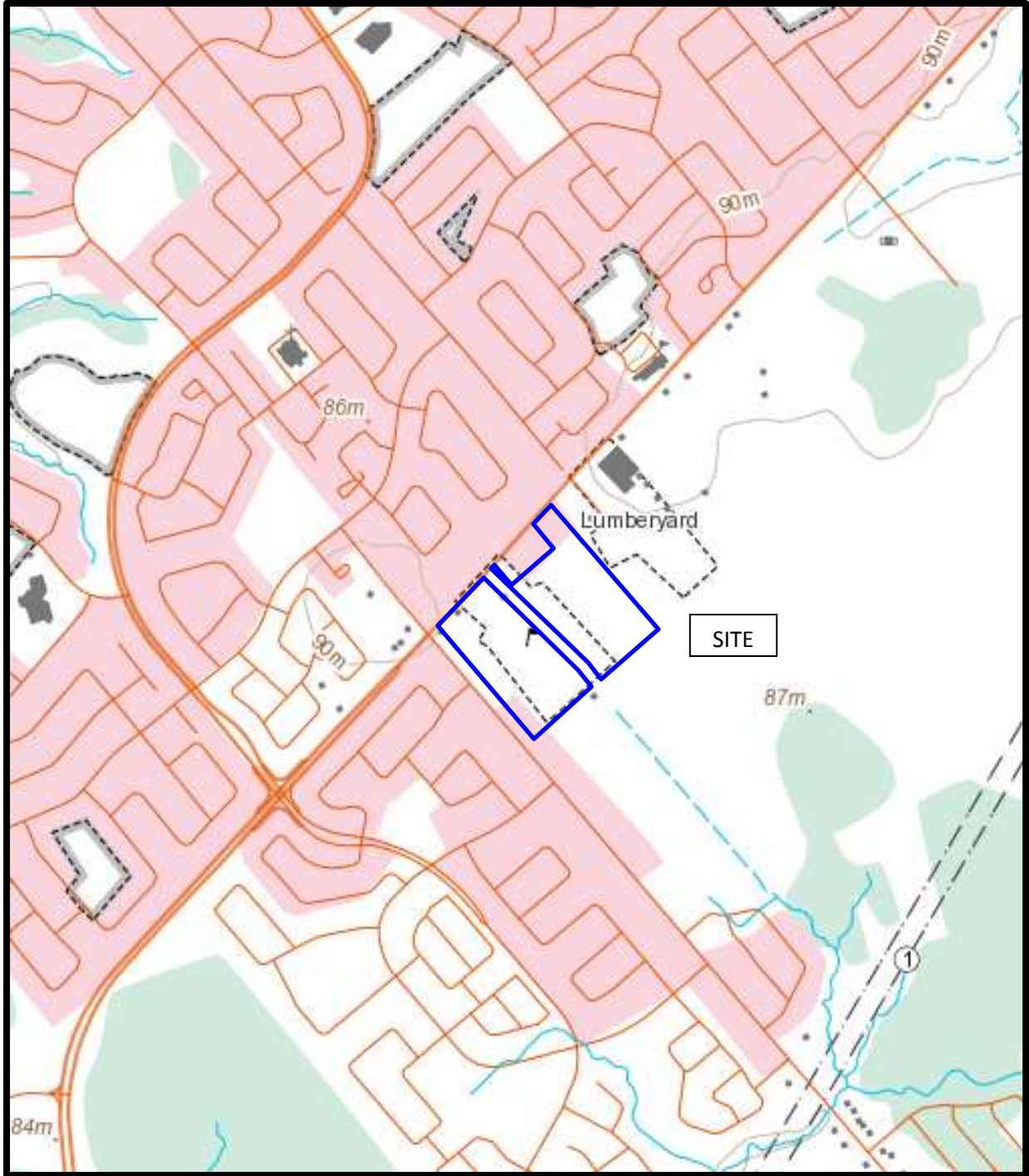
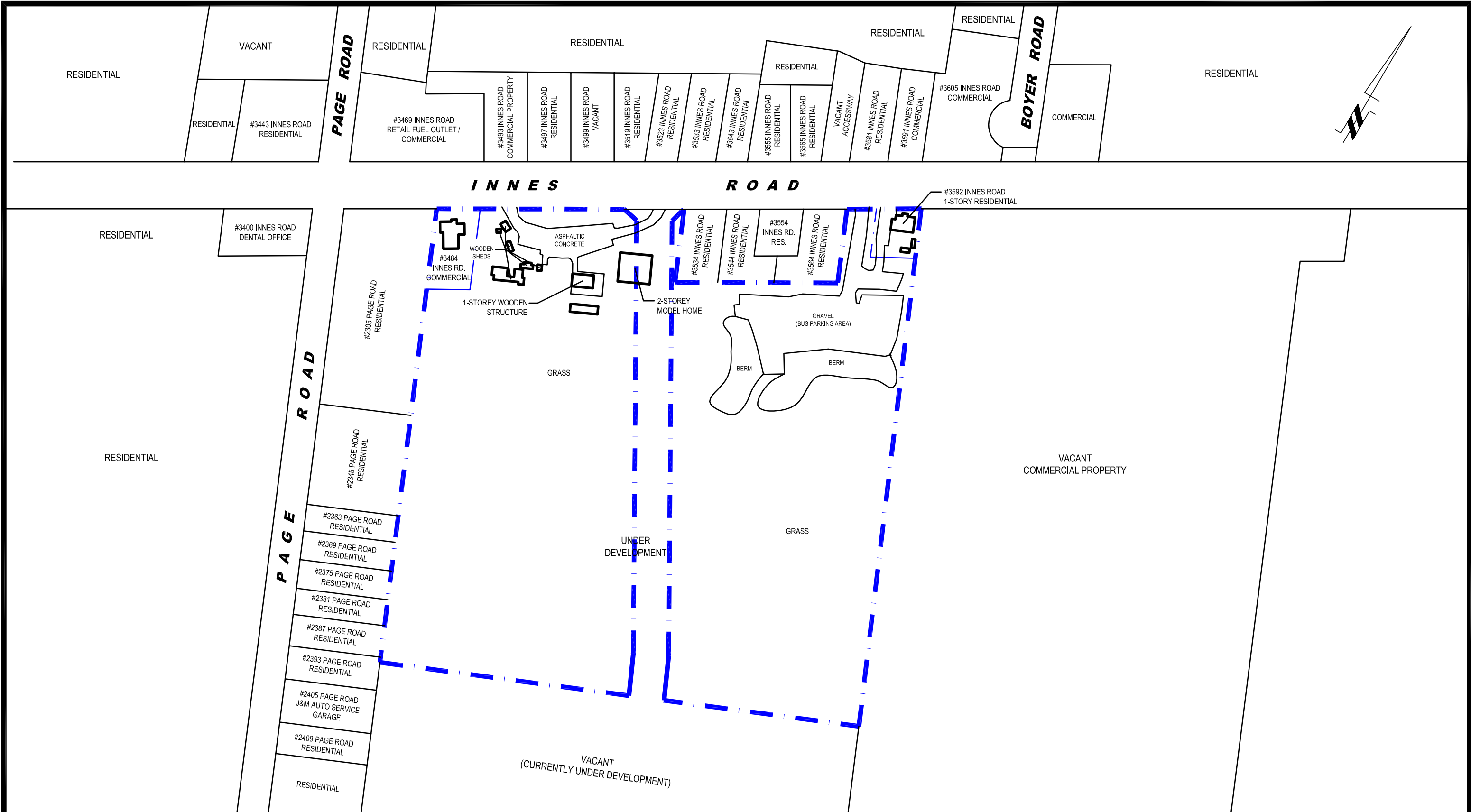


FIGURE 2  
TOPOGRAPHIC MAP





**patersongroup**  
consulting engineers

154 Colonnade Road South  
Ottawa, Ontario K2E 7J5  
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

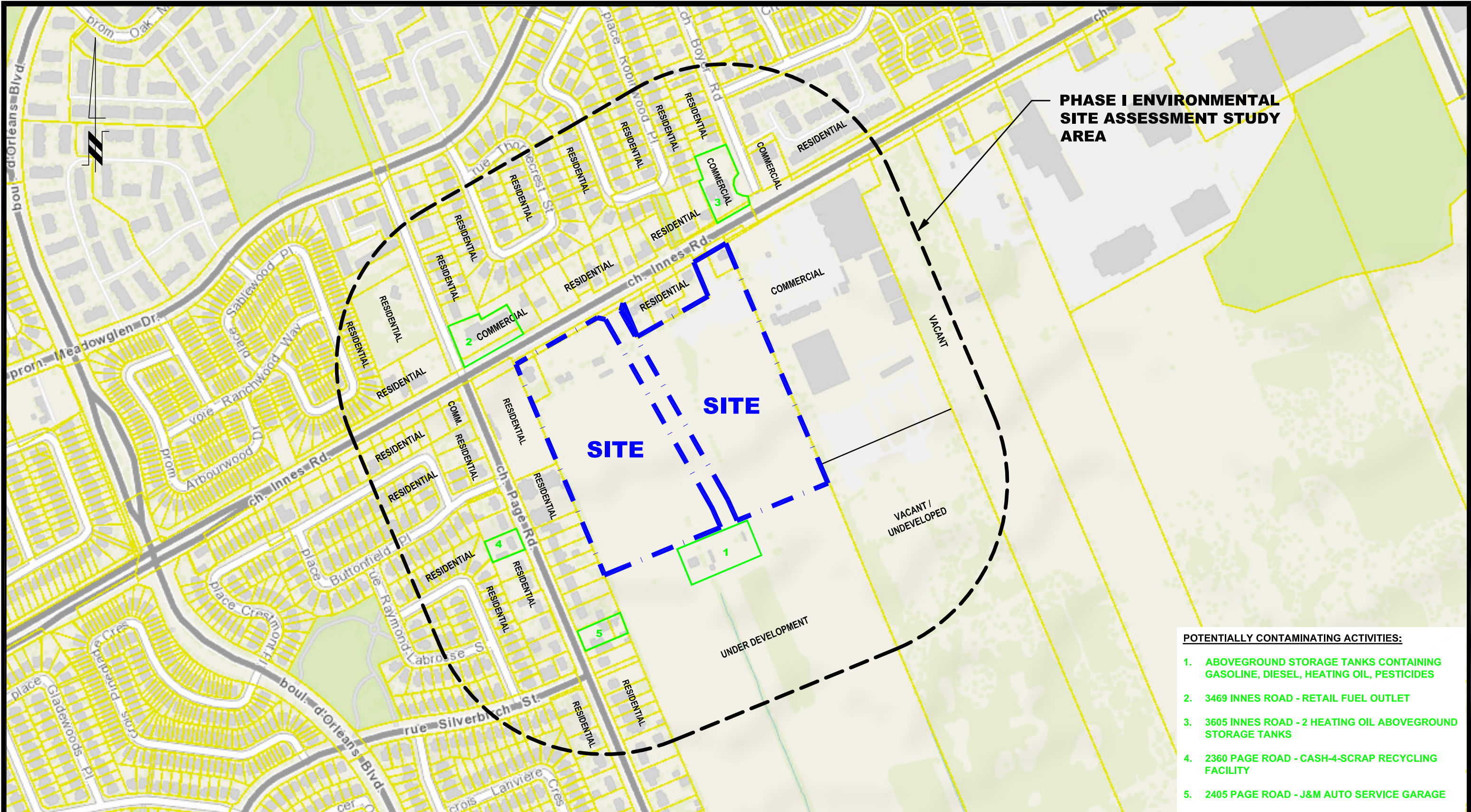
**CANADIAN RENTAL DEVELOPMENT SERVICES**  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
**3484, 3490 AND 3592 INNES ROAD**

OTTAWA, ONTARIO

**SITE PLAN**

Scale:	1:2500	Date:	06/2018
Drawn by:	MPG	Report No.:	PE4288-1
Checked by:	MM	Dwg. No.:	<b>PE4288-1</b>
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe4288\pe4288-1 site plan.dwg



**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT STUDY  
AREA**

**SITE  
SITE**

- POTENTIALLY CONTAMINATING ACTIVITIES:**
1. ABOVEGROUND STORAGE TANKS CONTAINING GASOLINE, DIESEL, HEATING OIL, PESTICIDES
  2. 3469 INNES ROAD - RETAIL FUEL OUTLET
  3. 3605 INNES ROAD - 2 HEATING OIL ABOVEGROUND STORAGE TANKS
  4. 2360 PAGE ROAD - CASH-4-SCRAP RECYCLING FACILITY
  5. 2405 PAGE ROAD - J&M AUTO SERVICE GARAGE

**patersongroup**  
consulting engineers

154 Colonnade Road South  
Ottawa, Ontario K2E 7J5  
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

CANADIAN RENTAL DEVELOPMENT SERVICES  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
 3484, 3490 AND 3592 INNES ROAD  
 OTTAWA, ONTARIO  
 Title: **SURROUNDING LAND USE PLAN**

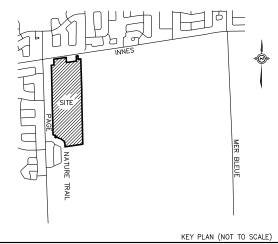
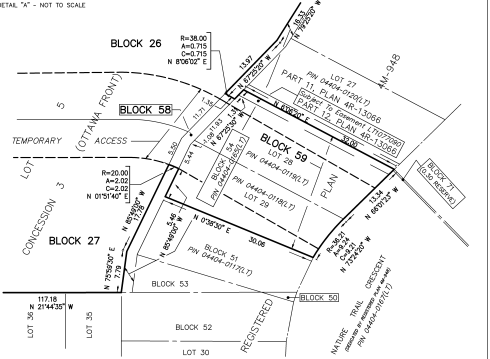
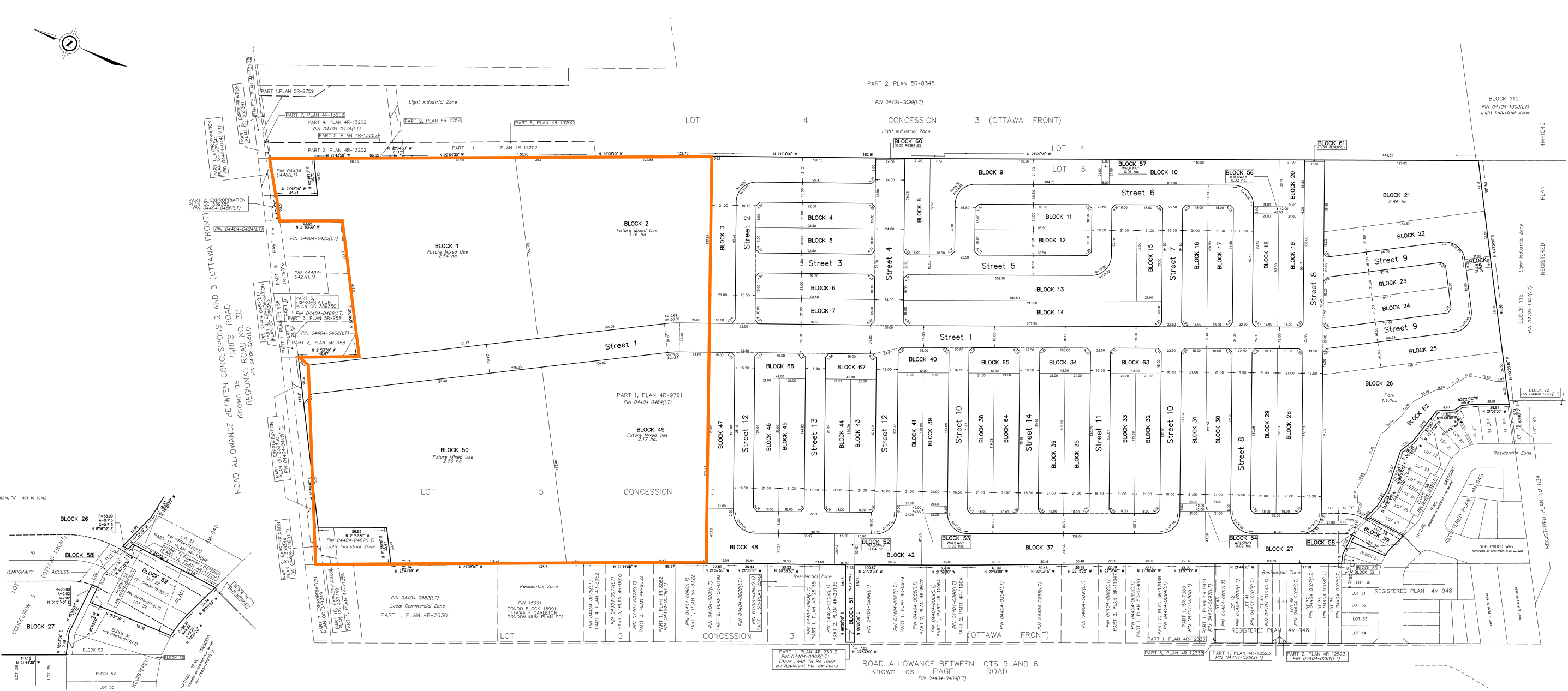
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Drawn by:	MPG	Report No.:	PE4288-1
Checked by:	MM	Dwg. No.:	<b>PE4288-2</b>
Approved by:	MSD	Revision No.:	0

# **APPENDIX 1**

**CURRENT PLANS OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**



**ADDITIONAL INFORMATION**  
As required under section 51(17) of the Planning Act R.S.O. 2001

- (a) - As shown on this Plan.
- (b) - As shown on this Draft and Key Plan.
- (c) - Land to be used in accordance with the Schedule of Land Use.
- (d) - Full Municipal Services.
- (e) - Offshore Marine Deposits of clay, silt, clay and silt, Bedrock Ottawa Formation, limestone.

DRAFT PLAN OF SUBDIVISION OF  
**PART OF LOT 5  
CONCESSION 3 (OTTAWA FRONT)**  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
NOW IN THE  
**CITY OF OTTAWA**  
AND  
**PART OF BLOCK 58  
AND  
LOTS 28 AND 29  
REGISTERED PLAN 4M-948**  
CITY OF OTTAWA

SCALE 1 : 1000

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Schedule of Land Use		
Land Use	Blocks	Units
Singles Detached	8 to 20, 21 to 25, 26 to 28, 46,	9,882 ha.
Regular Townhome	1 to 7, 44 to 47, 66 and 67	2,321 ha.
Open Space	62	0,346 ha.
Walkways	51 to 57	0,195 ha.
Park	21, 26, 58 and 59	1,555 ha.
Future Mixed Use	1, 2, 49 and 50	9,736 ha.
Reserves	60 and 61	0,001 ha.
Streets		7,187 ha.
<b>Total</b>		<b>31,223 ha.</b>

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZED BY J. D. BARNES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

December 16, 2019  
DATE: \_\_\_\_\_

**J.D. BARNES** SURVEYING  
LAND INFORMATION SPECIALISTS  
1111  
200 DON MILLS AVENUE, SUITE 204, OTTAWA, ON K1H 1S1  
TEL: 613-733-0244 FAX: 613-733-8995 www.jdbarnes.com

DRAWN BY: JG CHECKED BY: JXXI REFERENCE NO.: 18-10-118-01  
FILE: C:\08-10-18\10118-jdb\plan.dwg DATE: 19/09/2017 PLOT: 19/09/2017

INNES ROAD Regional Road No. 30

TOPOGRAPHICAL PLAN OF  
**PART OF LOT 5  
 CONCESSION 3 (OTTAWA FRONT)**  
 Geographic Township of Gloucester  
 CITY OF OTTAWA  
 Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 500  
 Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048

July 20, 2018  
 Date  
 E. H. Hervey  
 Ontario Land Surveyor



**Notes & Legend**

Symbol	Description
○	Survey Monument Planted
●	Survey Monument Found
■	Standard Iron Bar
▣	Short Standard Iron Bar
■	Iron Bar
WIT	Witness
Mess.	Measured
(AOD)	Annis, O'Sullivan, Vollebek Ltd.
PIU	Plan
(P2)	Plan
(P3)	Plan
○ M-H	Maintenance Hole (Storm Sewer)
○ M-S	Maintenance Hole (Sanitary)
○ M-U	Maintenance Hole (Unsanitary)
○ F	Fire Hydrant
○ W	Water Valve
○ W	Overhead Wires
○ U	Utility Pole
○ A	Anchor
○ L	Light Standard
T/G	Top of Grate
○ G	Gas Valve
○ M	Gas Meter
○ H	Handhole
○ B-T	Bell Terminal Box
○ P-W	Wood Pole
○ E-O	Electrical Outlet
○ C-L	Chain Link Fence
BF	Board Fence
P&W	Post and Wire Fence
MF	Metal Fence
○ B	Proposed Borehole as marked on site
○ W	Well Cap
○	Diameter
○	Location of Elevations
○	Top of Curb/Wall of Elevations
WRW	Wooden Retaining Wall
○	Centreline
○	Property Line
○	Deciduous Tree
○	Coniferous Tree
○	Catch Basin
○	Catch Basin Inlet
○	Bottom of Slope
○	Top of Slope
○	Air Conditioner
○	Metal Post

LIMITS OF LAMARCHE AVENUE, BLOCKS 147 TO 150 AND ADJACENT SOUTHERLY BLOCKS ARE CREATED FROM A CAD FILE FROM J.D. BARNES, OLS AND MAY BE SUBJECT TO CHANGE.

Bearings are grid bearings and are referred to the Central Meridian of MTM Zone 9 (78°37' West Longitude) NAD-83 (English).

**ELEVATION NOTES**  
 1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum.  
 2. 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**  
 1. 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.  
 2. Only visible surface utilities were located.  
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

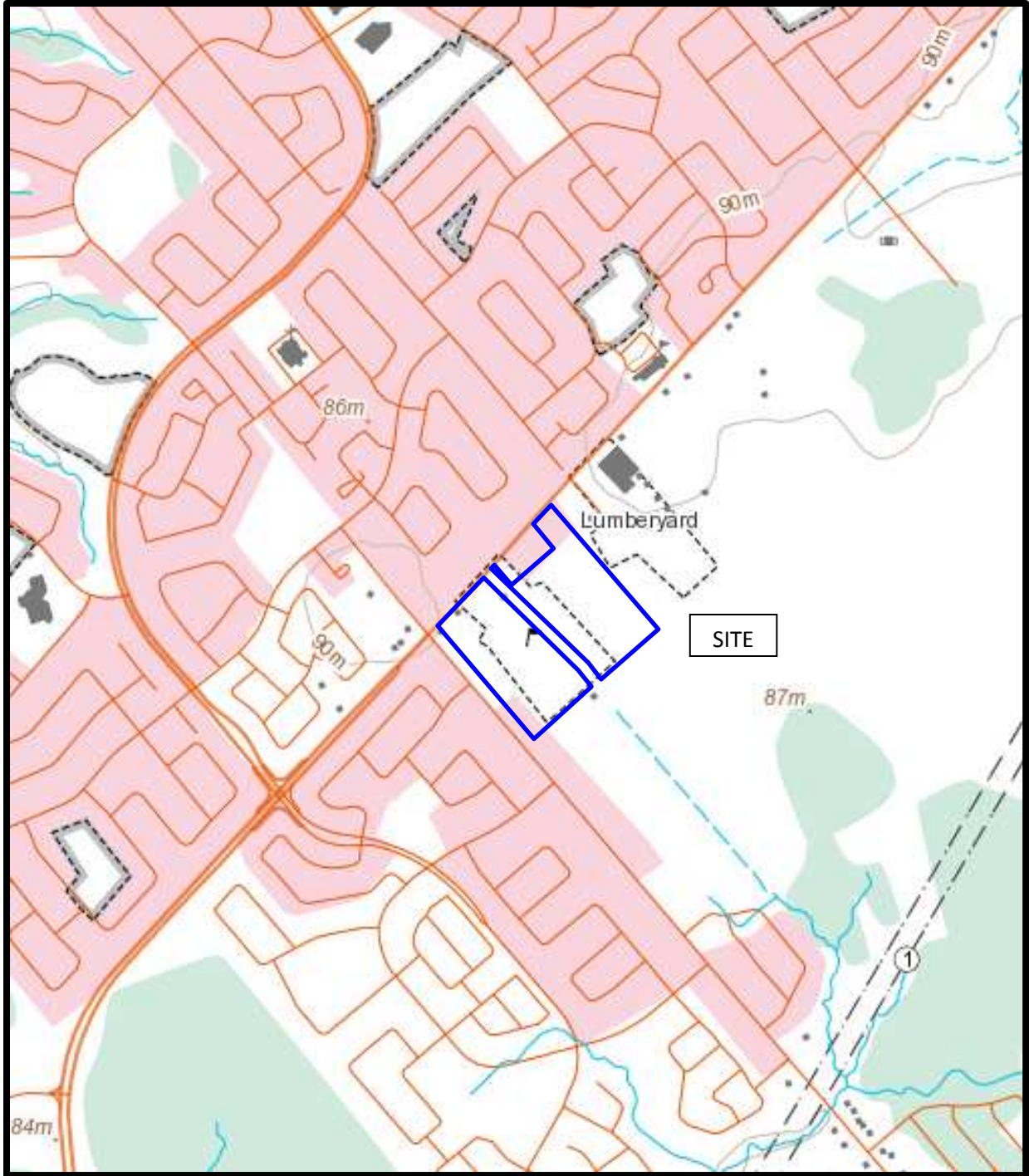


FIGURE 2  
TOPOGRAPHIC MAP

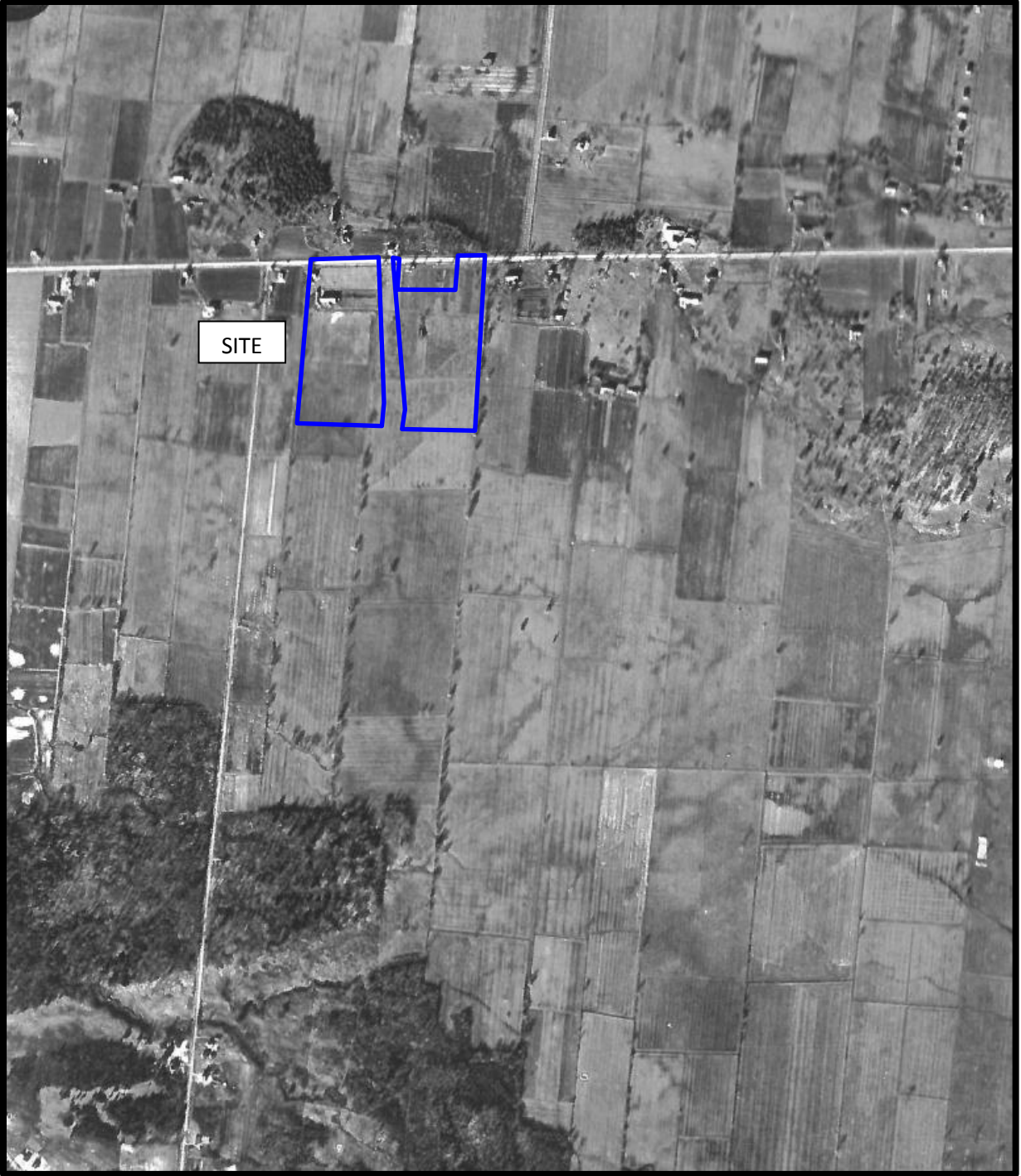


AERIAL PHOTOGRAPH  
1945



AERIAL PHOTOGRAPH  
1952





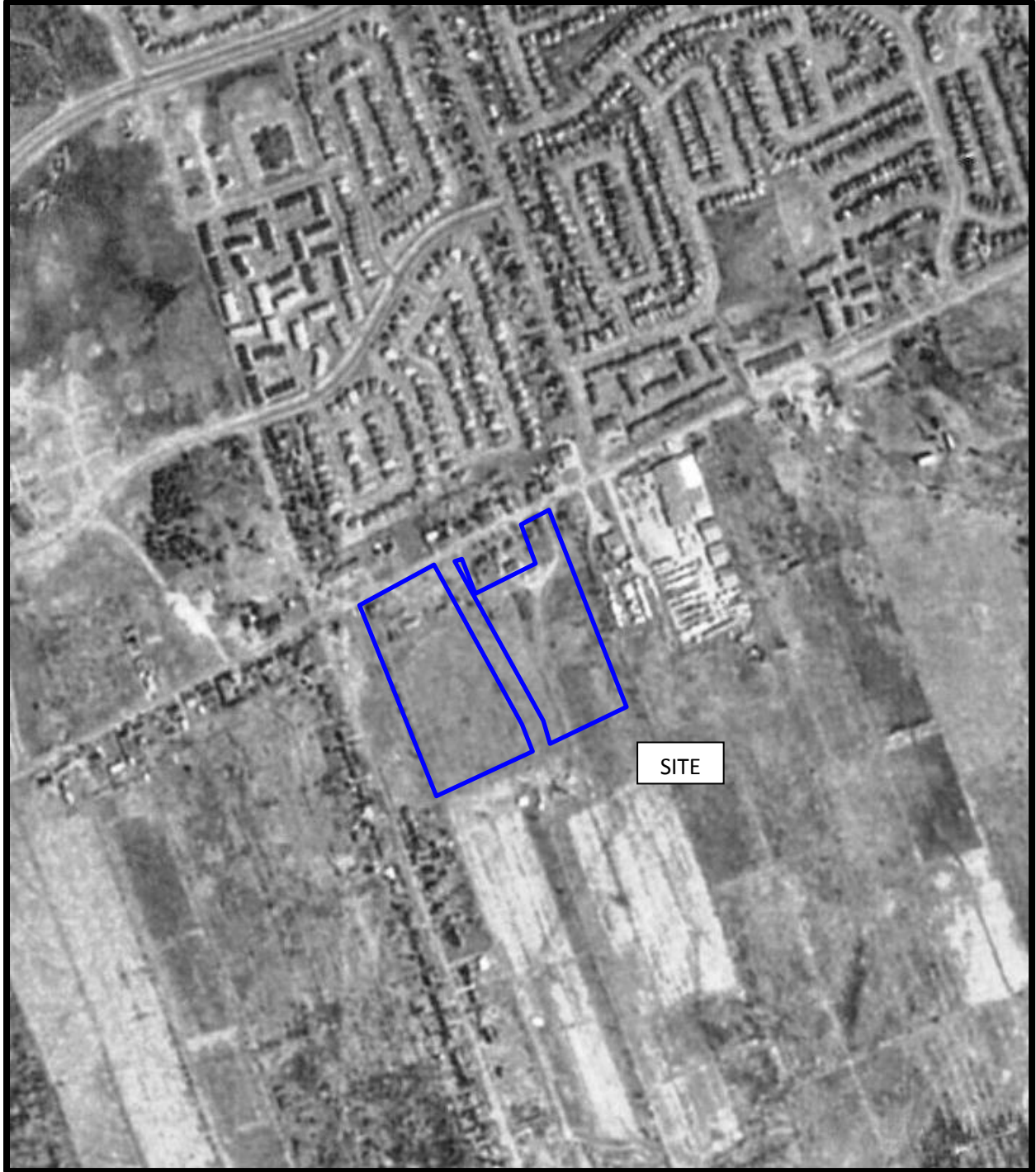
AERIAL PHOTOGRAPH  
1958



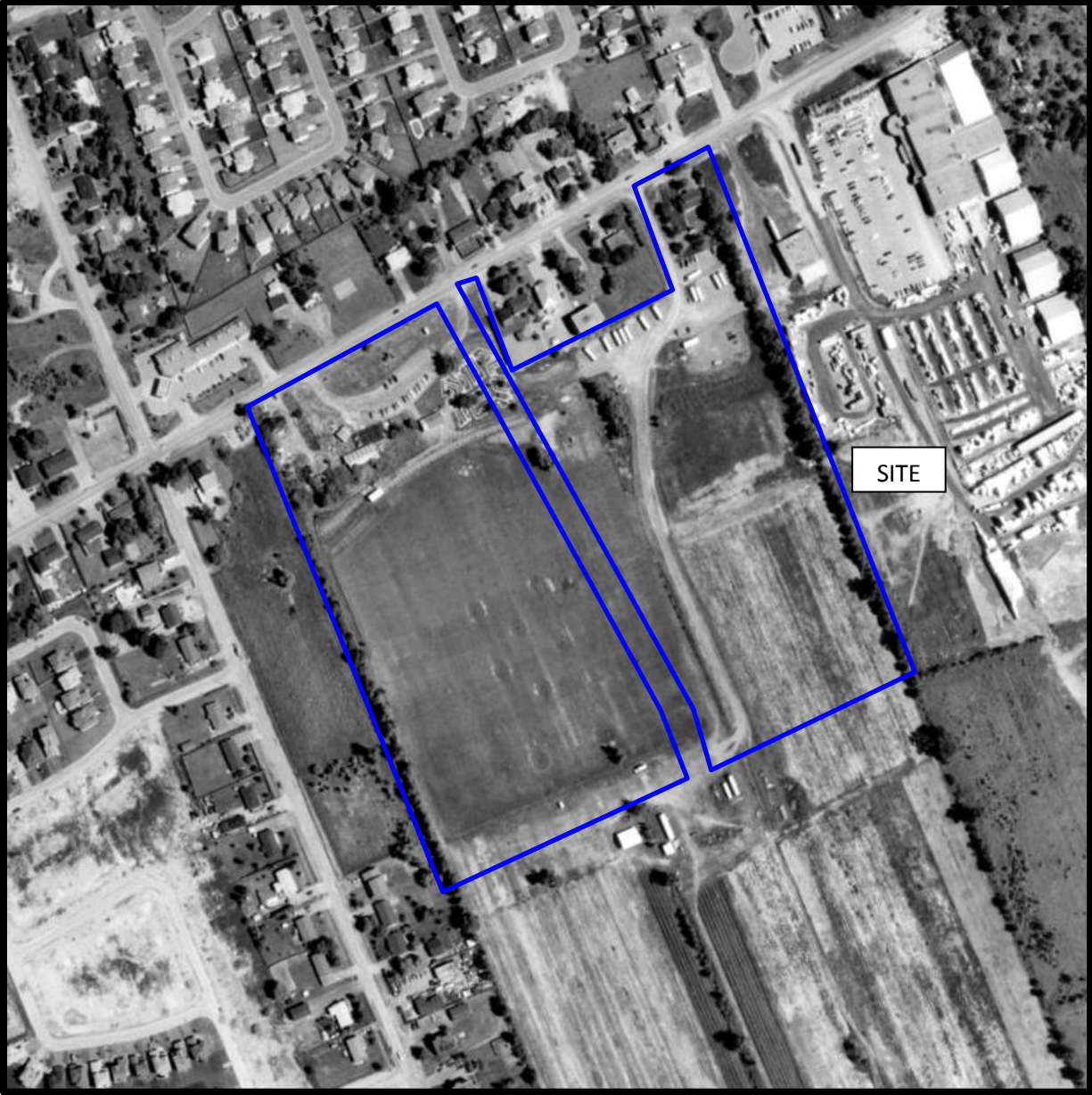
AERIAL PHOTOGRAPH  
1967



AERIAL PHOTOGRAPH  
1976



AERIAL PHOTOGRAPH  
1987



AERIAL PHOTOGRAPH  
1991



AERIAL PHOTOGRAPH  
2005



AERIAL PHOTOGRAPH  
2017

## Site Photographs

PE4288

3484, 3490 and 3592 Innes Road, Ottawa, ON

May 10, 2018



Photograph 1: View of the Golf Land rental shack on the northern portion of the site, facing northwest.



Photograph 2: View of the eastern side of the subject site, facing south. Photograph illustrates a gravel parking lot and a berm in the distance.



## Site Photographs

PE4288

3484, 3490 and 3592 Innes Road, Ottawa, ON

May 10, 2018



Photograph 3: View of the residential dwelling addressed 3592 Innes Road.



Photograph 4: View of the model home on the northern portion of the subject site, facing southeast.

## Site Photographs

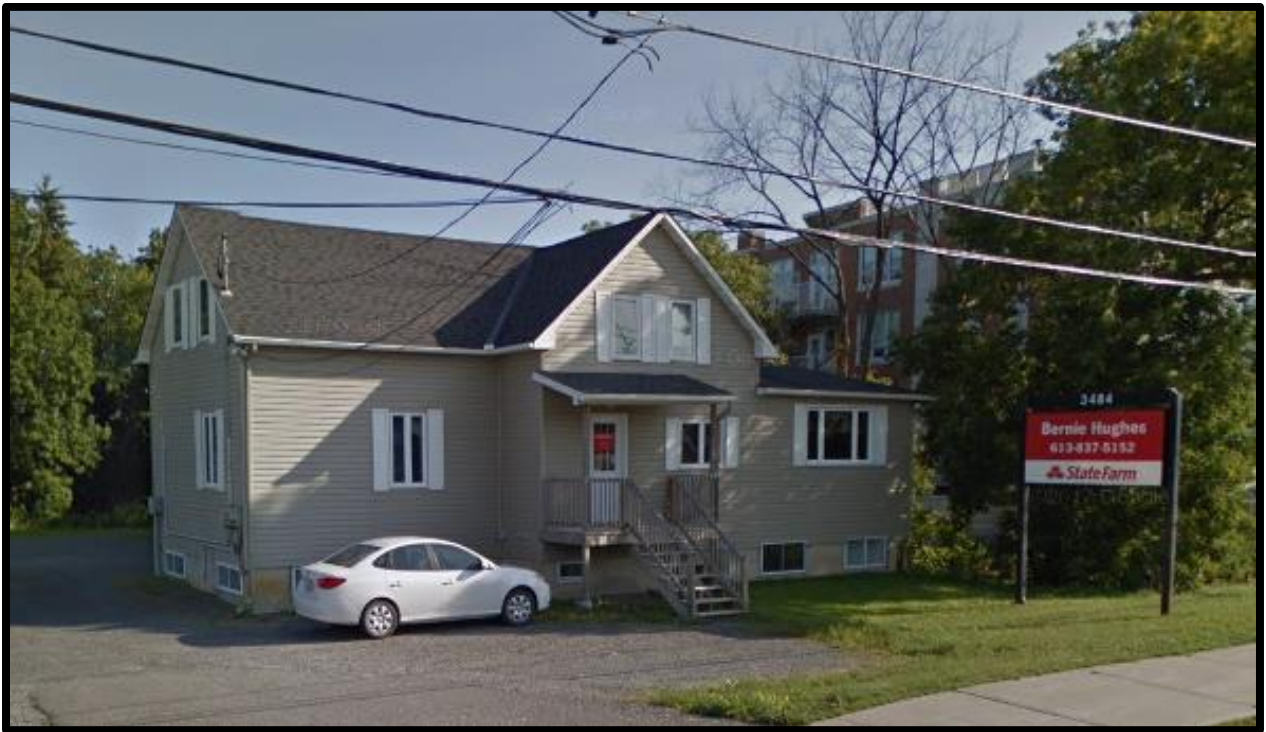
PE4288

3484, 3490 and 3592 Innes Road, Ottawa, ON

May 10, 2018



Photograph 5: View of the southern portion of the subject site, facing southwest. Photograph illustrates an undeveloped grass field.



Photograph 6: View of the two-storey commercial/residential building on the northwestern portion of the site. Photograph taken facing southwest.

# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION SEARCH**

**TSSA CORRESPONDENCE**

**MOECC WELL RECORDS**

**CITY OF OTTAWA HLUI SEARCH**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> 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<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Télééc.: (416) 314-4285



April 26, 2018

Marek Moroz  
Paterson Group Inc  
154 Colonnade Rd  
Ottawa, ON K2E 7J5

Dear Marek Moroz:

**RE: Freedom of Information and Protection of Privacy Act Request  
Our File # A-2018-02245, Your Reference PE4288**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3484, 3490 and 3592 Innes Road, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions 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 Kathy Mayes at [kathy.mayes@ontario.ca](mailto:kathy.mayes@ontario.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read "JDM".

Janet Dadufalza  
FOI Manager

Handwritten initials in blue ink, possibly "JDM".

## Marek Moroz

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** April-06-18 3:29 PM  
**To:** Marek Moroz  
**Subject:** RE: TSSA Records Search, PE4288 - Ottawa, ON - Record Found

### Record Found:

Hello,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

- 3469 Innes Road, **Gloucester**: 2 active underground fuel tanks and 3 inactive underground fuel tanks
- 3605 Innes Road, Ottawa: 1 active underground fuel tank

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to [publicinformationsservices@tssa.org](mailto: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.

Thank you and have a great day,

Connie

---

**From:** Marek Moroz <MMoroz@Patersongroup.ca>  
**Sent:** April 5, 2018 8:44 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** TSSA Records Search, PE4288 - Ottawa, ON

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 for properties located in Ottawa (Orleans), Ontario:

**3400, 3469, 3484, 3490, 3544, 3592, 3604, 3605 and 3636 Innes Road;  
2305 Pagé Road;**

Thank you very much,

Marek

Marek Moroz, P. Geo.

**patersongroup**  
solution oriented engineering

**60 years serving our clients**

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Cell: (613) 229-9822

Tel: (613) 226-7381 Ext. 248

Fax: (613) 226-6344

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

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3125h



298

GROUND WATER BRANCH  
15 No. 1416  
JUN 1 1962  
ONTARIO WATER RESOURCES COMMISSION

UTM | 182 | 459 | 090 | E  
5 50326610 N

The Ontario Water Resources Commission Act

# WATER WELL RECORD

Elev. 4R 0303  
Basin 25  
County or District Carleton Township, Village, Town or City Gloucester  
Con. 3 OP Lot 4 Date completed May 10th, 1962 (day month year)  
Address R. R. # 1, Orleans, Ont.

### Casing and Screen Record

Inside diameter of casing 2"  
Total length of casing 8'  
Type of screen  
Length of screen  
Depth to top of screen  
Diameter of finished hole 2"

### Pumping Test

Static level 4'  
Test-pumping rate 9 G.P.M.  
Pumping level 20'  
Duration of test pumping 2 Hrs  
Water clear or cloudy at end of test Clear  
Recommended pumping rate 9 G.P.M.  
with pump setting of 20' feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
Top Soil	0'	1'		
Grey Limestone	1'	32'	32'	Fresh

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

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

Drilling or Boring Firm  
G. CHARBONNEAU  
DIAMOND DRILLER ARTESIAN WELLS  
MODERN HOME BUILDERS  
Address R.R. 1 ORLEANS, ONT. Navan 9R-25

Licence Number 600

Name of Driller or Borer G. Charbonneau

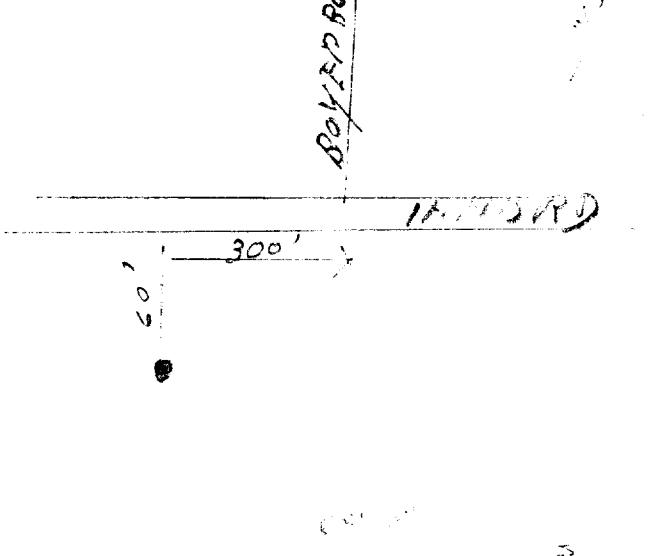
Address R. R. # 1, Box 194, Orleans, Ont.

Date May 10, 1962

*Geiord Charbonneau*  
(Signature of Licensed Drilling or Boring Contractor)

### Location of Well

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



3125h



GROUND WATER BRANCH  
 15 No. 1413  
 SEP 5 1962  
 ONTARIO WATER RESOURCES COMMISSION

UTM 18Z 4591065E  
 5 5032 6410N  
 Elev. 40303  
 Basin 25F  
 County or District CARLETON  
 Con. 30F Lot 5

The Ontario Water Resources Commission Act

# WATER WELL RECORD

Township, Village, Town or City GLOUCESTER  
 Date completed 15 JUNE 62  
 (day month year)

Address ORLEANS

### Casing and Screen Record

Inside diameter of casing 2"  
 Total length of casing 13  
 Type of screen -  
 Length of screen -  
 Depth to top of screen -  
 Diameter of finished hole 2"

### Pumping Test

Static level 5  
 Test-pumping rate 200 GPM  
 Pumping level 30  
 Duration of test pumping 1 HR  
 Water clear or cloudy at end of test CLEAR  
 Recommended pumping rate 250 GPM  
 with pump setting of 35 feet below ground surface

### Well Log

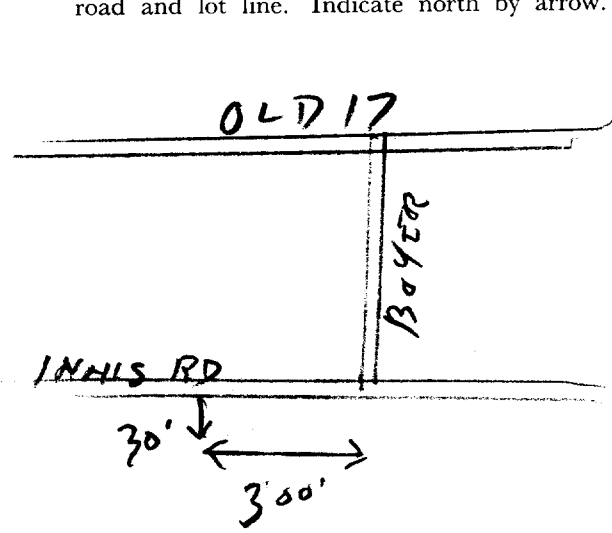
### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
SOIL	0	1		
Limestone	1	40	40	FRESH

For what purpose(s) is the water to be used? Home  
 Is well on upland, in valley, or on hillside?  upland  
 Drilling or Boring Firm MARCEL CASSETTE  
 Address ORLEANS  
 Licence Number 614  
 Name of Driller or Borer SAME  
 Address  
 Date AUG 24/62  
 Marcel Cassette  
 (Signature of Licensed Drilling or Boring Contractor)

### Location of Well

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







# The Ontario Water Resources Commission Act WATER WELL RECORD

316/5A

Water management in Ontario

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

1510729

MUNICIP. 15-002 CON. CBN LOT 22 23 24

COUNTY OR DISTRICT **Carleton** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE **Gloucester** CON., BLOCK, TRACT, SURVEY, ETC. **8F 3** LOT **005**

OWNER (SURNAME FIRST) ADDRESS **Orléans, Ont.** DATE COMPLETED 48-53  
DAY **30** MO. **07** YR. **69**

WELL NO. **032480** RC. **4** ELEVATION **0305** RC. **5** BASIN CODE **2.5**

### LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
blue	clay			0	70
grey	coarse gravel			70	72

31 0070305 0072211

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
02	2 <input checked="" type="checkbox"/> GALVANIZED	STD	0
17-18	1 <input type="checkbox"/> STEEL		20-23
24-25	1 <input type="checkbox"/> STEEL		27-30

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE
10-13	14-17
18-21	22-25
26-29	30-33

71 PUMPING TEST

PUMPING TEST METHOD:  PUMP 2  BAILER

PUMPING RATE: 0010 GPM

DURATION OF PUMPING: 02 HOURS 00 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING	RECOVERY
005	020	15 MINUTES: 020 FEET	2 <input checked="" type="checkbox"/> RECOVERY
005	020	30 MINUTES: 020 FEET	
005	020	45 MINUTES: 020 FEET	
005	020	60 MINUTES: 020 FEET	

PUMP INTAKE SET AT: 20 FEET

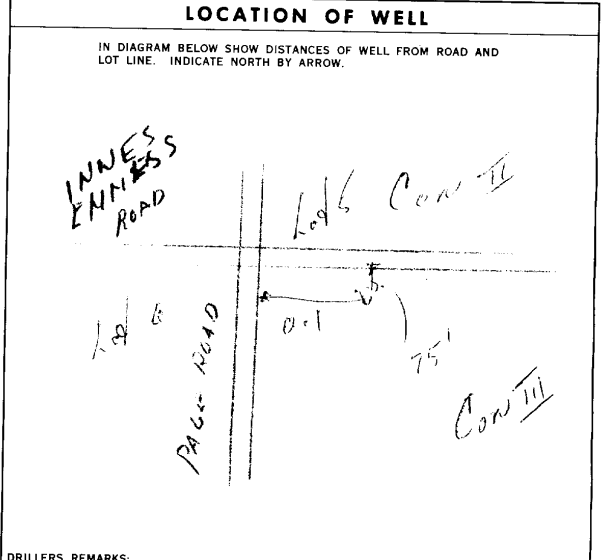
WATER AT END OF TEST: 1  CLEAR 2  CLOUDY

RECOMMENDED PUMP TYPE:  SHALLOW  DEEP

RECOMMENDED PUMP SETTING: 025 FEET

RECOMMENDED PUMPING RATE: 0006 GPM

50-53: 000.7 GPM./FT. SPECIFIC CAPACITY



54 FINAL STATUS OF WELL:  WATER SUPPLY

55-56 WATER USE:  DOMESTIC

57 METHOD OF DRILLING:  DIAMOND

CONTRACTOR: **G. Charbonneau, Diamond & Cable Drilling 3395**

ADDRESS: **R. R. 1, Box 194, Orleans, Ont.**

NAME OF DRILLER OR BORER: **R. Wolfe**

SIGNATURE OF CONTRACTOR: *G. Charbonneau*

SUBMISSION DATE: DAY **30** MO. **7** YR. **69**

OFFICE USE ONLY

DATA SOURCE: **1**

CONTRACTOR: **1504**

DATE RECEIVED: **300770**

DATE OF INSPECTION: \_\_\_\_\_

INSPECTOR: \_\_\_\_\_

REMARKS: \_\_\_\_\_



File Number: D06-03-18-0009

June 7, 2018

Marek Moroz  
Paterson Group  
154 Colonnade Road South  
Ottawa, Ontario  
K2E 7J5

*Sent via email [mmoroz@patersongroup.ca]*

Dear Marek Moroz,

**Re: Information Request  
3484, 3490 and 3592 Innes Road, Ottawa, Ontario (“Subject Properties”)**

**Internal Department Circulation**

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

- Solid Waste Services: 3592 Innes Road is located within 5 kilometers from the WSI Landfill

**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 sixteen (16) activities associated with properties located within 50m of the Subject Properties: Activity Numbers 3472, 7090, 7325, 12374, 12007, 13938, 5823, 5881, 6347, 6380, 6421, 1848, 11434, 3480, 6430 and 2175.

*Shaping our future together  
Ensemble, formons notre avenir*

City of Ottawa  
Planning, Infrastructure and Economic  
Development Department

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 de la planification, de l'infrastructure et  
du développement économique

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

Please note that Activity Numbers 13938, 5823, 5881, 6347, 6380 and 6421 have a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Properties. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

A site map has been included to show the location of the Subject Properties as well as the location of all the activities noted above, including the HLUI database’s location of the Activity Number with a PIN Certainty of “2”.

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 and Climate Change for additional information.**

If you have any further questions or comments, please contact Melanie Vivian at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,



Melanie Vivian

Per:

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

MB/ MV

Attach: 16

cc: File no. D06-03-18-0009




Scale 1: n/a

3484, 3490, 3592 Innes Road  
 Ottawa, ON  
 File # D06-03-18-0009  
 Melanie Vivian



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA

HLUI ID: \_\_6790DB

AREA (Square Metres): 1182.198

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 12:07:22

Study Year  
2005

PIN  
044040079

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 3472 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040079

Name: CHARRON ANDRE PAINTING AND DECORATING

Address: 2381 PAGE ROAD,

Facility Type: Interior and Finishing Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
238320	0

Company Name	Year of Operation
CHARRON ANDRE PAINTING AND DECORATING	c. 2005
CHARRON ANDRE PAINTING AND DECORATING	c. 2001



CITY OF OTTAWA

HLUI ID: \_\_6790DC

AREA (Square Metres): 570.070

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 12:10:10

Study Year  
2005

PIN  
044040083

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 7090 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040083

Name: J & M AUTO SERVICE

Address: 2405 PAGE ROAD,

Facility Type: Motor Vehicles, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
811111	0

Company Name

Year of Operation

J & M AUTO SERVICE

c. 2005

J & M AUTO SERVICE

c. 2001



CITY OF OTTAWA

HLUI ID: \_\_679A9U

AREA (Square Metres): 1397.941

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:48:12

Study Year  
2005

PIN  
044040083

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 7090 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040083

Name: J & M AUTO SERVICE

Address: 2405 PAGE ROAD,

Facility Type: Motor Vehicles, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
811111	0

**Company Name**

**Year of Operation**

J & M AUTO SERVICE

c. 2005

J & M AUTO SERVICE

c. 2001





**CITY OF OTTAWA**

**HLUI ID: \_\_6790DD**

**AREA (Square Metres): 1174.026**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:01:34

**Study Year**  
2005

**PIN**  
044040090

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 7325 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044040090

**Name:** J S BRULE PAINTING INC.

**Address:** 2439 PAGE ROAD,

**Facility Type:** Interior and Finishing Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
238320	0

**Company Name**

J S BRULE PAINTING INC.

**Year of Operation**

c. 2005



CITY OF OTTAWA

HLUI ID: \_\_6790DF

AREA (Square Metres): 1981.299

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:43:35

Study Year  
2005

PIN  
044040091

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 12374 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040091

Name: SANDTOWN CONSTRUCTION

Address: 2457 PAGE ROAD,

Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
236110	0

Company Name	Year of Operation
SANDTOWN CONSTRUCTION	c. 2001
SANDTOWN CONSTRUCTION	c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_6790EH**  
**AREA (Square Metres): 688.357**

Report: RPTC\_OT\_DEV0122  
 Run On: 07 Jun 2018 at: 13:44:58

**Study Year**  
2005

**PIN**  
044040108

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 12007 **Multiple PINS:** Y

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044040108

**Name:** RAM HOME IMPROVEMENTS  
**Address:** 2517 PAGE ROAD,  
**Facility Type:** Lumber and Building Materials, Wholesale  
**Comments 1:**  
**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
236110	0
444110	0

Company Name	Year of Operation
RAM HOME IMPROVEMENTS	c. 2001
RAM HOME IMPROVEMENTS	c. 2005



CITY OF OTTAWA

HLUI ID: \_\_679A9V

AREA (Square Metres): 688.838

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:46:05

Study Year  
2005

PIN  
044040108

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 12007 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040108

Name: RAM HOME IMPROVEMENTS

Address: 2517 PAGE ROAD,

Facility Type: Lumber and Building Materials, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
236110	0
444110	0

Company Name

Year of Operation

RAM HOME IMPROVEMENTS

c. 2001

RAM HOME IMPROVEMENTS

c. 2005



CITY OF OTTAWA

HLUI ID: \_\_670IUM

AREA (Square Metres): 154403.457

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:49:50

Study Year  
1998

PIN  
044040099

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 13938

Multiple PINS: Y

PIN Certainty: 1

Previous Activity ID(s) : 5823, 5881, 6347, 6380, 6421

Related PINS: 046310014

Name: UNNAMED LUMBER YARD

Address: , GLOUCESTER

Facility Type: Lumber and Building Materials, Wholesale

Comments 1: UTM = 436700E, 5013850N (1985). Area is 100m x 200m. There are two buildings on this site.

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1922-DMD-TM-Ottawa, Sheet #14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed.

HL References 2:

HL References 3:

NAICS	SIC
321111	251
416320	563
444120	563
444190	563
321919	251
444110	563
321112	251
416310	563
416340	563
321920	251

Company Name

Unnamed Lumber Yard

Year of Operation

c. 1985



CITY OF OTTAWA  
 HLUI ID: \_\_670HGO

Report: RPTC\_OT\_DEV0122  
 Run On: 07 Jun 2018 at: 13:57:24

AREA (Square Metres): 6630.752

**Study Year**  
 1998

**PIN**  
 044040183

**Multi-NAIC**  
 Y

**Multiple Activities**  
 N

**Activity ID:** 13938      **Multiple PINS:** Y

**PIN Certainty:** 1      **Previous Activity ID(s) :** 5823, 5881, 6347, 6380, 6421

**Related PINS:** 046310014

**Name:** UNNAMED LUMBER YARD

**Address:** , GLOUCESTER

**Facility Type:** Lumber and Building Materials, Wholesale

**Comments 1:** UTM = 436700E, 5013850N (1985). Area is 100m x 200m. There are two buildings on this site.

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** 1922-DMD-TM-Ottawa, Sheet #14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed.

**HL References 2:**

**HL References 3:**

NAICS	SIC
321111	251
416320	563
444120	563
444190	563
321919	251
444110	563
321112	251
416310	563
416340	563
321920	251

**Company Name**

Unnamed Lumber Yard

**Year of Operation**

c. 1985



CITY OF OTTAWA

HLUI ID: \_\_679984

AREA (Square Metres): 4254.263

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:58:23

Study Year  
2005

PIN  
044060621

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 1848 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044060621

Name: BELL CANADA

Address: 3605 INNES ROAD, CUMBERLAND TWP.

Facility Type: Telecommunication Carriers Industry

Comments 1:

Comments 2:

Generator Number: ON0473533

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
517110	0
517910	0
517210	0
517310	0
515110	0
517410	0
515120	0

Company Name	Year of Operation
BELL CANADA	c. 2000
BELL CANADA	c. 2003
BELL CANADA	c. 2005



CITY OF OTTAWA

HLUI ID: \_\_679A8J

AREA (Square Metres): 1431.591

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:59:12

Study Year  
2005

PIN  
044040465

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 11434 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040465

Name: PLUMBING DEPOT

Address: 3544 INNES ROAD,

Facility Type: Plumbing, Heating and Air Conditioning, Mechanical Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
238220	0
238210	0
238910	0
444190	0

Company Name

Year of Operation

PLUMBING DEPOT

c. 2001

PLUMBING DEPOT

c. 2005





**CITY OF OTTAWA**  
**HLUI ID: \_\_679A8J**  
**AREA (Square Metres): 1431.591**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:59:12

**Study Year**  
2005

**PIN**  
044040465

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 8585 **Multiple PINS:** Y

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044040465

**Name:** LYNX ENERGY SVC LIMITED

**Address:** 3544 INNES ROAD,

**Facility Type:** Mechanical Specialty Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
238220	0
238210	0
238910	0

**Company Name**

LYNX ENERGY SVC LIMITED

**Year of Operation**

c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_679A8J**  
**AREA (Square Metres): 1431.591**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:59:12

**Study Year**  
2005

**PIN**  
044040465

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 9845 **Multiple PINS:** Y

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044040465

**Name:** NORMCO FORMING LIMITED

**Address:** 3544 INNES ROAD,

**Facility Type:** Structural and Related Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
238110	0
238190	0

Company Name	Year of Operation
NORMCO FORMING LIMITED	c. 2001
NORMCO FORMING LIMITED	c. 2005



CITY OF OTTAWA

HLUI ID: \_\_6799B8

AREA (Square Metres): 161.266

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:59:43

Study Year  
2005

PIN  
044040465

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 11434 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 044040465

Name: PLUMBING DEPOT

Address: 3544 INNES ROAD,

Facility Type: Plumbing, Heating and Air Conditioning, Mechanical Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
238220	0
238210	0
238910	0
444190	0

Company Name

Year of Operation

PLUMBING DEPOT

c. 2001

PLUMBING DEPOT

c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_6799B8**  
**AREA (Square Metres): 161.266**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:59:43

**Study Year**  
2005

**PIN**  
044040465

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 8585 **Multiple PINS:** Y

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044040465

**Name:** LYNX ENERGY SVC LIMITED

**Address:** 3544 INNES ROAD,

**Facility Type:** Mechanical Specialty Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
238220	0
238210	0
238910	0

**Company Name**

LYNX ENERGY SVC LIMITED

**Year of Operation**

c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_6799B8**  
**AREA (Square Metres): 161.266**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 13:59:43

**Study Year**  
2005

**PIN**  
044040465

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 9845 **Multiple PINS:** Y

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044040465

**Name:** NORMCO FORMING LIMITED

**Address:** 3544 INNES ROAD,

**Facility Type:** Structural and Related Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
238110	0
238190	0

Company Name	Year of Operation
NORMCO FORMING LIMITED	c. 2001
NORMCO FORMING LIMITED	c. 2005



**CITY OF OTTAWA**

**HLUI ID: \_\_6799B7**

**AREA (Square Metres): 1459.630**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 14:00:19

**Study Year**  
2005

**PIN**  
044060226

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 3480 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044060226

**Name:** CHATTAN INSULATION INC.

**Address:** 3519 INNES ROAD,

**Facility Type:** Exterior Close In Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
238310	0

**Company Name**

CHATTAN INSULATION INC.

**Year of Operation**

c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_6799B6**  
**AREA (Square Metres): 1849.289**

Report: RPTC\_OT\_DEV0122  
Run On: 07 Jun 2018 at: 14:01:24

**Study Year**  
2005

**PIN**  
044060224

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 6340 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044060224

**Name:** GERARD GAUTHIER CONSTRUCTION

**Address:** 3499 INNES ROAD,

**Facility Type:** Residential Building and Development

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
236110	0

**Company Name**

GERARD GAUTHIER CONSTRUCTION

**Year of Operation**

c. 2005



**CITY OF OTTAWA**

**HLUI ID: \_\_6799B5**

**AREA (Square Metres): 3704.944**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 14:02:04

**Study Year**  
2005

**PIN**  
044060222

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 2175 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044060222

**Name:** BREWMASTERS CLUB MAITRES-BRASSEURS

**Address:** 3469 INNES ROAD, ORLEANS

**Facility Type:** Soft Drink Industry

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

<b>NAICS</b>	<b>SIC</b>
312120	0

**Company Name**

BREWMASTERS CLUB MAITRES-BRASSEURS

**Year of Operation**

c. 2001





**CITY OF OTTAWA**  
**HLUI ID: \_\_6799B5**  
**AREA (Square Metres): 3704.944**

Report: RPTC\_OT\_DEV0122

Run On: 07 Jun 2018 at: 14:02:04

**Study Year**  
2005

**PIN**  
044060222

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 6986 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 044060222

**Name:** INNES VETERNIARY CLINIC  
**Address:** 3469 INNES ROAD, GLOUCESTER  
**Facility Type:** Services Incidental to Livestock and Animal Specialties  
**Comments 1:** BAY NO. 7  
**Comments 2:**

**Generator Number:** ON1549600

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2000 PID

<b>NAICS</b>	<b>SIC</b>
541940	0

<b>Company Name</b>	<b>Year of Operation</b>
INNES VETERINARY CLINIC	c. 2001
INNES VETERNIARY CLINIC	c. 2003
INNES VETERNIARY CLINIC	c. 2000

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Environmental Consultant

## EDUCATION

Algonquin College, Graduate Certificate, 2017  
Environmental Management and Assessment

University of Ottawa, B.Sc., 2012  
Specialization in Geology with Minor in Spanish

## EXPERIENCE

*2017 to Present:*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Environmental Consultant

*2016 to 2017*

### **Geological Survey of Canada**

Federal Research Organization in Earth Sciences  
Canada Groundwater Program  
Physical Scientist

*2012 to 2015*

### **KGHM International**

International Mining Company  
Geologist and Project Manager

*Summer of 2012*

### **Alder Resources Ltd.**

Junior Mining Company  
Exploration Geologist

## SELECT LIST OF PROJECTS

Contaminated Soil and Groundwater Sampling – Various Sites – Eastern Ontario  
Surcharge and Settlement Surveys – Ottawa, ON.  
Remediation Programs – Various Sites – Ottawa, ON.  
Regional Groundwater Assessment and Research – Lake Simcoe Region  
Geological Compilation and 3D Modelling – Franke Mine, Chile  
Resource Investigation and Mineral Exploration - Rosita, Nicaragua

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## 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

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