

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Studies

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

patersongroup

Phase I Environmental Site Assessment

Commercial and Residential Properties
93, 95, 97, 99, 103, and 105 Norman Street
Ottawa, Ontario

Prepared For

Taggart Investments

September 17, 2012

Report: PE2755-1

Table of Contents

EXECUTIVE SUMMARY.....	ii
1.0 INTRODUCTION.....	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION	3
4.0 RECORDS REVIEW	4
4.1 General.....	4
4.2 Environmental Source Information	8
4.3 Physical Setting Sources	12
5.0 INTERVIEWS	16
6.0 SITE RECONNAISSANCE.....	17
6.1 General Requirements.....	17
6.2 Specific Observations at Phase I Property	17
7.0 REVIEW AND EVALUATION OF INFORMATION	22
7.1 Land Use History	22
7.2 Conceptual Site Model.....	24
8.0 CONCLUSIONS	27
9.0 STATEMENT OF LIMITATIONS	28
10.0 REFERENCES.....	29

List of Figures

- Figure 1 - Key Plan
- Figure 2 - Topographic Map
- Drawing PE2755-1 - Surrounding Land Use
- Drawing PE2755-2 - Site Plan

List of Appendices

- Appendix 1 Chain of Title
 - Current Plan of Survey
 - Aerial Photographs
 - Site Photographs
- Appendix 2 MOE Freedom of Information Request and Response
 - TSSA Correspondence
 - City of Ottawa Historical Land Use Inventory Request
 - MOE Well Records
- Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Taggart Investments to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 93, 95, 97, 99, 103, and 105 Norman Street, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site has been occupied by residential buildings since approximately 1910, with commercial buildings constructed at 93 and 95/97 Norman Street in the mid-1950s. The garage building at 95 Norman Street was occupied by Frank's Auto Centre from the 1970s to 2011, and the warehouse building at 93 Norman Street was occupied by General Grinding and Machine Works in the 1980s. The site was first developed as residential dwellings between approximately 1910 and 1912. Surrounding property use is predominantly residential and commercial, with a recreational trail and a railway cut present to the west of the subject site.

Paterson conducted a Phase II ESA at the subject site in 2011. The Phase II ESA included the drilling of four (4) boreholes at the subject site and the sampling of soil and groundwater. All submitted soil (fill) samples exceeded Table 7 standards for lead. All other analyzed parameters in soil and groundwater met Table 7 standards.

Following the historical research, a site inspection was conducted at the subject site and Phase I ESA study area. The subject site is currently occupied with four residential buildings (93, 99, 103, and 105 Norman Street), a garage and office, both currently used for storage (95 and 97 Norman Street respectively), and a smaller warehouse building currently used for storage (93 Norman Street). No ASTs or evidence of USTs, fuel or chemical storage was observed at the subject site. In-ground hoists and an oil-water separator were observed in the garage building. Water in the oil-water separator did not have visual or olfactory evidence of contamination.

The results of the historical research, personal interviews, and the site inspection identified the presence of the garage at 95 Norman Street and the machine shop at 93 Norman Street as potential environmental concerns. It is also noted that the previous Phase II ESA identified areas at the subject site with soil which does not meet the selected MOE standards for the site. It is our understanding that the site is to be redeveloped as residential, and a Record of Site Condition (RSC) will be required. As per the requirements of O.Reg. 269/11 amending O.Reg. 153/04 (Record of Site Condition regulation), given the above noted potential environmental concerns at the subject site, a Phase II ESA meeting the current standards will be required to file a Record of Site Condition at the subject site.

Recommendations

Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is required for the property** in order to assess potential areas of contamination.

It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site buildings will be demolished. Prior to the demolition of the buildings, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Taggart Investments (Taggart), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 93, 95, 97, 99, 103, and 105 Norman Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Ms. Michelle Taggart. Taggart's offices are located at 3187 Albion Road South, Ottawa, Ontario. Ms. Taggart can be reached by telephone at (613) 521-3000.

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:	93, 95, 97, 99, 103, and 105 Norman Street, Ottawa, Ontario.
Legal Description:	Lots 1503, 1504, 1505, 1506, and 1507 north of Norman Street, Plan 38, in the City of Ottawa, Ontario.
Property Identification Numbers:	04102-0107; 04102-0108; 04102-0109; 04102-0110; 04102-0111; 04102-0112.
Location:	The subject site consists of the properties on the north side of Norman Street, west of Preston Street and east of a recreational trail and the O-Train railway cut. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 23' 59" N, 75° 42' 36" W.

Site Description:

Configuration:	Rectangular.
Site Area:	0.23 hectares (approximate).
Zoning:	R4T – Residential 4 th Density Zone.
Current Use:	93 Norman Street is occupied by a residential dwelling and a garage/shop. 95 and 97 Norman Street are occupied by an automotive service garage and a commercial office building. 99 Norman Street is occupied by a residential dwelling and a vehicle parking area associated with the automotive service garage. 103 and 105 Norman Street are occupied by residential dwellings.
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 city directories, the addresses constituting the subject site were first listed in 1912. The range of addresses constituting the subject site were not listed prior to 1910. The title search indicates that the first property transactions with respect to the subject site occurred in 1912. For the purposes of this report, and based on the above information and the observed age of the site buildings, the first developed use of the site is determined to be residential dwellings, between 1910 and 1912. The subject site is considered to have been undeveloped prior to 1910. The garage and office at 95/97 Norman and the garage/warehouse at 93 Norman are considered to have been constructed at a later date, as per the aerial photo review discussed in subsequent sections.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject property. The FIPs show the residential dwelling at 93 Norman Street, although the current garage shop is not shown. A residential dwelling is present at 95 Norman Street; the automotive service garage has not yet been constructed. The commercial building at 97 Norman Street (listed on the FIP as 95 ½ Norman Street) is present. Residential properties at 99, 103, and 105 Norman Street are present in their current configurations, and are listed as 97, 99, and 101 Norman Street respectively on the FIP.

A rail line, identified as ‘Canadian Pacific Railway’, is present immediately to the west of the subject site in the current location of the O-Train railway cut. Further to the north, on the north side of Beech Street between the rail line and Preston Street, a printing business (Mortimer Limited Printers and Lithographers) is present, and a gasoline service station with two underground storage tanks (USTs) is present at the southwest corner of Aberdeen Street and Preston Street. Property use to the north and the south is shown as primarily residential, with a garage with two USTs present east of the rail line between Sidney Street and Carling Avenue. To the east of the subject site, a printing business (National Printers Ltd.) is present at the northeast corner of Norman Street and Prescott Street.

FIPs for other years were not available for review. FIPs are not appended to this report due to copyright issues.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1900 (prior to initial development of the area of the subject site) to 2010 as part of the Phase I ESA.

Based on the directories, the properties at 99, 103, and 105 Norman Street have been listed as residential from 1912 to 2010. The property addressed as 97 Norman Street was listed as Preston Street Business Improvement Area, Bracciano Home Services, and Data Kinetics Ltd (commercial/office use) from approximately 1980 to 2010. Prior to the 1980s, this property was listed as residential to 1912. The property at 95 Norman Street was listed as Frank’s Auto Care from 1976 to 2010. General Grinding and Machine Works was listed at 93 Norman Street in the 1980s, with the address listed as Rocque Mechanical Contracting in the 1990 directories. The range of addresses including the subject site was first listed in the 1910 directory.

The presence of Frank’s Auto Care and General Grinding and Machine Works on the subject site constitute Potentially Contaminating Activities (Item 27, Table 2, O.Reg. 153/04 (Garages, etc.) and Item 34, Table 2, O.Reg. 153/04 (Metal Fabrication), respectively). The presence of these PCAs on-site is considered a Potential Environmental Concern.

Several potentially contaminating activities at properties within the Phase I Study Area were identified in the directories and are summarized in Table 1 below.

Table 1: City Directories – Potentially Contaminating Activities in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
75 Aberdeen Street	Milano Auto Body (1990s-2000s)	130 m northwest	N
95 Beech Street	Mortimer Ltd. Lithographers (1940s-1970s)	50 m north	N
125 Hickory Street	Attersley Tire and Service Centre (1960s-2000s)	170 m southwest	N
Hickory Street (South Side)	Shell Co. Ltd. (1930s)	170 m southwest	N
66 Norman Street	Capital Machine Shop (1990s-2000s)	160 m east	N
77 Pamilla Street	Pamilla Iron Works (2000s)	100 m east	N
137 Pamilla Street	Phillips General Contractor (1960s-2000s)	80 m south	N
399-401 Preston Street	National Printers (1950s)	50 m northeast	N
402 Preston Street	Len Desforges Service Station (1940s-1990s)	100 m north	N
427 Preston Street	Patterson Motors Ltd. (1960s)	80 m southeast	N
439 Preston Street	Italtech Auto (2000s)	110 m southeast	N
440 Preston Street	Slan Printers (1990s-2000s)	40 m southeast	N
485 Preston Street	Suny's Energy (1970s-2000s)	170 m southeast	N
495 Preston Street	Den's Garage (2000s)	220 m southeast	N
495 Preston Street	Easey Welding (1970s)	220 m southeast	N
23 Sidney Street	Carling Motor Garage (1950s)	220 m south	N

Off-site potentially contaminating land uses identified by the city directories research are either located a significant distance from the subject site or are located downgradient or cross-gradient, and are not considered to have potentially impacted the subject site.

Chain of Title

Paterson verified the current land titles for the properties constituting the subject site with Read Abstracts Limited of Ottawa, Ontario. The current land title for the subject properties indicated that from December 2011 to July 2012, all properties comprising the subject site were acquired by Tamarack (Norman) Corporation. According to the Chain of Title dated August 30, 2012, this is the current owner of 93-105 Norman Street. The first registered owners of the properties were a number of individuals in the early 1900s. The subject properties have been owned by individuals since that time, with the exception of brief periods of ownership by the City of Ottawa, Data Kinetics Ltd., and Frank's Auto Centre Ltd.

Environmental Reports

The report entitled 'Phase I-II Environmental Site Assessment, 95, 97, and 99 Norman Street, Ottawa, Ontario', prepared by Paterson and dated June 23, 2011, was reviewed as a part of this assessment.

The above noted report identified the presence of the automotive garage (Frank's Auto Care). Two active aboveground storage tanks (ASTs) containing bulk and waste oil were observed, as well as an oil-water separator, in-ground hoists, and assorted chemical storage associated with the site's use as an automotive garage.

Four (4) boreholes were advanced at the subject site to assess the potential for soil and/or groundwater contamination resulting from the above noted potentially contaminating activities. Site soils consisted of fill over glacial till, and two (2) boreholes were advanced into bedrock in order to install monitoring wells to assess groundwater quality. Bedrock was encountered in the boreholes at depths varying between 1.5 and 1.8 m below existing grade. Groundwater was encountered in the two monitoring wells at depths varying between 1.4 and 1.7 m below existing grade. No visual or olfactory evidence of contamination was observed in the soil or groundwater samples.

Four (4) soil samples from the fill layer were submitted for laboratory analysis of metals and volatile organic compounds (VOCs). The concentration of lead in all analyzed fill samples exceeded the MOE Table 7 site condition standards. All other metals and VOC parameters were in compliance with the standards.

Groundwater samples from the monitoring wells were submitted for laboratory analysis of VOCs and petroleum hydrocarbons, fractions 1 through 4 (PHCs F1-F4). All VOC and PHC concentrations in the groundwater samples were below the laboratory detection limits and, as such, in compliance with MOE Table 7 site condition standards.

The report concluded that the subject site had been impacted by the presence of the fill material, but the site's use as an automotive garage had not significantly impacted the subject site. Borehole and monitoring well locations from this Phase I-II ESA are shown on Drawing PE2755-2 – Site Plan.

Current Plan of Survey

A current plan of survey, prepared by Stantec Geomatics, was reviewed as part of this assessment. The survey plan was issued in draft and has not yet been dated or deposited as a Registered Plan. The survey plan shows the subject site in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 29, 2012. 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 (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site.

One Certificate of Approval (C of A) for discharge to air, issued in 1996, was available for review. The C of A pertained to the property at 95 Norman Street (Frank's Auto Centre). The source of the discharge was listed as an atomizer-type oil heater firing waste-derived fuel. The heater was not observed during the 2011 site visit; however, waste oil storage was noted on-site and was considered to represent a potential environmental concern. No other potential environmental concerns were identified by the MOE instruments search.

MOE 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 1 km of the subject site.

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. No incident reports were available for the subject site.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. No waste management records were available for the subject site.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOE. No submissions were available for the subject site.

MOE Brownfields Environmental Site Registry

A search of the MOE Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject properties. Two (2) RSCs were filed for properties within the Phase I study area.

An RSC was filed at 140 Hickory Street, approximately 200 m to the southwest of the subject site, across the O-Train railway cut. According to the registry, approximately 4,050 m³ of contaminated soil was removed from the property, and contaminated groundwater was treated using an on-site pump and treat unit. Given the separation distance of this property from the subject site and the presence of the O-Train railway cut between the RSC property and the subject site, this property is not considered to have had the potential to have impacted the subject site.

An RSC was filed at 100 Champagne Avenue, approximately 200 m to the southwest of the subject site, across the O-Train railway cut. According to the registry, approximately 60 m³ of contaminated soil was removed from the property. No contaminated groundwater was encountered. Given the separation distance of this property from the subject site and the presence of the O-Train railway cut between the RSC property and the subject site, this property is not considered to have had the potential to have impacted the subject site.

MOE 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. Based on the available information, no waste disposal sites were present within the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on August 29, 2012. 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 August 29, 2012 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the general area of the site. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former landfill sites were identified within 1 km of the subject property.

City of Ottawa Historical Land Use Inventory

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. The response was received from the City of Ottawa on September 14, 2012. Three (3) activities associated with the subject site were listed in the HLUI database, with five (5) additional activities located within 500 m of the subject site. These activities are listed in Table 2 below. A copy of the City’s response has been included in Appendix 2.

Table 2: HLUI Identified Activities			
Address	Name / Activity	Distance / Orientation from site	Potential Environmental Concern (Y / N)
95 Norman Street	Frank’s Auto Centre Limited	Subject Site	Y
93 Norman Street	Rock Welding Shop	Subject Site	Y
93 Norman Street	General Grinding and Machine Works	Subject Site	Y
430 Preston Street	Katarina Cheslova Photo	30 m southeast	N
Commissioner’s Park	Unnamed Waste Disposal Site	400 m south	N
117 Pamilla Street	D’Angelo Asphalt Contractors	80 m south	N
137 Pamilla Street	Phillips H. K. General Contractor Inc.	80 m south	N
Commissioner’s Park	Unnamed Waste Disposal Site	400 m south	N

Based on the above noted activities, the presence of Frank’s Auto Centre, Rock Welding Shop (possibly an alternate spelling of Rocque Mechanical Contracting, as noted above), and General Grinding and Machine Works represent potential environmental concerns. Other activities identified in the HLUI search are located at a significant separation distance from the subject site and/or upgradient or crossgradient, and are not considered to represent potential environmental concerns.

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. The subject site was not listed in the database of former industrial sites. Two (2) former industrial sites were identified in the vicinity of the subject property, and are summarized below:

Table 3: Former Industrial Site Summary					
Site	Location	Owner	Type of Operation	Time Period	Approx. Distance
32	401 Preston Street	National Printers	- Printing, Publishing & Allied Industries	1950s	75 m east
33	95 Beech Street	Mortimer Co. Ltd.	-Printing, Publishing & Allied Industries	1945-1965	80 m north

Based on their separation distance from the subject site, these properties are not considered to pose an environmental concern to the subject property.

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:

- 1933 The present-day residential dwellings at 93, 99, 103, and 105 Norman Street appear to be present in their current configurations. The remaining central portion of the site appears to be vacant. Norman Street is present in its current configuration to the south of the site, and an apparent at-grade railway line is present to the west. Neighbouring properties to the north and south appear to be used for residential purposes.
- 1950 No significant changes have been made to the subject site or surrounding properties.
- 1958 The properties at 95 and 97 Norman Street have been developed with what appear to be the present commercial office and automotive garage buildings. The garage/warehouse at 93 Norman Street appears to have been constructed. Increased commercial development is present along Preston Street. No other significant changes were made to the subject site or surrounding properties.
- 1970 No significant changes have been made to the subject site. The former at-grade rail line to the west of the subject site appears to have been replaced by the present-day railway cut following the same alignment. No other significant changes have been made to surrounding properties.
- 1987 No significant changes were made to the subject site or surrounding properties.
- 1996 No significant changes were made to the subject site or surrounding properties.
- 2002 (City of Ottawa Website) A vacant area between 97 and 99 Norman Street is being used for vehicle parking. No other significant changes have been made to the subject site or surrounding properties.
- 2005 (City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.
- 2008 (City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.

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

Topographic Maps

Topographic maps were 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 slopes gradually downward to the south, towards Dow's Lake, and abruptly downwards immediately to the west of the site at the O-Train railway cut. According to the maps, the nearest water body is Dow's Lake, on the Rideau Canal system, located approximately 400 m to the south of the site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication 'The Physiography of Southern Ontario, Third Edition' was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as "clay plains interrupted by ridges of rock or sand". Mapping shows the subject site as situated on an area of shallow glacial till and rock ridges.

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 middle Ordovician interbedded shale and limestone of the Verulam Formation. A bedrock fault is present near the eastern boundary of the site. Overburden consists of glacial till, with a drift thickness on the order of 3-5 m.

The geological description of the site on the GSC web site is generally consistent with the results of the Phase II ESA previously conducted at the site, with the exception that overburden soils at the subject site were encountered to be between 1.5 and 1.8 m thick.

Water Well Records

A requisition was made to the MOE to provide water well records for all drilled wells within 250 m of the subject site. The MOE response included 58 water well records, of which 52 appear to be monitoring wells based on their recent drilling date and construction details. The remaining six (6) wells are greater than 250 m from the subject site. Due to the availability of City water in the Phase I study area, it is our opinion that there are no drinking water wells remaining within the Phase I study area. A copy of the MOE response is provided in the 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. The majority of the study area consists of residential dwellings, commercial businesses, and roads. Past known land use in the study area is residential and commercial. Dow's Lake, on the Rideau Canal system, is the closest significant water body and is present approximately 400 m south of the site. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Ms. Michelle Taggart, the property owner representative, was interviewed as part of this assessment. The interview was conducted by means of several phone conversations between August 29 and September 4, 2012. Ms. Taggart indicated that she was aware of the lead-contaminated fill at the subject site as per the 2011 Phase II ESA, but was not aware of any further environmental concerns with respect to the subject site. The information obtained in the interview with Ms. Taggart is consistent with site information obtained from other sources and is considered to be valid.

The tenants at 93 Norman Street (Units 2 and 4), 95-97 Norman Street, and 99 Norman Street were interviewed as part of this assessment. The interviews were conducted in person on September 5, 2012 during the Phase I site visit. The tenants were not aware of any environmental concerns with respect to the subject site. The tenants indicated that the subject properties had been heated by gas since the beginning of their tenancy. The tenants at 95-97 Norman indicated that their buildings were used exclusively for storage and that no PCAs were currently occurring. The tenants at 93 Norman, Unit 4 (the former General Grinding and Machine Works) were aware of the site's past use as a machine shop, but have not encountered any indications of potential contamination since they have been using the space as a warehouse. The information obtained in these interviews is consistent with site information obtained from other sources and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site investigation was conducted on September 5, 2012. Weather conditions were sunny, with a temperature of approximately 28° C. Mr. Dan Arnott 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 investigation.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The following buildings and structures were observed on the subject properties:

- 93 Norman Street: One 2 ½ storey brick house with a poured concrete, concrete block, and stone and mortar foundation, one basement level, asphalt shingle roof, wood frame construction, currently heated with gas. One 1-storey cinder block garage, slab-on-grade, with poured concrete foundation, flat tar-and-gravel roof, steel-frame construction, currently heated with gas. Electric service to both buildings is above-ground.
- 95 Norman Street: One 1-storey concrete block automotive garage building, slab-on-grade, with poured concrete foundation, flat tar-and-gravel roof, steel-frame construction, currently heated with gas, with above-ground electric service.
- 97 Norman Street: One 1-storey stucco-sided commercial office building, slab-on-grade, with poured concrete foundation, flat tar-and-gravel roof, steel-frame construction, currently heated with gas, with above-ground electric service.
- 99 Norman Street: One 2 ½ storey brick house with poured concrete foundation, one basement level, asphalt shingle roof, wood frame construction, currently heated with gas, with above-ground electric service.
- 103 Norman Street: One 2 ½ storey stucco-sided house with poured concrete foundation, one basement level, asphalt shingle roof, wood frame construction, currently heated with gas, with above-ground electric service.

- 105 Norman street: One 2 storey vinyl-sided with poured concrete foundation, one basement level, asphalt shingle roof, wood frame construction, currently heated with gas, with above-ground electric service.

No ASTs or evidence of USTs or fuels or chemical storage were observed on the exterior of the subject site.

Underground Utilities

Underground service locates were completed for the subject site in August 2012. Electrical services to the subject site are overhead. Gas and water connections are present between the site buildings and Norman Street (southern site boundary). Approximate locations of underground utilities are shown on Drawing PE2755-3 – Site Plan.

Site Features

The majority of the subject site is occupied by buildings and paved asphalt parking areas, with grass-covered front lawns present at 99, 103, and 105 Norman Street and a grass-covered backyard at 99 Norman Street. Site drainage consists primarily of sheet flow to a catchbasin in the 95 Norman Street parking lot and to catchbasins along Norman Street, with minor infiltration occurring on non-paved portions of the subject site. No areas of stained soil, vegetation, or pavement, stressed vegetation, soil disturbance, or grading were observed on-site.

No underground structures, drains, pits, or sumps were observed on the exterior of the subject site during the site visit. No wells or private sewage systems were observed on the subject property, nor are any expected to be present, as the site is located in a municipally-serviced area. No evidence of current or former railway or spur lines on the subject property were observed at the time of the site inspection. There were no unidentified substances observed on the subject site.

Interior Assessment

A general description of the interior of the buildings at 93 Norman Street is as follows:

- Floors consist of linoleum, laminate, and hardwood, with a poured concrete floor in the basement and in the warehouse (Unit 4).
- The walls consist of drywall, plaster, and concrete block.
- The ceilings consist of plaster in the residential units and steel decking over steel trusses in the warehouse area.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

A general description of the interior of the building at 95 Norman Street is as follows:

- Floors consist of poured concrete.
- The walls consist of concrete block.
- The ceilings consist of steel decking on steel joists.
- Lighting throughout the building is provided by fluorescent fixtures.

A general description of the interior of the building at 97 Norman Street is as follows:

- Floors consist of a combination of carpet, ceramic tile, and linoleum.
- The walls consist of a combination of drywall and panelling.
- The ceilings consist of suspended ceiling tiles.
- Lighting throughout the building is provided by fluorescent fixtures.

A general description of the interior of the building at 99 Norman Street is as follows:

- Floors consist of 30 cm vinyl floor tiles, carpet, and hardwood, with a poured concrete floor in the basement.
- The walls consist of drywall and plaster.
- The ceilings consist of plaster.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

A general description of the interior of the building at 103 Norman Street is as follows:

- Floors consist of carpet, laminate, and hardwood, with a poured concrete floor in the basement.
- The walls consist of drywall and plaster.
- The ceilings consist of plaster.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

A general description of the interior of the building at 105 Norman Street is as follows:

- Floors consist of carpet and linoleum, with a poured concrete floor in the basement.
- The walls consist of drywall and plaster.
- The ceilings consist of plaster.
- Lighting throughout the building is provided by incandescent and fluorescent fixtures.

Possible asbestos-containing materials observed during the site visit include linoleum, vinyl floor tiles, plasters and drywall joint compound at the residential dwellings, as well as pipe elbow insulation at 99 Norman Street. These materials were generally observed to be in good condition at the time of the assessment, with the exception of some of the drywall at 105 Norman Street.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit; however, the wall cavities were not inspected for insulation type. Some fibreglass insulation was observed during the inspection.

No concerns were identified during the site inspection with respect to fuel or chemical storage inside of the subject buildings. All ASTs and chemicals related to Frank's Auto Centre have been removed from 95/97 Norman Street. However, the in-ground hydraulic hoists and oil-water separators are still present. The locations of the hoists and separators are shown on Drawing PE2755-2 - Site Plan. Water from a roof leak was observed to enter the oil-water separators at the time of the site inspection. This water appeared to be free of visual or olfactory evidence of contamination.

Floor drains were present in the basements of 93 and 99 Norman Street. Water was observed in the floor drain at 93 Norman Street. The water appeared to be free of visual or olfactory evidence of contamination.

Neighbouring Properties

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

- North - Residential dwellings, followed by Beech Street;
- South - Norman Street, followed by residential dwellings;
- East - Restaurant, followed by Preston Street;
- West - Recreational trail, followed by O-Train railway cut.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Several properties within the Phase I study area are occupied by potentially contaminating activities, as shown on Drawing PE2755-1. However, these properties are located either downgradient or cross-gradient from the subject site or at a significant separation distance. Current land use in the Phase I Study area is illustrated on Drawing: PE25771-1 – Surrounding Land Use in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following tables indicate 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.

Table 4 - Land Use History – 93-105 Norman Street			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
Prior to 1912	Vacant	None	None
1912-Present	Residential Dwellings	None	None
1950s-Present	Garage, office, machine shop/warehouse	Yes	Yes

Potentially Contaminating Activities

As stated in the above table, potentially contaminating activities at the Phase I property include the presence of an automotive shop (Frank's Auto Care) and General Grinding and Machine Works. Additional potentially contaminating activities outside of the subject property but within the Phase I study area are not considered to pose an environmental concern to the subject site due to their separation distance.

Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern identified in this Phase I ESA are summarized below in Table 4.

Table 5 Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
95 Norman Street	Subject Property	Frank's Auto Care (1970s-present); Item 58, Table 2, O.Reg. 153/04 (Motor Vehicle Operation & Maintenance.)	On-site	PHCs F1-F4, VOCs	Soil, Groundwater
93 Norman Street	Subject Property	General Grinding and Machine Works (1980s); Item 44, Table 2, O.Reg. 153/04 (Metal Fabrication)	On-site	Metals, VOCs	Soil, Groundwater

Contaminants of Potential Concern

Based on the past and current uses of the subject site, the following Contaminants of Potential Concern (CPCs) have been identified:

- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on the presence of Frank's Auto Centre at 95 Norman Street. Gasoline and diesel are commonly used motor vehicle fuels, and heavy oils may be present in the form of lubricants. PHCs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system. PHCs are generally considered to be LNAPLs – light non-aqueous phase liquids, indicating that when present in sufficient concentrations above the solubility limit, they will partition into a separate phase above the water table, due to their lower density.

- Volatile Organic Compounds (VOCs) – this suite of parameters includes Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), associated with gasoline, as well as chlorinated solvents (Tetrachloroethylene, Trichloroethylene, Dichloroethylenes, and Vinyl Chloride) associated with de-greasing and dry cleaning. These parameters were selected as CPCs for the Phase I study area due to the potential use of solvents at General Grinding and Machine Works. VOCs may be present in the soil matrix as well as in the dissolved phase in the groundwater system.
- Metals – this suite of parameters encompasses various metals for which MOE standards exist. Metals may be present in the soil matrix or dissolved in site groundwater. Metals were selected as CPCs for the Phase I property based on the presence of fill material identified during the previous Phase I-II ESA by Paterson, and on the presence of General Grinding and Machine Works at 93 Norman Street.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of shallow overburden soils, with bedrock encountered between 1.5 and 1.8 m below existing ground surface. Based on the previous Phase II ESA, groundwater is present in wells screened within the bedrock unit, with static water levels at depths between 1.4 and 1.7 m below existing grade. Based on topography, particularly the presence of the O-Train railway cut immediately to the west of the site, groundwater is interpreted to be moving to the west. Groundwater movement within the fractured upper bedrock will be confined to preferential fracture flowpaths.

Contaminants of Potential Concern

The CPCs identified in this Phase I ESA are listed in Section 7.1 of this report.

The mechanisms of contaminant transport within the site soils include physical transportation and leaching. Physical transport is not anticipated to be an issue at the subject site, since soil disturbances and excavation were not noted and the site has been developed in its current configuration for a significant period of time. Leaching is anticipated to be limited by the low permeability of the asphalt pavement and roofs over most of the site. As such, contaminants identified in the soil are considered to have a low potential to migrate to the groundwater below the site.

The mechanisms of contaminant transport within the groundwater system include advection, dispersion, and diffusion. Advection and dispersion will be the dominant mechanisms of contaminant transport in soils with higher hydraulic conductivities, such as sands, gravels, silts, and some glacial till soils, whereas diffusion will dominate in soils with lower hydraulic conductivity, such as clays. Groundwater flow and contaminant transport within bedrock will tend to follow preferential fracture flowpaths.

Existing Buildings and Structures

The subject site is currently occupied several buildings as outlined in Section 6.2 of this report. In-ground hydraulic hoists and oil-water separators are present within 95 Norman Street. The hoists and separators are no longer in use, and appear to be in good condition. The water within the separators was free of visual or olfactory evidence of contamination.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is Dow's Lake, on the Rideau Canal system, located approximately 400 m to the south 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

No drinking water wells are located at the subject site or within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently primarily commercial and residential. Immediately adjacent properties have been listed as residential or commercial since their first developed use. Several former industrial properties and gas stations were identified within the Phase I study area; however, based on their separation distance from the subject site and/or inferred cross-gradient or downgradient locations, they are not considered to have the potential to have impacted the subject site.

Areas of Potential Contaminating Activities and Potential Environmental Concerns

As per Section 7.1 of this report, Areas of Potential Contaminating Activities and Potential Environmental Concerns identified on the subject site include Frank's Auto Centre and General Grinding and Machine Works. These areas are considered to have the potential to have introduced contamination to the soil and/or groundwater under the subject site.

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 areas of potential environmental concern on the subject site which have the potential to have impacted the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

The results of the historical research, personal interviews, and site inspection indicated the presence of historical potentially-contaminating activities and potential environmental concerns at the subject site. Based on the results of this Phase I ESA, **in our opinion, a Phase II Environmental Site Assessment is required for the property.**

9.0 STATEMENT OF LIMITATIONS

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

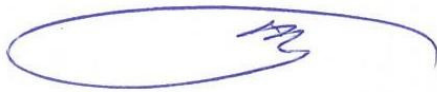
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

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

Paterson Group Inc.



Daniel J. Arnott, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Taggart Investments (11 copies and 1 PDF copy)
- 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 Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, September 2012.
Current Plan of Survey, prepared by Stantec Geomatics Ltd.
Personal Interviews.
‘Phase I-II Environmental Site Assessment, 95, 97, and 99 Norman Street, Ottawa, Ontario’, prepared by Paterson Group Inc., June 23, 2011.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE2755-1 –SURROUNDING LAND USE

DRAWING PE2755-2 – SITE PLAN

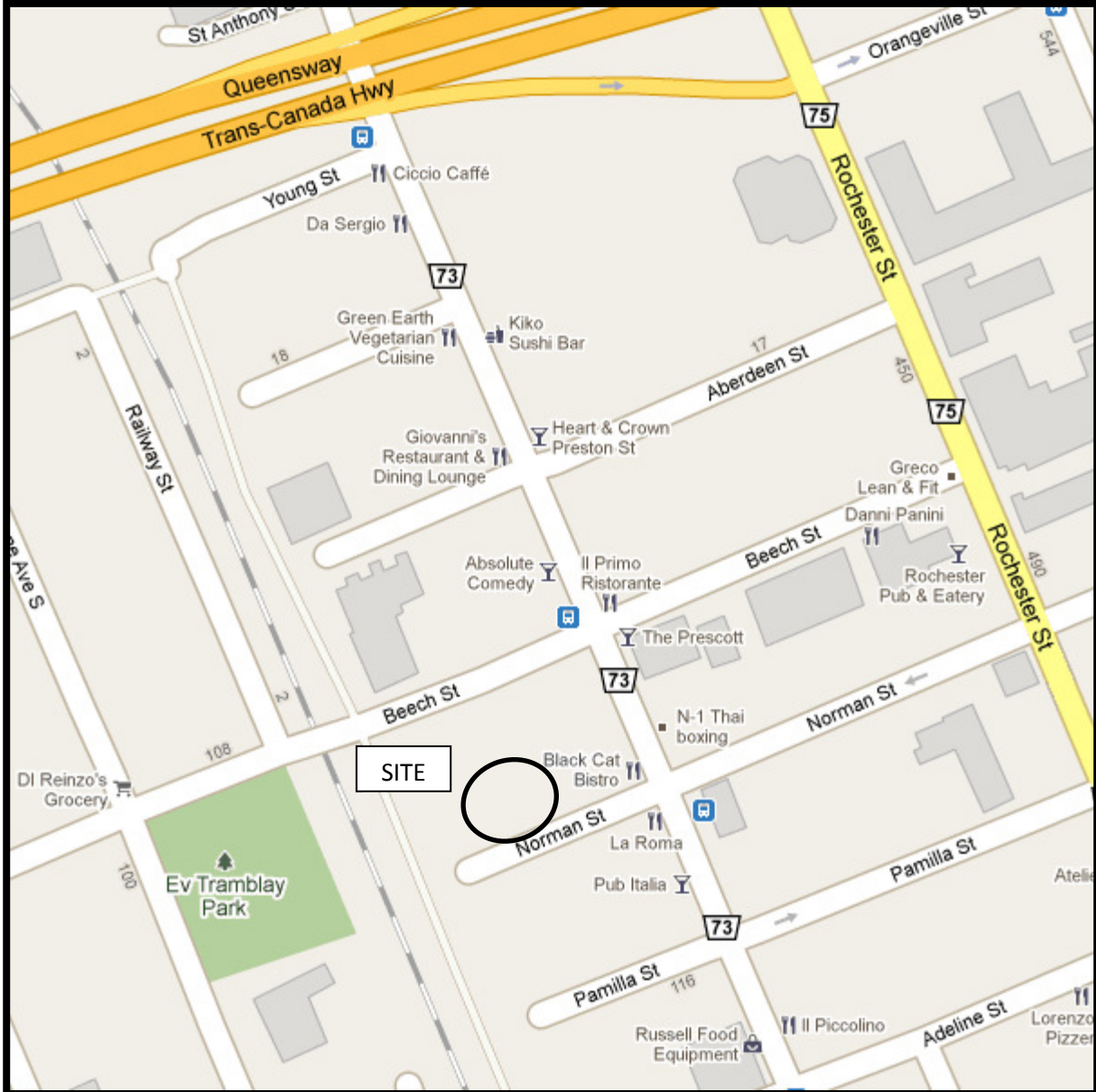


FIGURE 1
KEY PLAN

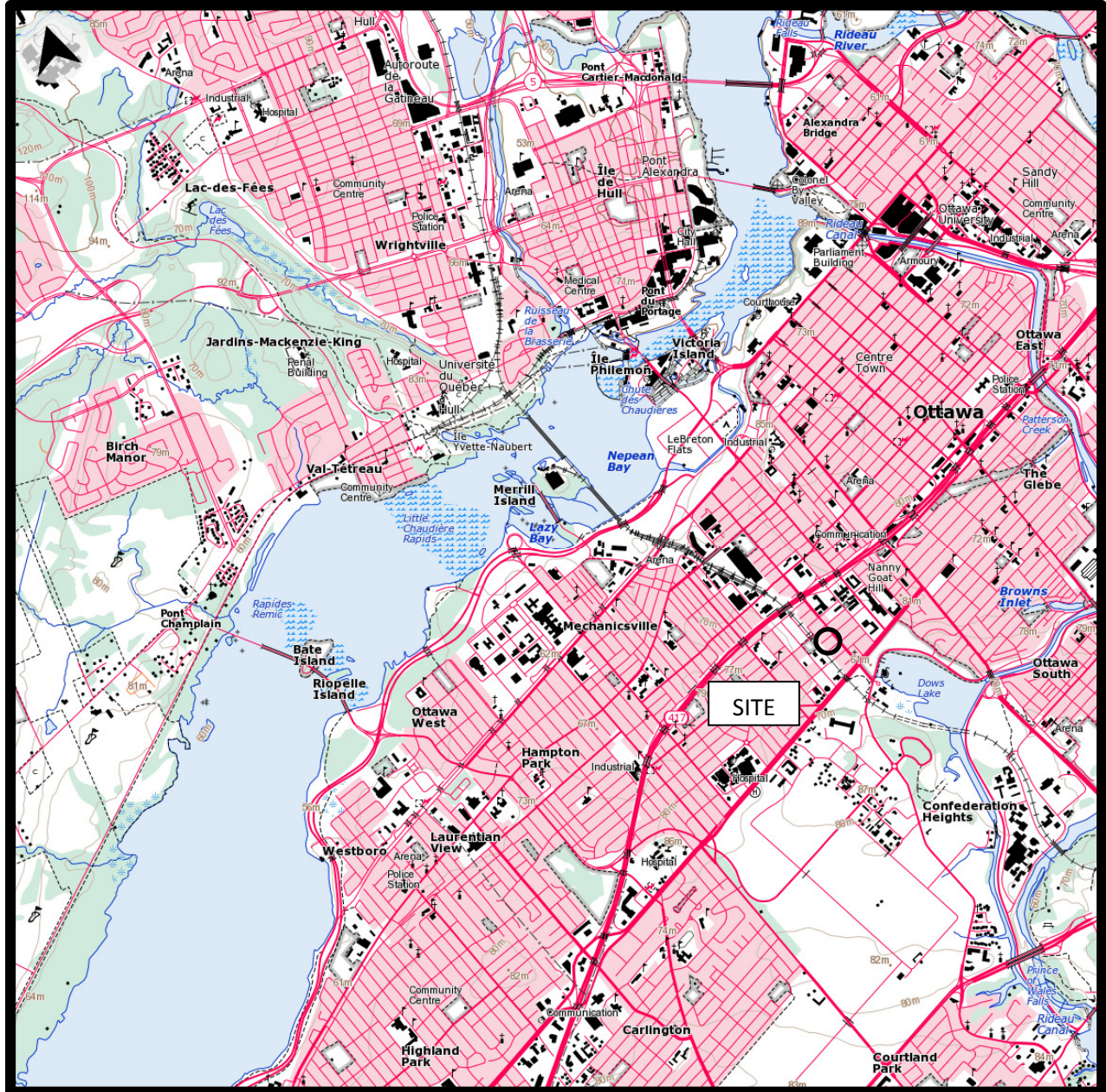
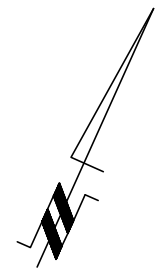
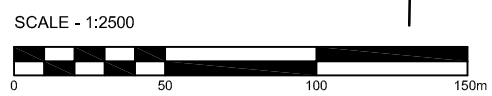


FIGURE 2
TOPOGRAPHIC MAP



LEGEND

- AREA OF POTENTIAL CONTAMINATING ACTIVITY
- #75 ABERDEEN STREET - MILANO AUTO BODY (1990s-2000s) - DIRECTORIES, SITE VISIT
- #95 BEECH STREET - MORTIMER LTD. LITHOGRAPHERS (1940s-1970s) - DIRECTORIES, FIPs
- #855 CARLING - F.W. ARGUE FUEL OIL DEPOT AND CAMPBELL STEEL AND IRON WORKS (FOUNDRY) - FIPs - & DOW HONDA - SITE VISIT
- #125 HICKORY STREET - ATTERSLEY TIRE AND SERVICE CENTRE (1960s-2000s) - DIRECTORIES
- HICKORY STREET, SOUTH SIDE - SHELL CO. LTD. (1930s) - DIRECTORIES
- #66 NORMAN STREET - CAPITAL MACHINE SHOP (1990s-2000s) - DIRECTORIES
- #77 PAMILLA STREET - PAMILLA IRON WORKS (2000s) - DIRECTORIES
- #137 PAMILLA STREET - PHILLIPS GENERAL CONTRACTOR (1960s-2000s) - DIRECTORIES
- #399-401 PRESTON STREET - NATIONAL PRINTERS (1950s) - DIRECTORIES, FIPs.
- #402 PRESTON STREET - LEN DESFORGES SERVICE STATION (1940s-1990s) - DIRECTORIES
- #427 PRESTON STREET - PATTERSON MOTORS LTD. (1960s) - DIRECTORIES
- #439 PRESTON STREET - ITALTECH AUTO (2000s) - DIRECTORIES, SITE VISIT
- #440 PRESTON STREET - SLAN PRINTERS (1990s-2000s) - DIRECTORIES, SITE VISIT
- #485 PRESTON STREET - SUNY'S ENERGY (1970s-2000s) - DIRECTORIES
- #489 PRESTON STREET - PELOSO CLEANERS - SITE VISIT
- #495 PRESTON STREET - DEN'S GARAGE (2000s) - DIRECTORIES, SITE VISIT, & EASEY WELDING (1970s) - DIRECTORIES
- #23 SIDNEY STREET - CARLING MOTOR GARAGE (1950s) - DIRECTORIES, FIPs
- AREA OF POTENTIAL ENVIRONMENTAL CONCERN
- #95-97 NORMAN STREET - FRANK'S AUTO CENTRE - DIRECTORIES, SITE VISIT
- #93 NORMAN STREET - GENERAL GRINDING - DIRECTORIES



patersongroup
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:2500
 Des.: DJA
 Dwn.: DJA
 Chkd: MSD

TAGGART INVESTMENTS
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 93, 95, 97, 99, 103, AND 105 NORMAN STREET
 OTTAWA, ONTARIO

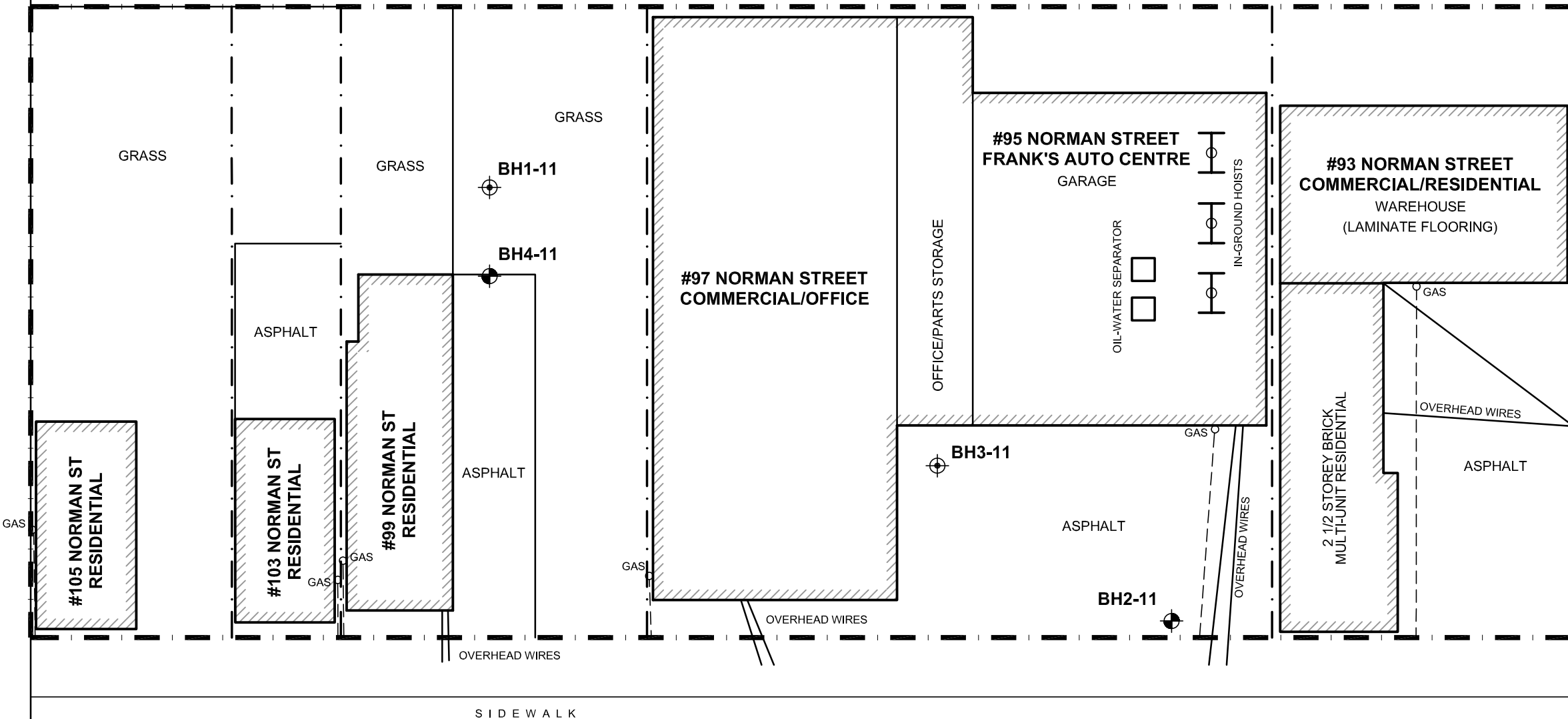
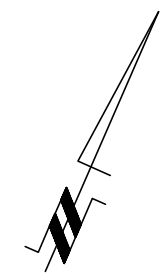
**SITE PLAN
 SURROUNDING LAND USE**

Dwg. No. **PE2755-1**
 Report No.: PE2755-REP.01
 Date: 09/2012

O - TRAIN RAILWAY CUT

RECREATIONAL TRAIL

R E S I D E N T I A L





#422 PRESTON STREET
COMMERCIAL/RESIDENTIAL

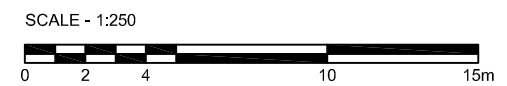
#424 PRESTON
RESIDENTIAL

#428 PRESTON
RESTAURANT

LEGEND

-  BOREHOLE LOCATION (PATERSON, 2011)
-  MONITORING WELL LOCATION (PATERSON, 2011)

N O R M A N S T R E E T



patersongroup
consulting engineers
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale:	1:250
Des.:	DJA
Dwn:	DJA
Chkd:	MSD

TAGGART INVESTMENTS
PHASE I ENVIRONMENTAL SITE ASSESSMENT
93, 95, 97, 99, 103, AND 105 NORMAN STREET
OTTAWA, ONTARIO

SITE PLAN

Dwg. No.	PE2755-2
Report No.:	PE2755-REP.01
Date:	09/2012

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

ENVIRONMENTAL SEARCH

Att: Daniel Arnott
Ref: 93-105 Norman St
(PIN 04102-0315)
Lots 1503 to 1507, Plan 38
City of Ottawa
Aug 30, 2012

Deed 98783 registered Aug 26, 1910
From John Milewsky to John Nicholson

Deed 114810 registered Aug 24, 1912
From George McDonald to John Nicholson

Deed 145392 registered April 16, 1919
From George McDonald to Pietre Bozzi

Deed 169800 registered June 30, 1923
From George MacDonald to Antonio Cardillo

Tax Deed 190853 registered Jan 6, 1928
From The Corporation of the City of Ottawa to The Corporation of the City of Ottawa

Deed 229897 registered Dec 6, 1939
From The Corporation of the City of Ottawa to Public Trustee of Mike Propopchuk

Deed 230647 registered March 14, 1940
From Public Trustee of Mike Propopchuk to George Mannoly and Mary Mannoly

Quit Claim Deed 231817 registered July 16, 1940
From Mary Mannoly to George Mannoly

Deed 233438 registered Jan 22, 1941
From The Corporation of the City of Ottawa to George Mannoly

Deed 286526 registered Oct 25, 1950
From John Nicholson to Carmel Giavaglia and Arthur Giavaglia

Deed 291856 registered May 30, 1951
From John Nicholson to Henry Demers

Deed 299658 registered April 9, 1952
From Carmel Giavaglia and Arthur Giavaglia to Frank Licari

Deed 301119 registered May 30, 1952
From Frank Licari to Frank Licari, Angelo Licari, Benny Licari, Dominic Licari, trading as Frank
Licari & Sons

Deed 306759 registered Dec 15, 1952
From Henry Demers to Angelo Licari and Rebecca Licari

Deed 342423 registered Jan 26, 1956
From Estate of Pietre Bozzi to Maria Bozzi

Deed 372288 registered May 23, 1958
From George Mannoly to William Gibbs and Dorothy Gibbs

Deed 529085 registered July 26, 1967
From Estate of Maria Bozzi to Giovanni Taglieri and Andrea DiCristoforo and Francesco
Ravenna trading as A.G.F. Contractors

Quit Claim Deed 537324 registered Jan 17, 1968
From Andrea DiCristoforo to Giovanni Taglieri and Francesco Ravenna trading as A.G.F.
Contractors

Deed 554826 registered Feb 14, 1969
From Giovanni Taglieri and Francesca Ravenna trading as A.G.F. Contractors to Valdina
Taglieri

Deed 561637 registered July 10, 1969
From Frank Licari, Angelo Licari, Benny Licari, Dominic Licari to Joseph Licari, Angelo Licari,
Benny Licari, Dominic Licari, trading as Frank Licari and Sons

Quit Claim Deed 565587 registered Sept 29, 1969
From Franceso Ravenna to Antonio Disipio, in trust

Quit Claim Deed 565590 registered Sept 29, 1969
From Giovanni Taglieri to Antonio Disipio, in trust

Quit Claim Deed 570819 registered Jan 29, 1970
From Antonio Disipio to Valdina Dimes

Deed 575761 registered June 1, 1970
From Valdina Dimes to Luigi Grandinetti

Deed 599228 registered Oct 1, 1971
From George Mannoly to Giovanni Utano and Marianna Utano

Deed 626393 registered Feb 16, 1973
From Angelo and Rebecca Licari to Pietro Russo

Deed 626395 registered Feb 16, 1973
From Angela and Rebecca Licari to Angelo Licari, Benny Licari, Domenic Licari, Joseph Licari,
trading as Frank Licari and Sons

Deed 669919 registered May 2, 1975
From Pietro Russo to Franks Auto Centre Ltd.

Deed 704298 registered Feb 17, 1977
From Joseph Licari, Angelo Licari, Benny Licari, Dominic Licari, trading as Frank Licari and
Sons to Joseph Licari, Angelo Licari, Benny Licari, Dominic Licari

Deed NS13048 registered May 10, 1978
From Estate of Carmel Cardillo to Giovanni Centofanti, in trust
***(Carmel obtained title through a vesting from Estate of Antonio Cardillo)

Deed NS15675 registered June 2, 1978
From Joseph Licari, Angelo Licari, Benny Licari, Dominic Licari to Carlo Calcerano and
Domenic Ferrarotto in trust

Deed NS16411 registered June 9, 1978
From William Gibbs and Dorothy Gibbs to Nancy Cloutier

Deed NS147592 registered April 13, 1982
From Giovanni Utano and Marianna Utano to John M. Jossa

Lease NS155814 registered July 5, 1982
From Carlo Calcerano and Domenic Ferrarotto in trust to Data Kinetics Ltd.

Deed NS158503 registered Aug 3, 1982
From Nancy Cloutier to William D. Phillips

Dees NS220435 registered Nov 30, 1983
From William D. Phillips to Elizabeth J. Montgomery

Deed NS247549 registered July 4, 1984
From Estate of Benny Licari to Dominic Ferrarotto and Carlo Calcerano, in trust

Deed NS247550 registered July 4, 1984
From Carlo Calcerano and Domenic Ferrarotto to Data Kinetics Ltd.

Deed NS257860 registered Sept 14, 1984
From Luigi Grandinetti to Richard R. Rocque and Gail D. Rocque

Deed N296117 registered July 18, 1985
From John M. Jossa to John M. Jossa and Dianna Julie Jossa

Deed N371761 registered Jan 9, 1987
From Elizabeth Jessica Montgomery to Gregory Douglas Kells, in trust

Deed N375306 registered Feb 5, 1987
From John M. Jossa and Dianna Julie Jossa to Gregory D. Kells, in trust

Deed N448872 registered July 28, 1988
From Data Kinetics Ltd. to Gregory Kells

Deed N587249 registered Aug 19, 1991
From Gregory D. Kells in trust to Gail Roberta Wexler

Deed N613280 registered April 1, 1992
From Gregory Douglas Kells in trust to David Fanjoy

Deed N662993 registered June 23, 1993
From Royal Trust Corp. of Canada to Delio D'Angelo in trust

OC71787 registered May 17, 2002
From Richard Rheal Rocque and Gail Denise Rocque to Trevor Doyle

Deed OC142306 registered Nov 18, 2002
From Trevor Doyle to George Zigoumis and George Zigoumis

Deed OC783824 registered Oct 12, 2007
From George Zigoumis and George Zigoumis to Domenic Amendola

Deed OC872771 registered July 8, 2008
From Gail Roberta Wexler to Rachel Pereira

Deed OC1314966 registered Dec 9, 2011
From Rachel Pereira to 2280318 Ontario Inc.

Deed OC1317017 registered Dec 15, 2011
From Franks Auto Centre Ltd. to Tamarack (Norman) Corporation

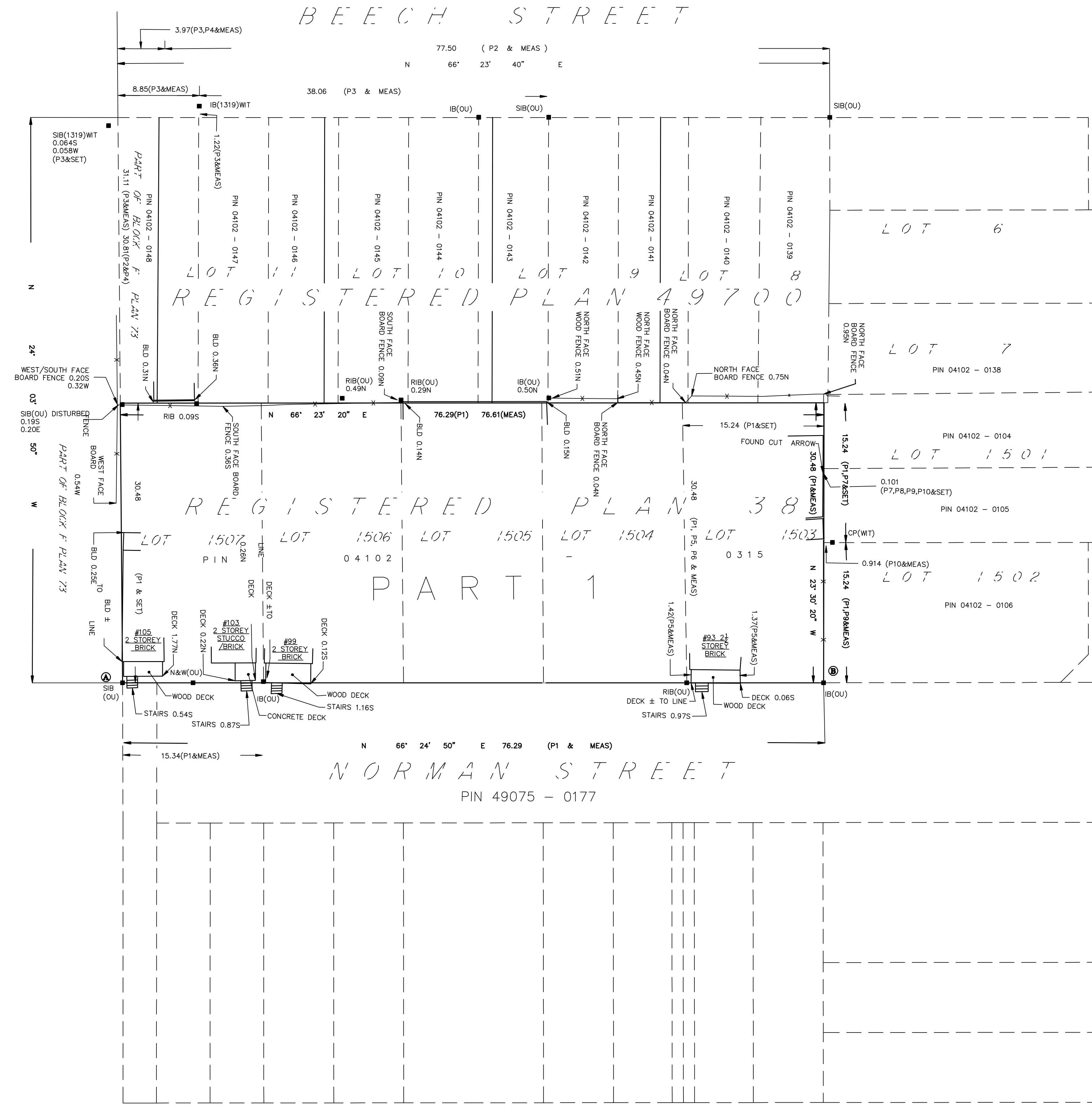
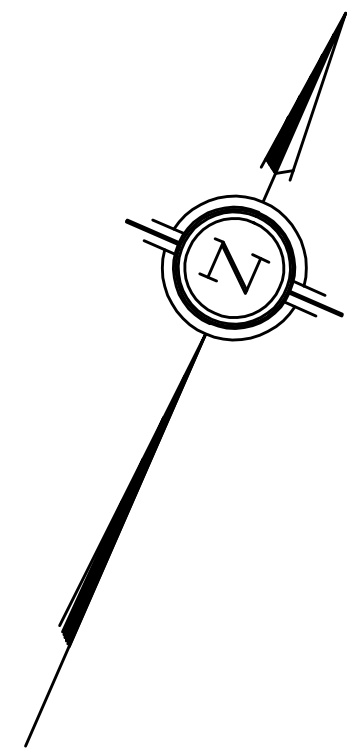
Deed OC1317018 registered Dec 15, 2011
From Delio D'Angelo to Tamarack (Norman) Corporation

Deed OC1317019 registered Dec 15, 2011
From Giovanni Centofanti to Tamarack (Norman) Corporation

Deed OC1325238 registered Jan 17, 2012
From 2280318 Ontario Inc. to Tamarack (Norman) Corporation

Deed OC1368441 registered June 1, 2012
From Domenic Amendola to Tamarack (Norman) Corporation

Deed OC1390860 registered July 27, 2012
From David Fanjoy to Tamarack (Norman) Corporation



DATE _____, 2012		REPRESENTATIVE FOR THE LAND TITLES DIVISION OF	
BRIAN J. WEBSTER ONTARIO LAND SURVEYOR		STANTEC GEOMATICS LTD.	
SCHEDULE OTTAWA-CARLETON NO. 4			
PART	DESCRIPTION	PIN	AREA (m ²)
1	LOTS 1503-1507 REG. PLAN 38	04102-0315	2330.5

DRAFT PLAN OF SURVEY of
LOTS 1503, 1504, 1505, 1506, 1507
REGISTERED PLAN 38
CITY OF OTTAWA
MUNICIPALITY OF OTTAWA-CARLETON

Stantec Geomatics Ltd.

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999.

BEARING NOTE

ALL BEARINGS ARE GRID AND ARE DERIVED USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK, REFERRING TO MTM ZONE 9, NAD(83)(CSRS)(1997.0)(ORIGINAL).

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK, MTM ZONE 9, NAD(83) (CSRS) (1997.0) (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.R.B.G. 216/10			
POINT ID	NORTHING	EASTING	
(A)	6029156.25	300077.60	
(B)	6029156.51	300077.61	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 30 DAY OF AUGUST, 2012

DATE _____
 BRIAN J. WEBSTER
 ONTARIO LAND SURVEYOR

LEGEND

■	DENOTES	FOUND MONUMENTS
□		SET MONUMENTS
IB		IRON BAR
IBØ		ROUND IRON BAR
SIB		STANDARD IRON BAR
SIBØ		SECRET STANDARD IRON BAR
CC		CUT CROSS
CP		CONCRETE PIN
WIT		WITNESS
PIN		PROPERTY IDENTIFICATION NUMBER
MEAS		MEASURED
PROP		PROPORTIONED
OU		ORIGIN UNKNOWN
SG		STANTEC GEOMATICS LTD.
P1		REGISTERED PLAN 38
P2		REGISTERED PLAN 49700
P3		W&S DATED MAY 15, 1990
P4		SB-5472
P5		AOV DATED FEBRUARY 15, 1984
P6		AOV DATED NOVEMBER 5, 1975
P7		AOV DATED JULY 17, 1972
P8		W&S DATED SEPTEMBER 19, 1988
P9		W&S DATED OCTOBER 25, 1988
P10		FSD DATED OCTOBER 20, 2009

Stantec Geomatics Ltd.
 Ontario Land Surveyors
 1505 LAFERRIÈRE AVENUE, OTTAWA, ONTARIO K1Z 7T1
 PHONE: (613) 722-4420 FAX: (613) 722-4789
 stantec.com

DRAWN BY: CM CHECKED BY: CM PLOT BY: CM PROJECT No.:
 DRAWING: 161612812 114 P1.dwg

W:\draw\161612812_suggier\stancan\stancan_01\stancan_01\stancan_01.dwg



AERIAL PHOTOGRAPH
1933



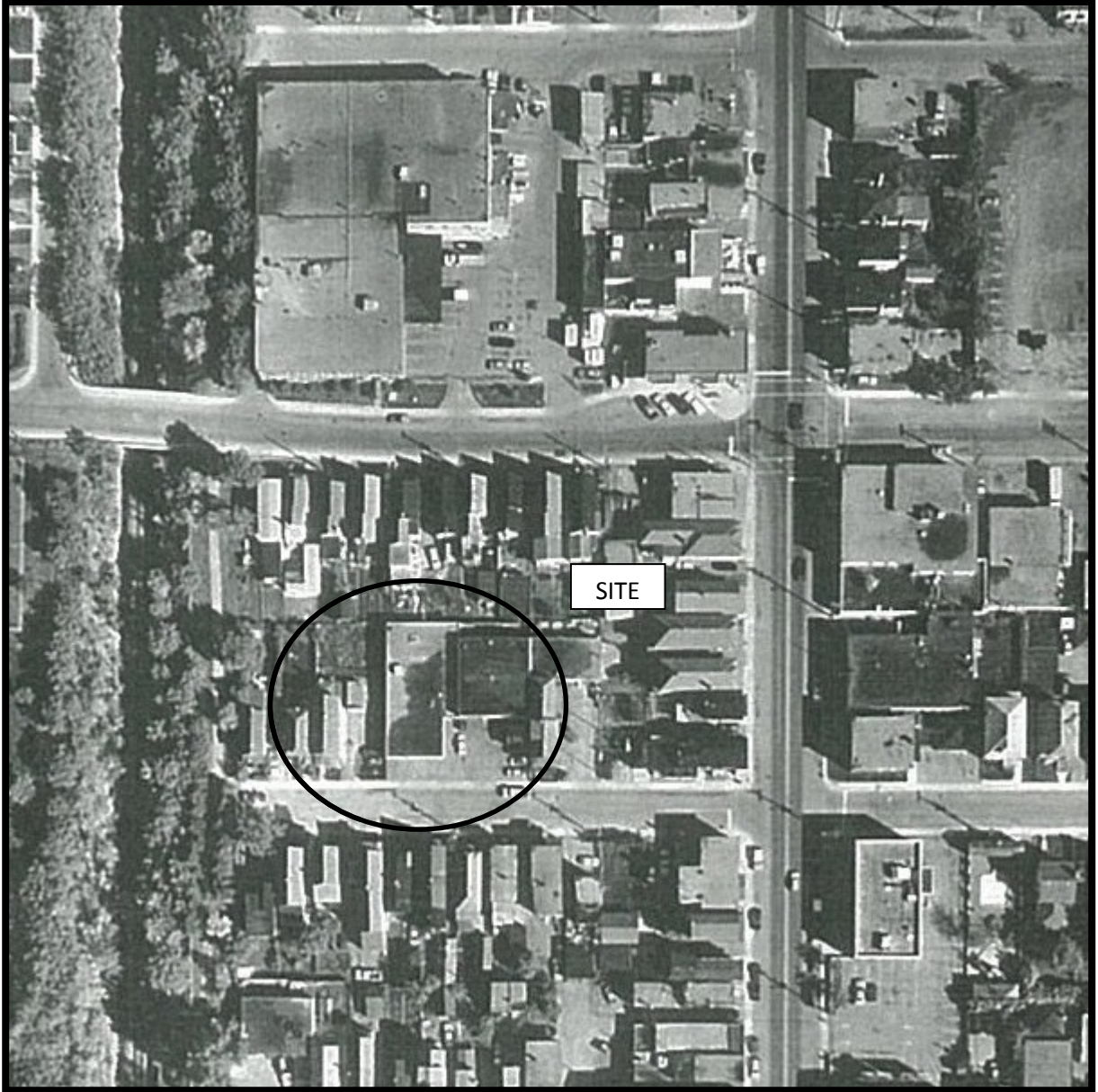
AERIAL PHOTOGRAPH
1950



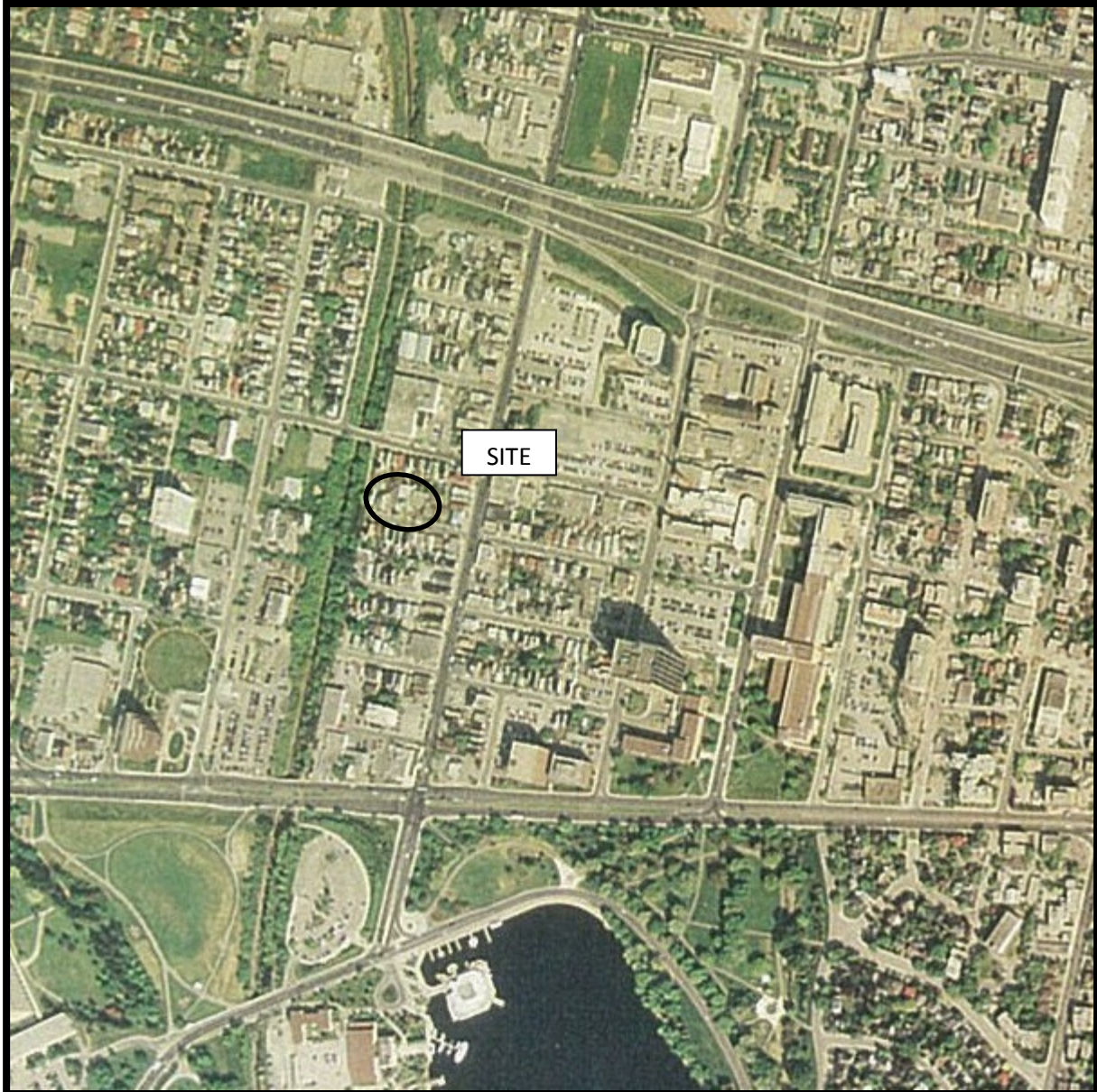
AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1970



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
1996

Site Photographs

PE2755

93-105 Norman Street, Ottawa, Ontario

September 5, 2012



Photograph 1: Residential dwelling at 105 Norman Street, facing north.



Photograph 2: Residential dwellings at 99 and 103 Norman Street, facing north.

Site Photographs

PE2755

93-105 Norman Street, Ottawa, Ontario

September 5, 2012



Photograph 3: Residential dwelling at 93 Norman Street, facing north.



Photograph 4: Office building at 97 Norman Street, facing northwest.

Site Photographs

PE2755

93-105 Norman Street, Ottawa, Ontario

September 5, 2012



Photograph 5: Former garage at 95 Norman Street, facing northeast.



Photograph 6: Interior view of garage.

Site Photographs

PE2755

93-105 Norman Street, Ottawa, Ontario

September 5, 2012



Photograph 7: Potential asbestos-containing pipe elbows in basement of 99 Norman Street.



Photograph 8: Potential asbestos-containing plaster ceiling at 105 Norman Street.

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

CITY OF OTTAWA HISTORICAL LAND USE INVENTORY RESPONSE

MOE WELL RECORDS

Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Paterson Group Inc. 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Email address: darnott@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613 226-7381 Fax 613 226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Your Project/Reference No. PE2755		Signature/Print /Name of Requester Dan Arnott		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 93 and 95 Norman Street, Ottawa, Ontario. (Properties are adjoined and owned by same corporation)				
Present Property Owner(s) and Date(s) of Ownership Taggart Investments (2011)				
Previous Property Owner(s) and Date(s) of Ownership Mr. Delio D'Angelo				
Present/Previous Tenant(s), (if applicable) Frank's Auto Centre, General Grinding, Rocque Mechanical Contracting.				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			1986 - present	
Orders			1986 - present	
Spills			1986 - present	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			1986 - present	
Waste Generator number/classes			1986 - present	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986 - present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986 - present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986 - present
waste water - industrial discharges				1986 - present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986 - present
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				1986 - present
pesticides - licenses				

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

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

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

Ministère de
l'Environnement

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

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



August 29, 2012

Dan Arnott
Paterson Group Inc
154 Colonnade Rd S
Ottawa, ON K2E 7J5

Dear Dan Arnott:

RE: **Freedom of Information and Protection of Privacy Act Request
Our File # A-2012-04528, Your Reference PE2755**

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

**The search is being conducted on the following: 93 & 95 Norman Street,
Ottawa. If there is any discrepancy please contact us immediately.**

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time and photocopying.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559.

Yours truly,


Heidi Ritscher
FOI Manager

12 - 04528
==TRANSACTION RECORD==
==RELEVÉ DE TRANSACTION==

POS91228195 RETLR08091102
MOE INFO MGMT ACCESS BR
40 ST CLAIR AVE W
TORONTO ON

CARD/CARTE: VISA
NO. 4537 50** **** 7753
SEQ.: 008 BATCH/LOT: 389
2012/08/30 14:26 T01

PURCHASE/ACHAT
AUTHOR./AUTOR.: 095357

\$35.00

OO APPROVED - THANK YOU

COPY : CARDHOLDER

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

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

Ministère de
l'Environnement

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

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



September 6, 2012

Dan Arnott
Paterson Group Inc
154 Colonnade Rd S
Ottawa, ON K2E 7J5

Dear Dan Arnott:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2012-04528, Your Reference #: PE2755**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 93 & 95 Norman Street, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

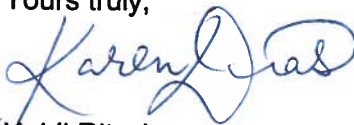
In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 7 pages @ \$0.20/page	\$ 1.40
• Delivery	3.00
• Total	\$ 34.40
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 4.40

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 Karen Dias at (416) 314-6129.

Yours truly,


for Heidi Ritscher
FOI Manager

Attachments

CERTIFICATE OF APPROVAL

AIR

NUMBER 8-4141-96-006

Page 1 of 5

Franks Auto Centre Ltd.
95 Norman Street
Ottawa, Ontario
K1S 3K5

Located at: 95 Norman Street
Ottawa, Ontario

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) atomizer type oil heater firing waste-derived fuel at a maximum rate of 4.92 litres per hour, exhausting the products of combustion into the atmosphere through a stack having an exit diameter of 0.2 metre, extending 1.0 metre above roof and 6.5 metres above grade;
- one (1) waste-derived fuel storage tank having a waste-derived fuel storage capacity of 3,400 litres, with the waste-derived fuel heater supply line located a minimum 0.152 metre from the bottom of the tank, filtering waste-derived fuel through a 100 micron fuel filter prior to the waste-derived fuel being burned in the heater;

all in accordance with an application dated June 10, 1996 and supporting documentation submitted by Franks Auto Centre Ltd.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. For the purpose of this Certificate:

- (1) "Act" means the Environmental Protection Act;
- (2) "Analyze a representative sample" means to analyze a sample of WDF that represents the composition of the contents of the entire storage tank of WDF and is taken in accordance with Regulation 347; "Industrial Waste Sampling Procedures Manual, 1989, PIBS Number 339" prepared by the Waste Management Branch of the Ministry; and a "Guide to the Collection and submission of Samples for Laboratory Analysis, 1989" prepared by the Laboratory Services Branch of the Ministry. The sample shall be one (1) vertical profile sample or one (1) composite sample of a mix of equal volume of grab samples taken from a minimum of three different vertical locations (bottom, middle and top). All analysis procedures shall be based on ASTM methods that have a minimum detection limit of 50 percent or less of the specified value (excluding flash point);

CERTIFICATE OF APPROVAL

A I R

NUMBER 8-4141-96-006

Page 2 of 5

- (3) "ASTM" means American Society for Testing and Materials;
- (4) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;
- (5) "Company" means Franks Auto Centre Ltd.;
- (6) "District Manager" means the District Manager of the Ottawa District Office, Eastern Region of the Ministry;
- (7) "Heater" means one (1) atomizer type oil heater firing waste-derived fuel as described in this certificate;
- (8) "Ministry" means the Ontario Ministry of Environment and Energy;
- (9) "Regulation 347" means Regulation 347 RRO 1990 as amended by Ontario Regulation 555/92 enacted under the Act; and
- (10) "WDF" means waste-derived fuel in accordance with the definition specified in Regulation 347.

MONITORING

- 2. (1) The Company shall prior to starting the burning of WDF in the Heater and once per every 1,700 litres of WDF burned thereafter, sample and analyze a representative sample from the waste-derived fuel storage tank for each of the following parameters: cadmium, chromium, lead, iron, beryllium, phosphorus, zinc, barium, manganese, nickel, silver, flash point, total halogens, bottom sediments and water, ash; and
- (2) The Company shall prior to starting the burning of WDF in the Heater and once per every 20,000 litres of WDF burned thereafter, sample and analyze a representative sample from the waste-derived fuel storage tank for PCBs, sulphur, nitrogen, arsenic, and Heat Content.
- (3) The Company shall determine the quantity of WDF burned in the Heater by:
 - (a) connecting an elapsed time meter on the Heater circuit that will indicate the total time that the Heater is in operation and multiplying the elapsed time by the design average fuel consumption rate for the Heater, or
 - (b) by using an alternate procedure that the District Manager authorizes in writing.

OPERATION AND MAINTENANCE

- 3.(1)The Company shall prepare, not later than four (4) months after the commencement of operation of the Heater and update, as necessary a manual describing the operating procedures and a maintenance program for the Heater including, as a minimum:
- (a)the operating and maintenance procedures recommended by the supplier of the Heater;
 - (b)a procedure for removing the sediments that accumulate in the bottom of the storage tanks prior to refilling the tanks with a new batch of WDF or prior to commencing the burning of a new batch of WDF;
 - (c)a procedure for removing ash and other deposits that accumulate in the combustion chamber of the Heater at least once every seven days that the Heater have been in operation or on a more frequent basis if recommended by the supplier of the Heater; and
 - (d)a procedure for cleaning the internal components of the Heater and all ducts on a monthly basis during operation or on a more frequent basis if recommended by the supplier of the Heater;
- (2)implement the recommendations of the operating and maintenance manual and create a record of all maintenance activities.
- 4.The Company shall only burn the WDF in the Heater during times of the year when comfort heating of the premises is required.

RECORD RETENTION

- 5.The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the monitoring and recording activities required by this Certificate. These records shall be made available to staff of the Ministry upon request. The Company shall retain, as a minimum:
- (1) a record of the maintenance, repair and inspection; and
 - (2)a log indicating dates of sampling and the quantity of WDF burned between the dates of sampling, as well as the record of all laboratory analytical results relating to samples taken pursuant to the monitoring requirements set out in Condition 2.

CERTIFICATE OF APPROVAL

A I R

NUMBER 8-4141-96-006

Page 4 of 5

The reasons for the imposition of these terms and conditions are as follows:

1. Condition No. 1 is included to define the special terms that are used throughout the Certificate.
2. Condition No. 2 is included to require the Company to monitor and verify that the WDF intended for burning has the characteristics of WDF specified in Regulation 347, and to ensure that other parameters that have potential to be emitted or affect the operation of the Heater are monitored and recorded.
3. Condition Nos. 3 and 4 are included to ensure that the Heater is properly operated and maintained at all times according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
4. Condition No. 5 is included to require the Company to retain records so that the environmental impact and subsequent compliance with the Act, the regulations and this Certificate can be verified.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Appeal Board and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Board. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

CERTIFICATE OF APPROVAL

A I R

NUMBER 8-4141-96-006

Page 5 of 5

This Notice must be served upon:

The Secretary,
Environmental Appeal Board,
112 St. Clair Avenue West,
Suite 502,
Toronto, Ontario.
M4V 1N3

The Environmental Commissioner,
1075 Bay Street,
Suite 605,
6th Floor,
Toronto, Ontario.
M5S 2W5

The Director,
Section 9, *Environmental Protection Act*,
Ministry of Environment and Energy,
250 Davisville Avenue, 3rd Floor,
Toronto, Ontario.
M4S 1H2

This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 2nd day of August, 1996.

P. DeAngelis, P. Eng.,
Director,
Section 9,
Environmental Protection Act.

QN/nk

cc: -T. Scott, Chief Inspector, Fuels Safety Branch, MCCR
-District Manager, MOEE Ottawa District Office
-L. Clare, The Environmental Permit Company

APPROVALS BRANCH

3rd Floor

Tel. (416) 440-3571

Fax. (416) 440-6973

August 2, 1996

Delio D'Angelo, President
Franks Auto Centre Ltd.
95 Norman Street
Ottawa, Ontario
K1S 3K5

Dear Mr. D'Angelo:

RE: CERTIFICATE OF APPROVAL (AIR) NO. 8-4141-96-006
Air Heater Fired by Waste Derived-Fuel

Please find enclosed the above noted Certificate of Approval which has been issued under section 9 of the Environmental Protection Act R.S.O. 1990, Chapter E-19 (Act). This Certificate deals only with emissions into the atmosphere, generated by burning Waste-Derived Fuel (WDF) at your site. If in the future, you wish to burn WDF that is generated off site, you will be required to obtain an amendment to this Certificate of Approval. In addition you will be required to obtain a Certificate of Approval for a Waste Disposal Site (Processing) under Part V of the Act, before you may burn WDF brought in from off site.

Ash and flue dust produced from the combustion equipment, bottom sediment removed from the storage tank and waste oil that does not meet the waste-derived fuel criteria should be disposed of in accordance with Regulation 347 R.R.O. 1990, (previously Regulation 309) enacted under the Act, as amended by Ontario Regulation 555/92. A copy of the relevant portion of Ontario Regulation 555/92 that deals with WDF is attached for your information. You should also be aware that if you are generating liquid industrial or hazardous waste at your site you may be subject to the generator registration provisions of Regulation 347.

If you have any questions with respect to the application for a Certificate of Approval for a Waste Disposal Site (Processing) or procedures for generator registration, please contact the District Manager of our Ottawa District Office at (613) 521-3450.

..... / 2

Delio D'Angelo, President
Page 2
August 2, 1996

It should also be emphasized that the issuance of this Certificate in no way abrogates your legal obligation to take all reasonable steps to avoid violating other applicable provisions of the Act and other legislation and requirements. The Energy Act and the Fuel Oil Code enacted under the Energy Act are of particular importance to the installation and operating of your equipment. The Energy Act requires that you obtain certification of the equipment from Canadian Standards Association (CSA), or Underwriters Laboratories' of Canada (ULC), or Canadian Gas Association (CGA). For further information contact Mr. Tom Scott (416) 234-6026, Chief Insp., Fuels Safety - Field Operations, Ministry of Consumer and Commercial Relations.

Should you have any inquires regarding the above, please do not hesitate to contact Quynh Nguyen, P. Eng. of this office at (416) 440-6984.

Yours truly,

P. DeAngelis, P. Eng.,
Director,

Section 9,

Environmental Protection Act

Enclosures

QN/nk

cc: -T. Scott, Chief Inspector, Fuels Safety Branch, MCCR
-District Manager, MOEE Ottawa District Office
-L. Clare, The Environmental Permit Company

Daniel Arnott

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: August-29-12 12:45 PM
To: Daniel Arnott
Subject: Re: Environmental Assessment Information Search Request

Hi Daniel,

Thank you for your inquiry.

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

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

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

Thank you and have a great day!

Regards,

Sarah

Sarah Quibell

Public Information Services

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

www.tssa.org

Toll-Free: 1-877-682-8772

On Wed, Aug 29, 2012 at 10:43 AM, Daniel Arnott <DArnott@patersongroup.ca> wrote:

Good morning,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills, or other incidents/infractions at the following nine (9) properties in Ottawa, Ontario:

93 Norman Street

95 Norman Street

97 Norman Street

99 Norman Street

103 Norman Street

105 Norman Street

422 Preston Street

424 Preston Street

428 Preston Street

Thank you very much for your time,

Dan

Daniel J. Arnott, P.Eng.

[patersongroup](http://patersongroup.com)

154 Colonnade Road

Ottawa, Ontario

K2E 7J5

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

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

patersongroup

Consulting Engineers

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

August 30, 2012
File: PE2755-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science

Subject: **Authorization Letter, HLUI Search
Phase I Environmental Site Assessment
93-105 Norman Street
Ottawa, Ontario**

www.patersongroup.ca

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained by the property owner to conduct a Phase I Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

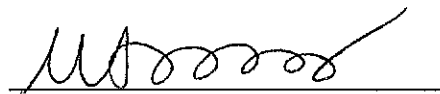
Name of Company/Property Owner:

Taggart Investments

Name of Representative:

Ms. Michelle Taggart

Authorization of Representative:



Date:

Aug 30, 2012



File Number: C10-01-12-0222

September 14, 2012

Dan Arnott
Paterson Group
154 Colonnade Road
Ottawa, ON
K2E 7J5

Sent via email [darnott@patersongroup.ca]

Dear Dan Arnott,

**Re: Information Request
93-105 Norman Street, Ottawa, Ontario ("Subject Properties")**

Internal Department Circulation

The Infrastructure Services and Community Sustainability Department has the following information in response to your request for information regarding the Subject Properties:

- The Disposal & Environmental Remediation Unit notes that the Subject Properties are within 500 m of former landfill Ur-21, Commissioner Park. As it is under private ownership, the City of Ottawa has no information regarding the current environmental conditions of this former 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 3 activities associated with the Subject Properties: Activity Number 6024, 12329 and 5870.

*Shaping our future together
Ensemble, formons notre avenir*

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

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

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

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

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

- There are 5 activities associated with properties located within 50m of the Subject Properties: Activity Number 14515, 8137, 4084, 10358 and 14515.

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.

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

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

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

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

Sincerely,



Michael J. Boughton, MCIP, RPP
Acting Program Manager
Development Review (Suburban Services) - West
Infrastructure Services and Community Sustainability

MB/SS

Attach: 13

cc: File no. C10-01-12-0222



CITY OF OTTAWA
 HLUI ID: __679DDD
 AREA (Square Metres): 475.117

Report: RPTC_OT_DEV0122
 Run On: 07 Sep 2012 at: 13:29:57

Study Year
 1998

PIN
 041020108

Multi-NAIC
 Y

Multiple Activities
 N

Activity ID: 6024 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 1584
 Related PINS: 041020108
 Name: FRANK'S AUTO CENTRE LIMITED
 Address: 95 NORMAN STREET, OTTAWA
 Facility Type: Motor Vehicles, Wholesale
 Comments 1:
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1: M.1960, M.1970, M.19870
 HL References 2:
 HL References 3: 2005 Property Assessment

NAICS	SIC
811112	635
811199	0
811119	0
811111	0
811112	0
811121	635
811121	0
811119	635

Company Name	Year of Operation
FRANK'S AUTO CENTRE LIMITED	c. 2001
Frank's Auto Centre Ltd	c. 1980
FRANK'S AUTO CENTRE LIMITED	c. 2005



CITY OF OTTAWA
HLUI ID: __679DDP
AREA (Square Metres): 468.718

Report: RPTC_OT_DEV0122
Run On: 07 Sep 2012 at: 13:30:21

Study Year
1998

PIN
041020107

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12329 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 4220
Related PINS: 041020107
Name: ROCK WELDING SHOP
Address: 93 NORMAN STREET, OTTAWA
Facility Type: Other Repair Services
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98
HL References 2:
HL References 3:

NAICS SIC
811411 994

Company Name
Rock Welding Shop

Year of Operation
c. 1998



CITY OF OTTAWA
 HLUI ID: __679DDP
 AREA (Square Metres): 468.718

Report: RPTC_OT_DEV0122
 Run On: 07 Sep 2012 at: 13:30:21

Study Year
 1998

PIN
 041020107

Multi-NAIC
 Y

Multiple Activities
 Y

Activity ID: 5870 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 1568
 Related PINS: 041020107

Name: GENERAL GRINDING AND MACHINE WORKS
 Address: 93 NORMAN STREET, OTTAWA
 Facility Type: Machine Shop Industry

Comments 1:
 Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
332710	308
327910	357
333619	308
336350	308
336310	308

Company Name

General Grinding and Machine Works

Year of Operation

c. 1980



CITY OF OTTAWA

HLUI ID: __679DCP

AREA (Square Metres): 464.550

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:27:16

Study Year
1998

PIN
041020124

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 8137 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s): 5004

Related PINS: 041020124

Name: KATARINA CHESLOVA PHOTO
Address: 430 PRESTON STREET, OTTAWA
Facility Type: Platemaking, Typesetting and Bindery Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: SC98

HL References 2:

HL References 3:

NAICS	SIC
323120	282
812921	282

Company Name

Katarina Cheslova Photo

Year of Operation

c. 1998



CITY OF OTTAWA

HLUI ID: __670ILP

AREA (Square Metres): 11963.496

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:27:45

Study Year
1998

PIN
041040297

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 14515

Multiple PINS: Y

PIN Certainty: 1

Previous Activity ID(s) : 6190, 6060, 6064, 6082, 6077, 6084, 6094, 6095, 6098, 6099, 6102, 6103, 6105, 6108, 6109, 6110, 6111, 6112, 6115, 6117, 6121, 6122, 6124, 6125, 6127, 6129, 6130, 6190, 6191, 6192, 6193, 6198, 6200, 6202, 6203, 6238, 6240, 6243, 6245, 6280, 6282, 6284, 62

Related PINS: 041330051

Name: UNNAMED WASTE DISPOSAL SITE

Address: , OTTAWA

Facility Type: Other Utility Industries n.e.c.

Comments 1: UTM = 445870E, 5028130N, map 31G/5. Site #X1102 of closed sites in the MOE inventory (pg134).

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1991-WDSI/WMB/MOE, RBE 1992, MC Staff, 19/02/99; 1922DMD-TM-Ottawa-Sheet #14, 1948DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed., City of Gloucester-File #8-400-Box 130;

HL References 2: City of Gloucester File # 6-79A: Subject-Health/Dumping -Box 75 -28/12/64; 1938-39-DND-ASE-NTS-31B/13W-2nd ed., 1964-DND-MCE-NTS-31B/13-3rd ed., 1976-EMR-SMB-NTS-31B/13-4th ed., 1979-EMR-SMB-NTS-31B/13-5th ed.

HL References 3:

NAICS	SIC
562210	499
221330	499
221320	499
562920	499
562990	499



CITY OF OTTAWA

HLUI ID: __670ILP

AREA (Square Metres): 11963.496

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:27:45

Study Year
1998

PIN
041040297

Multi-NAIC
Y

Multiple Activities
N

Company Name

Year of Operation

Unnamed Waste Disposal Site	c. <1991
Unnamed Waste Disposal Site	c. 1953
Unnamed Waste Disposal Site	c. 1946
Unnamed Waste Disposal Site	c. 1924
Unnamed Waste Disposal Site	c. 1958
Unnamed Waste Disposal Site	c. 1979
Unnamed Waste Disposal Site	c. 1965
Unnamed Waste Disposal Site	c. 1974
Unnamed Waste Disposal Site	c. 1920-1931
Unnamed Waste Disposal Site	c. 1973
Unnamed Waste Disposal Site	c. 1927
Unnamed Waste Disposal Site	c. 1966-1991
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1976
Unnamed Waste Disposal Site	c. 1940
Unnamed Waste Disposal Site	c. 1962
Unnamed Waste Disposal Site	c. 1926
Unnamed Waste Disposal Site	c. 1944
Unnamed Waste Disposal Site	c. 1972
Unnamed Waste Disposal Site	c. 1935
Unnamed Waste Disposal Site	c. 1921-1945
Unnamed Waste Disposal Site	c. 1977
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1950
Unnamed Waste Disposal Site	c. 1981
Unnamed Waste Disposal Site	c. 1971
Unnamed Waste Disposal Site	c. 1963
Unnamed Waste Disposal Site	c. <1990
Unnamed Waste Disposal Site	c. 1964
Unnamed Waste Disposal Site	c. 1920
Unnamed Waste Disposal Site	c. 1938
Unnamed Waste Disposal Site	c. 1929



CITY OF OTTAWA

HLUI ID: __670ILP

AREA (Square Metres): 11963.496

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:27:45

Study Year
1998

PIN
041040297

Multi-NAIC
Y

Multiple Activities
N

Unnamed Waste Disposal Site

c. 1966



CITY OF OTTAWA

Report: RPTC_OT_DEV0122

HLUI ID: __679DCW

Run On: 07 Sep 2012 at: 15:28:06

AREA (Square Metres): 464.740

Study Year
1998

PIN
041020130

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 4084

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 3142

Related PINS: 041020130

Name: D'ANGELO ASPHALT CONTRACTORS

Address: 117 PAMILLA STREET, OTTAWA

Facility Type: Site Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
238390	421
238990	421

Company Name

Year of Operation

D'Angelo Asphalt Contractors

c. 1970



CITY OF OTTAWA

HLUI ID: __679BZL

AREA (Square Metres): 467.269

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:28:24

Study Year
2005

PIN
041020182

Multi-NAIC
N

Multiple Activities
N

Activity ID: 10358 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041020182

Name: PHILLIPS H K GENERAL CONTRACTOR INC.

Address: 137 PAMILLA STREET,

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

NAICS SIC

236110 0

Company Name

Year of Operation

PHILLIPS H K GENERAL CONTRACTOR INC.

c. 2005

PHILLIPS H K GENERAL CONTRACTOR INC.

c. 2001



CITY OF OTTAWA

HLUI ID: __670HB0

AREA (Square Metres): 3849.083

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:28:54

Study Year
1998

PIN
041020200

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 14515

Multiple PINS: Y

PIN Certainty: 1

Previous Activity ID(s): 6190, 6060, 6064, 6082, 6077, 6084, 6094, 6095, 6098, 6099, 6102, 6103, 6105, 6108, 6109, 6110, 6111, 6112, 6115, 6117, 6121, 6122, 6124, 6125, 6127, 6129, 6130, 6190, 6191, 6192, 6193, 6198, 6200, 6202, 6203, 6238, 6240, 6243, 6245, 6280, 6282, 6284, 62

Related PINS: 041330051

Name: UNNAMED WASTE DISPOSAL SITE

Address: , OTTAWA

Facility Type: Other Utility Industries n.e.c.

Comments 1: UTM = 445870E, 5028130N, map 31G/5. Site #X1102 of closed sites in the MOE inventory (pg134).

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1991-WDSI/WMB/MOE; RBE 1992; MC Staff, 19/02/99; 1922DMD-TM-Ottawa-Sheet #14, 1948DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed., City of Gloucester-File #8-400-Box 130,
HL References 2: City of Gloucester File # 6-79A: Subject-Health/Dumping -Box 75 -28/12/64; 1938-39-DND-ASE-NTS-31B/13W-2nd ed., 1964-DND-MCE-NTS-31B/13-3rd ed., 1976-EMR-SMB-NTS-31B/13-4th ed., 1979-EMR-SMB-NTS-31B/13-5th ed.

HL References 3:

NAICS	SIC
562210	499
221330	499
221320	499
562920	499
562990	499



CITY OF OTTAWA

HLUI ID: __670HB0

AREA (Square Metres): 3849.083

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:28:54

Study Year
1998

PIN
041020200

Multi-NAIC
Y

Multiple Activities
N

Company Name	Year of Operation
Unnamed Waste Disposal Site	c. <1991
Unnamed Waste Disposal Site	c. 1953
Unnamed Waste Disposal Site	c. 1946
Unnamed Waste Disposal Site	c. 1924
Unnamed Waste Disposal Site	c. 1958
Unnamed Waste Disposal Site	c. 1979
Unnamed Waste Disposal Site	c. 1965
Unnamed Waste Disposal Site	c. 1974
Unnamed Waste Disposal Site	c. 1920-1931
Unnamed Waste Disposal Site	c. 1973
Unnamed Waste Disposal Site	c. 1927
Unnamed Waste Disposal Site	c. 1966-1991
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1976
Unnamed Waste Disposal Site	c. 1940
Unnamed Waste Disposal Site	c. 1962
Unnamed Waste Disposal Site	c. 1926
Unnamed Waste Disposal Site	c. 1944
Unnamed Waste Disposal Site	c. 1972
Unnamed Waste Disposal Site	c. 1935
Unnamed Waste Disposal Site	c. 1921-1945
Unnamed Waste Disposal Site	c. 1977
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1950
Unnamed Waste Disposal Site	c. 1981
Unnamed Waste Disposal Site	c. 1971
Unnamed Waste Disposal Site	c. 1963
Unnamed Waste Disposal Site	c. <1990
Unnamed Waste Disposal Site	c. 1964
Unnamed Waste Disposal Site	c. 1920
Unnamed Waste Disposal Site	c. 1938
Unnamed Waste Disposal Site	c. 1929



CITY OF OTTAWA

HLUI ID: __670HB0

AREA (Square Metres): 3849.083

Report: RPTC_OT_DEV0122

Run On: 07 Sep 2012 at: 15:28:54

Study Year
1998

PIN
041020200

Multi-NAIC
Y

Multiple Activities
N

Unnamed Waste Disposal Site

c. 1966

TOWNSHIP CONCESSION (LOT)	UTM ¹	DATE ² CNTR ³	CASING DIA ⁴	WATER ^{5,6} DETAIL	STAT LVL/PUMP LVL ⁷ RATE ⁸ /TIME HR:MIN	WATER USE ⁹	SCREEN INFO ¹⁰	WELL # (AUDIT#) WELL TAG # DEPTHS TO WHICH FORMATIONS EXTEND ^{5,11}
NEPEAN TOWNSHIP ()	18 444079 5028047 ^N	2012/06 7241						7183728 (Z152816) A115811
NEPEAN TOWNSHIP ()	18 444645 5027409 ^N	2010/04 1844	02					7152715 (M05597) A083162 GREY GRVL FILL 0010 BLCK LMSN 0025
NEPEAN TOWNSHIP ()	18 444081 5028037 ^N	2012/06 7241						7183731 (Z152813) A115972
NEPEAN TOWNSHIP ()	18 444077 5028041 ^N	2012/06 7241						7183730 (Z152814) A115791
NEPEAN TOWNSHIP ()	18 444100 5028061 ^N	2012/06 7241						7183732 (Z152812) A115793
NEPEAN TOWNSHIP ()	18 444099 5028058 ^N	2012/06 7241						7183729 (Z152811) A126612
OTTAWA CITY ()	18 444554 5027934 ^N	2005/11 6964	01				10 8	1536268 (Z34792) A007441 BRWN SAND 0008 0018
OTTAWA CITY ()	18 443446 5028569 ^N	2006/02 1844	02				10 10	1536312 (Z36613) A029468 BRWN FILL SAND SILT 0004 GREY FILL SILT CLAY 0006 BRWN SAND SLTY GRVL 0008 BLDR 0012 BRWN SAND SLTY GRVL 0016 GREY SAND SLTY GRVL 0020
OTTAWA CITY ()	18 444047 5027957 ^N	2006/06 1844					4 11	1536545 (Z50461) A033415 BRWN SAND GRVL FILL 0002 BRWN TILL 0004 BRWN TILL 0016
OTTAWA CITY A(036)	18 444456 5027907 ^N	2006/08 1844	20				41 15	1536781 (Z50497) A033408 BRWN SAND BLDR 0030 GREY LMSN ROCK 0056
OTTAWA CITY ()	18 445050 5028500 ^N	2005/06 1844						1535735 (Z30517) BRWN SAND SLTY GRVL 0005 BRWN PEAT 0007
OTTAWA CITY ()	18 444615 5027400 ^N	2005/10 1844	20				11 6	1536049 (Z36581) A028485 BRWN SAND FILL 0002 BRWN SILT SAND GRVL 0011 GREY ROCK LMSN 0017
OTTAWA CITY ()	18 444372 5028022 ^N	2007/06 6838		FR 0018				7045529 (Z70114) A019063
OTTAWA CITY ()	18 444606 5027420 ^N	2007/06 1844	20					7101176 (M00088) A038556 BRWN TILL SAND GRVL 0014
OTTAWA CITY ()	18 443985 5027717 ^N	2008/05 4875	00			NU		7107610 (Z77601) 0019 0020 0015 0019 0019 0019 0019 0018
OTTAWA CITY ()	18 443678 5027639 ^N	2007/10 1844						7111980 (Z63842)

TOWNSHIP CONCESSION (LOT)	UTM ¹	DATE ² CNTR ³	CASING DIA ⁴	WATER ^{5,6} DETAIL	STAT LVL/PUMP LVL ⁷ RATE ⁸ /TIME HR:MIN	WATER USE ⁹	SCREEN INFO ¹⁰	WELL # (AUDIT#) WELL TAG # DEPTHS TO WHICH FORMATIONS EXTEND ^{5,11}
OTTAWA CITY ()	18 443756 5028682 ^N	2009/01 1844			008 / / :0			7121083 (M04546) A074574 GREY STNS 0001 BRWN FILL SAND GRVL 0005 BRWN PEAT 0008 GREY CLAY SLTY 0010 GREY TILL SAND SLTY 0017
OTTAWA CITY ()	18 444946 5027605 ^N	2009/03 7241	01					7122535 (M03329) A081100 BRWN SAND LOAM 0002 BRWN FILL 0014 GREY LMSN ROCK 0029
OTTAWA CITY ()	18 444605 5027409 ^N	2009/02 1844						7123220 (M04459) A074568 GREY SAND FILL SILT 0004
OTTAWA CITY ()	18 444505 5027936 ^N	2008/07 1844						7123330 (M02882) A068589 BRWN TILL 0016 0026
OTTAWA CITY ()	18 443817 5028630 ^N	2009/05 1844						7125525 (M04482) A083091 ---- 0000 BRWN SAND GRVL FILL 0004 BRWN SAND 0016
OTTAWA CITY ()	18 444585 5027455 ^N	2009/05 4875				NU		7125604 (Z91934) PRDR 0014
OTTAWA CITY ()	18 444657 5027983 ^N	2009/04 7241	01					7127876 (M05423) A088968 BRWN FILL SAND LOOS 0003 GREY LMSN FCRD 0015
OTTAWA CITY ()	18 444659 5027419 ^N	2009/05 1844						7129172 (M04495) A074568
OTTAWA CITY ()	18 444730 5027834 ^N	2009/08 7241	01				6 19	7130103 (Z91500) A081817 GREY GRVL FILL LOOS 0002 GREY ROCK LMSN HARD 0025
OTTAWA CITY ()	18 444678 5027732 ^N	2009/08 7241	01				15 10	7130104 (M04370) A081816 BRWN FILL GRVL LOOS 0008 GREY ROCK 0025
OTTAWA CITY ()	18 444643 5027871 ^N	2009/08 7241	01				7 18	7130105 (M04372) A088960 BRWN GRVL FILL LOOS 0004 GREY LMSN ROCK 0025
OTTAWA CITY ()	18 444447 5028326 ^N	2009/12 1844					1.2 3	7137832 (Z81096) A083072 BRWN SAND GRVL HARD 0002 GREY SAND SLTY CLAY 0003
OTTAWA CITY ()	18 444610 5027388 ^N	2009/12 1844	02					7141266 (M05564) A090614 BRWN SAND BLDR 0020
OTTAWA CITY ()	18 444635 5027433 ^N	2010/01 1844						7141269 (M05558) A038556
OTTAWA CITY ()	18 444640 5027732 ^N	2010/01 1844		UK 0015			11 5	7141730 (Z81104) A090676 ---- 0000 BRWN FILL SAND SLTY 0003 BRWN SAND SLTY LOOS 0006 BLCK LMSN ROCK SHLE 0016
OTTAWA CITY ()	18 444657 5027974 ^N	2010/03 7241	01					7142387 (M05279) A088968

TOWNSHIP CONCESSION (LOT)	UTM ¹	DATE ² CNTR ³	CASING DIA ⁴	WATER ^{5,6} DETAIL	STAT LVL/PUMP LVL ⁷ RATE ⁸ /TIME HR:MIN	WATER USE ⁹	SCREEN INFO ¹⁰	WELL # (AUDIT#) WELL TAG # DEPTHS TO WHICH FORMATIONS EXTEND ^{5,11}
OTTAWA CITY ()	18 444639 5027395 ^W	2010/04 1844	02				9 10	7152712 (Z81121) A090614 BLCK 0001 GREY 0001 BRWN SAND FILL 0002 BLCK PEAT WDFR WBRG 0006 GREY LMSN 0019
OTTAWA CITY ()	18 444617 5027814 ^W	2010/09 7241						7154244 (M03247) A088960
OTTAWA CITY ()	18 444411 5027423 ^W	2010/08 6964	02				10 7	7154726 (Z107023) A094418 0000 STNS FILL 0002 GRVL SAND 0006 SAND 0014 LMSN ROCK 0017
OTTAWA CITY ()	18 444975 5028506 ^W	2011/06 1844						7169131 (M06847) A083130
OTTAWA CITY ()	18 444483 5028485 ^W	7323	02				25 10	7169258 (Z132520) A080581 BRWN CLAY GRVL PCKD 0002 GREY LMSN CLAY LYRD 0035
OTTAWA CITY ()	18 443839 5028526 ^W	2011/11 7241	02				4 7	7173323 (Z140244) A094120 BRWN SAND SOFT DRY 0008 BRWN SAND GRVL HARD 0011
OTTAWA CITY ()	18 443839 5028528 ^W	2011/11 7241	02				4 7	7173324 (Z140245) A123877 BRWN SAND SOFT DRY 0008 BRWN SAND GRVL HARD 0011
OTTAWA CITY ()	18 443858 5028529 ^W	2011/11 7241	02				4 10	7173325 (Z140246) A123878 BRWN SAND FILL SOFT 0010 BRWN SAND GRVL HARD 0014
OTTAWA CITY ()	18 444605 5027389 ^W	2010/04 1844						7173480 (M08592) A083162
OTTAWA CITY ()	18 444078 5028061 ^W	2011/11 7241	02				7 10	7174650 (Z134420) A123820 BRWN GRVL SAND HARD 0010 BRWN SAND SILT CLAY 0014 GREY CLAY SILT SOFT 0017
OTTAWA CITY ()	18 444077 5028061 ^W	2011/11 7241	02				6 10	7174651 (Z134421) A123850 BRWN FILL HARD DRY 0009 BRWN CLAY FILL HARD 0015 GREY CLAY FSND WBRG 0018
OTTAWA CITY ()	18 444055 5028051 ^W	2011/11 7241	02				5 10	7174652 (Z134419) A123755 BRWN GRVL SAND FILL 0008 GREY SILT SAND CLAY 0015
OTTAWA CITY ()	18 444037 5028050 ^W	2011/11 7241	02				6 10	7174653 (Z134418) A123760 BRWN FILL HARD 0012 BRWN SAND SILT SOFT 0014 GREY SILT FSND SOFT 0016
OTTAWA CITY ()	18 444239 5028200 ^W	2005/05 1844	08				4 10	1535493 (Z19259) _NO_TAG BRWN SAND GRVL FILL 0005 BRWN SAND FILL CLAY 0006 GREY BLDR SAND GRVL 0015
OTTAWA CITY ()	18 443960 5028100 ^W	2004/08 1844	02					1535405 (Z20840) A011954
OTTAWA CITY ()	18 444724 5026963 ^W	2004/04 1844	15	UK			5 11	1534715 (Z12000) A005574

TOWNSHIP CONCESSION (LOT)	UTM ¹	DATE ² CNTR ³	CASING DIA ⁴	WATER ^{5,6} DETAIL	STAT LVL/PUMP LVL ⁷ RATE ⁸ /TIME HR:MIN	WATER USE ⁹	SCREEN INFO ¹⁰	WELL # (AUDIT#) WELL TAG # DEPTHS TO WHICH FORMATIONS EXTEND ^{5,11}
OTTAWA CITY ()	18 443983 5028597 ^N	1975/07 1836	06	SU 0190	015 / 180 012 / 1:0	IN		1514863 () SAND GRVL 0023 LMSN 0200
OTTAWA CITY ()	18 443746 5027312 ^N	1952/02 3504	04	FR 0040	008 / 013 023 / 3:0	AC		1508906 () BLCK MUCK 0010 BLUE CLAY 0030 BLUE GRVL HPAN 0036 HPAN BLDR 0040
OTTAWA CITY ()	18 444541 5027902 ^N	1963/08 3504	06 06	SU 0080	012 / 150 011 / 8:0	CO		1508877 () FILL 0004 MSND GRVL 0023 LMSN 0310
OTTAWA CITY ()	18 444041 5027922 ^N	1950/02 3566	05 05	FR 0092	017 / 017 005 / 0:30	DO		1508421 () MSND 0075 CLAY SILT 0080 ROCK 0139
OTTAWA CITY ()	18 444401 5026842 ^N	1964/07 1802	07 07	FR 0134	025 / 090 060 / :0	AC		1508073 () BLDR 0019 GREY LMSN 0135
OTTAWA CITY ()	18 445051 5028282 ^N	1964/03 1801	06					1507940 () MSND GRVL 0006 GREY LMSN 0200
OTTAWA CITY ()	18 444372 5028022 ^N	2007/01 6838						7041554 (Z45872) A019063
OTTAWA CITY ()	18 443539 5028423 ^N	2007/03 1844	02				20 5	7049228 (Z58365) A051280 BRWN SILT 0002 BRWN SAND DNSE 0011 GREY CLAY 0018 GREY CLAY SAND TILL 0014
OTTAWA CITY (NEPEAN) ()	18 444788 5027401 ^N	2004/03 1844	20	FR 0005			5 10	1534602 (Z05685) A005589 BRWN SAND GRVL FILL 0002 BRWN SAND SILT FILL 0007 GREY CLAY SLTY 0015
OTTAWA CITY (NEPEAN) ()	18 445075 5027613 ^N	6894						7152295 (M04993)

Notes:

1. UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
2. Date Work Completed
3. Well Contractor Licence Number
4. Casing diameter in inches
5. Unit of Depth in Feet
6. See Table 4 for Meaning of Code

7. STAT LVL: Static Water Level in Feet ; PUMP LVL: Water Level After Pumping in Feet
8. Pump Test Rate in GPM, Pump Test Duration in Hour : Minutes
9. See Table 3 for Meaning of Code
10. Screen Depth and Length in feet
11. See Table 1 and 2 for Meaning of Code

1. Core Material and Descriptive terms									
Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLOMITE	GVLY	GRAVELLY	OBDN	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPS	GYP SUM	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDY		

2. Core Color	
Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GREN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Water Use			
Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial		
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail			
Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Profile

Mr. Dan Arnott is an Environmental Engineer with Paterson Group Inc. in Ottawa, Ontario. Mr. Arnott has been employed in the environmental consulting field since 2006, and has completed numerous Phase I Environmental Site Assessments since 2008. These investigations are completed to the Canadian Standards Association (“CSA”) standard Z768-01 for Phase I Environmental Site Assessment, which involves the inspection of hazardous building materials such as asbestos, PCBs, lead, CFCs and mould. Mr. Arnott is familiar with the entire Phase I ESA process, including historical review and interpretation, coordination, site reconnaissance and report writing. Mr. Arnott has conducted Phase I ESAs on a variety of properties including: municipal, agricultural, residential, commercial, institutional and industrial land uses, and is proficient in the identification of potential on- and off-site sources of contamination, including service stations, dry cleaners, industrial processes, and underground storage tanks (“USTs”). Based on historical and field data collection and the application of environmental engineering principles, the written Phase I ESA reports have allowed clients to make property transactions and decisions based on the conclusion of the likelihood of soil and/or groundwater contamination and the need for further investigation.

Additionally, Mr. Arnott has extensive experience in conducting Phase II Environmental Site Assessments, Environmental Remediation Programs, Environmental Monitoring and Hydrogeological Investigations.

Education

University of Waterloo, B.A.Sc. (Honours Environmental Engineering), 2008
Contaminated & Hazardous Waste Site Management (40 hour course), 2010

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

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