

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

February 19, 2019
File: PE3898-LET.02

Greely Family Farm Inc.
6598 Pebble Trail Way
Greely, Ontario
K4P 0B6

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Studies

Attention: **Mr. Daniel Payer**

www.patersongroup.ca

Subject: **Phase I - Environmental Site Assessment Update
Proposed Land Development
7527-7601 Village Centre Place
Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled "Phase I-Environmental Site Assessment, Vacant Property, Bank Street at Parkway Road, Ottawa, Ontario" prepared by Paterson, dated December 17, 2003.

This report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg 153/04, as amended. This report is to be read in conjunction with the 2003 report.

Background

The Phase I Property is made up of several parcels of land, addressed 7527-7601 Village Centre Place, Ottawa, Ontario. The subject site is located on the east side of Bank Street where it transects with Meadow Drive. The property is situated in two (2) different zoning areas. The majority of the site is zoned for village mixed-used, while the small area around a man-made pond, situated on the northeast side of the property, is zoned for parks and open space.

The subject site and adjacent properties have always been agricultural lands or vacant prior to recent residential developments on the neighbouring lands. The site topography

is undulating and slopes down to the northern part of the property towards a stormwater management pond.

Previous Engineering Reports

The 2003 Phase I ESA was carried out on a much larger property than the current update, excluding the adjacent property to the northwest. Based on the 2003 Phase I ESA, no historical or current use of the subject site identified any potential environmental concerns. The surrounding land use was primarily residential and farm land. A City of Ottawa yard (formerly MTO yard) for road maintenance was identified on an adjacent property to the north, across Parkway Road. Road salt was stored on site for approx. 50 years. At that time, City personnel indicated that there was presence of a shallow groundwater salt plume beneath the road maintenance facility.

Paterson conducted a geotechnical investigation in November 2016 for the adjacent property to the northwest, addressed 6045 Bank Street. Based on the findings of the subsurface investigations, no evidence of impacted fill or contamination as a result of the noted potential concern was identified. No further investigative work (i.e. Phase II-ESA) was recommended at that time.

Paterson conducted a Phase I ESA in March 2017 for the adjacent property to the northwest, addressed 6045 Bank Street. Based on the Phase I ESA, the former MTO yard was identified as a potentially contaminating activity, however the site was not considered to have impacted the subject site. No other environmental concerns were identified with the current land use of the property and surrounding land.

Site Conditions

A site visit was conducted on February 15, 2019. The subject site is vacant land with signs of early stages of development, such as access roads, municipal services and utilities.

A waste water treatment facility (WWTF) on the east side of Village Centre Place and eight (8) concrete pad transformers were observed on site. No concerns regarding these structures were noted at the time of the visit.

Fill was observed on the northeast part of the property. The fill material is considered to be native material from the man-made water feature (pond) in 2008. No concerns are noted with the fill material on site.

Site drainage consists primarily of infiltration. No discoloured snow/vegetation was observed on the property. No private sewage systems or wells were observed on the subject property. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection.

The lots on the west side of Village Centre Place are relatively flat and at grade with Bank Street and Village Centre Place, whereas lots on the east side, particularly on the northern portion of the site, appear uneven and slope down towards the stormwater management pond. The site topography may be attributed to fill material placed on site during the development of the adjacent residential subdivision (east). The regional topography slopes down towards the north.

At the time of the 2003 Phase I-ESA, the subject site was vacant and undeveloped. Changes to the subject site since the original Phase I ESA are shown on Drawing PE3898-3 – Site Plan, which is appended to this report.

Updated Records Review

A request was submitted on February 14, 2019 to the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. A response from the MECP had not been received at the time this report was issued. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form has been appended to this report.

A Historical Land Use Inventory (HLUI) was submitted to the City of Ottawa to identify any activities on the subject site and adjacent properties within a 50 m search radius. A response from the City of Ottawa had not been received at the time this report was issued. Any pertinent information regarding the subject site will be forwarded to the client upon receipt. A copy of the request form has been appended to this report.

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on February 15, 2019 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records of underground storage tanks, spills or incidents were listed in the TSSA registry for the subject site or the adjacent properties. A copy of the TSSA correspondence has been appended to this report.

The latest aerial photograph reviewed at the time of the 2003 Phase I ESA was dated 1997. Aerial photographs from 2005 to 2017 were reviewed. In the 2005 aerial photograph, the entire site is shown as vacant farm land. Adjacent properties to the north

and east are also vacant farm land. Lands to the west and south, across Bank Street, are shown as residential at this time. The 2011 aerial photograph shows a stormwater management pond situated on the northern portion of the site. Village Centre Place, Water's Edge Way, Blue Water Crescent and another water management pond/man-made pond are present at this time. Properties to the northwest are being developed into residential dwellings. In the 2017 aerial photograph, the subject site appears unchanged from the previous photograph. The adjacent property to the west, at the end of Village Centre Place has been developed. The residential development to the northeast along Water's Edge Way and Blue Water Crescent has been completed. No potential environmental concerns were noted regarding the review of more recent aerial photographs.

The adjacent properties to the east, west and south of the subject site are occupied primarily by residential dwellings. Adjacent properties to the north included a health clinic and a retail business. No new potentially contaminating activities were identified with regard to the current use of the neighbouring lands.

Update Conceptual Site Model

Based on the above noted records and the site visit, no significant changes have been made to the subject site or adjacent properties. No new potentially contaminating activities or areas of potential environmental concern were identified as part of the Phase I ESA Update. Based on this Phase I-ESA Update, it is our opinion that a Phase II-ESA is not required for the subject site at 7527-7601 Village Centre Place, Ottawa, Ontario.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. 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 Update 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.

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 Greely Family Farms Inc. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Paterson Group Inc.



Mandy Witteman, M.A.Sc.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Greely Family Farm Inc.
- Paterson Group

Appendix:

- MECP FOI Request
- City of Ottawa Historic Land Use Response
- TSSA Correspondence
- Drawing PE3898-3 – Site Plan



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 Mandy Witteman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwitteman@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	
Your Project/Reference No. PE3898-R2	Signature/Print Name of Requester Mandy Witteman		<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	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)
7550, 7564, 7574, 7586 Village Centre Place, Ottawa (formerly Greely), Ontario

Present Property Owner(s) and Date(s) of Ownership
Greely Family Farm Inc.

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s), (if applicable)

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)	all
Orders	all
Spills	all
Investigations/prosecutions ➤ Owner AND tenant information must be provided	all
Waste Generator number/classes	all

Certificates of Approval ➤ Proponent information must be provided

1985 and prior records are searched manually. 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		1986-present

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



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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 Mandy Witteman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwitteman@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	
Your Project/Reference No. PE3898	Signature/Print /Name of Requester Mandy Witteman		<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	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)
7549-7601 Village Centre Place, Ottawa ON (One Site and one property owner) *only odd numbers.*

Present Property Owner(s) and Date(s) of Ownership
Greely Family Farm Inc.

Previous Property Owner(s) and Date(s) of Ownership
Greely Family Farm Inc.

Present/Previous Tenant(s), (if applicable)

Search Parameters <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>	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	all
Orders	all
Spills	all
Investigations/prosecutions ➤ Owner AND tenant information must be provided	all
Waste Generator number/classes	all

Certificates of Approval ➤ Proponent information must be provided

1985 and prior records are searched manually. 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		1986-present

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

February 15, 2019
File: PE3898-HLUI

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

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
7527-7601 Village Centre Place
Ottawa, Ontario**

Dear Sir,

Please consider this letter as confirmation that Paterson Group has been retained 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:

Greely Family Farm Inc

Name of Representative

DANIEL ANDERSON, DIRECTOR

Authorization of Representative



Date

FEBRUARY 20, 2019.

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: February-15-19 10:15 AM
To: Mandy Witteman
Subject: RE: Search Records Request (PE3898)

No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

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

Kind regards,



Connie Hill | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org



From: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: February 15, 2019 8:58 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request (PE3898)

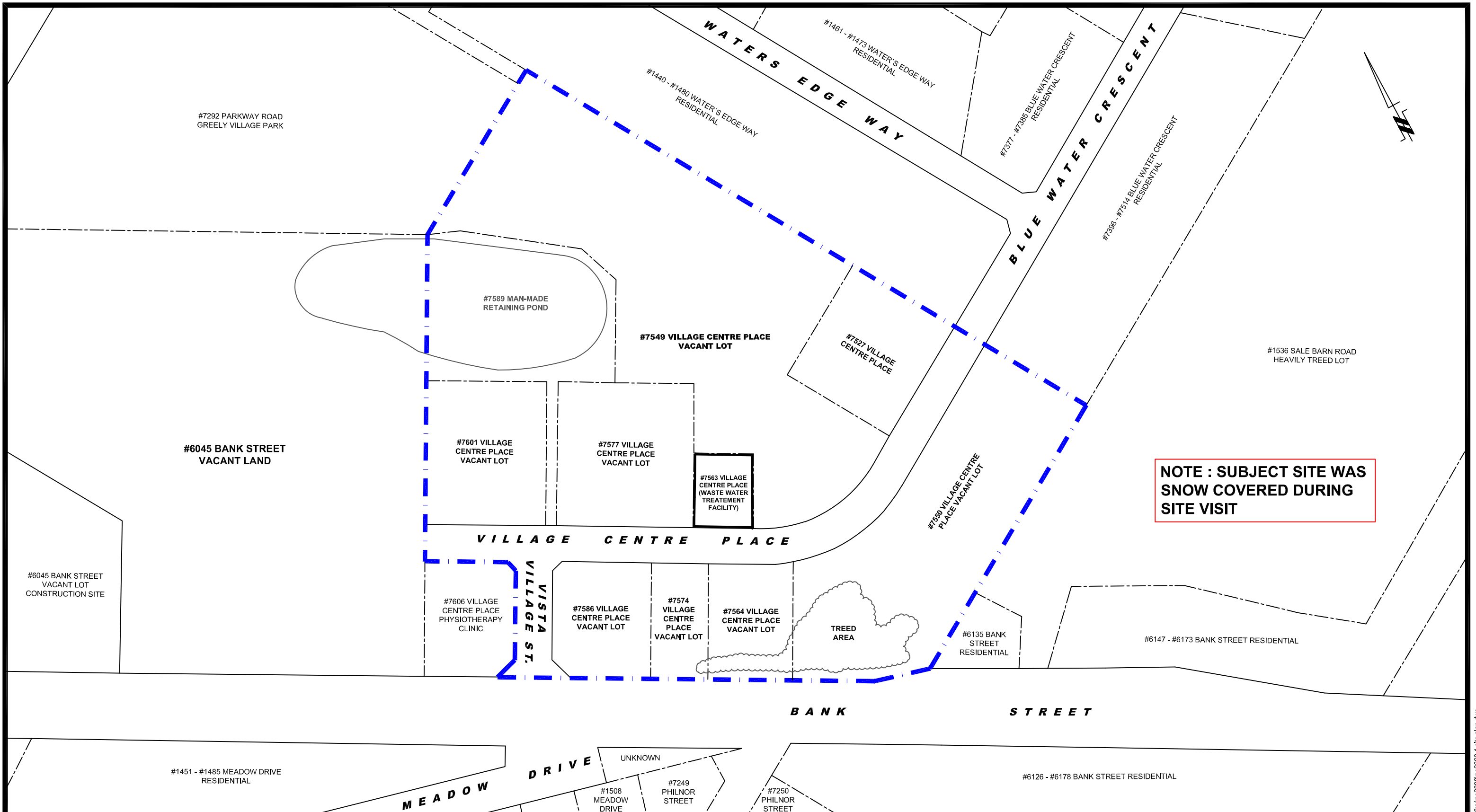
Good Morning,

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

Village Centre Place: 7527, 7549, 7550, 7563, 7564, 7574, 7477, 7586, 7589, 7601

Thank you.

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



patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

GREELY FAMILY FARM INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
7527 - 7601 VILLAGE CENTRE PLACE
OTTAWA, ONTARIO
Title: **SITE PLAN**

Scale:	1:2000	Date:	02/2019
Drawn by:	EA	Report No.:	PE3898-1
Checked by:	MW	PE3898-3	Revision No.:
Approved by:	MSD		