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Attention: **Mr. Steve Bishop**

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

Subject: **Update to Phase I-Environmental Site Assessment  
Commercial Development  
5705 Hazeldean Road and 21 Huntmar Drive  
Ottawa, Ontario**

Dear Sir,

Further to your request and authorization, Paterson Group Inc. (Paterson) visited the subject site to assess any potential changes in conditions of the subject property from the time of the Phase I-Environmental Site Assessment (ESA), dated April 30, 2012, the Phase I-ESA Update, dated June 13, 2013 and the Update to Phase I-Environmental Site Assessment, dated May 21, 2014.

## 1.0 INTRODUCTION

Paterson completed an Update to the Phase I-ESA report for the North American (Goulbourn) Corporation for the subject site in May of 2014. The subject property is now owned by North American (Goulbourn) Corporation and North American (Goulbourn II) Corporation (herein after referred to as North American). The property addressed 5705 Hazeldean Road was occupied by multiple commercial and retail buildings. The property addressed 21 Huntmar Drive was vacant and covered with grass and brush. No concerns were noted with the past or present use of the subject site or neighbouring properties. The report concluded that a Phase II-Environmental Site Assessment was not required.

The Phase I-ESA was prepared in general accordance with the Canadian Standards Association (CSA) document entitled "Phase I Environmental Site Assessment, Z768-01".

## 2.0 SITE INSPECTION AND OBSERVATIONS

On February 1, 2019, personnel from Paterson's Environmental Division were on-site to assess the condition of the subject site. At the time of the site visit, 5705 Hazeldean Road was occupied by seven (7) commercial/retail buildings, although an addition had also been constructed onto one of the original buildings. The seventh and newest building is a restaurant, while the recent addition is occupied by CAA, a dollar store, a coffee shop, a spa, a tax business and a fitness centre. None of these businesses are considered to pose any risk to the subject land. The rest of the property is covered with a mixture of paved asphalt and gravel pads. The land addressed 21 Huntmar Drive was vacant at the time of the visit, as it was in 2014. No significant changes were observed to have been made to the adjacent lands. The adjacent land use consists of commercial, residential and vacant properties.

No potential environmental concerns were identified with the current use of the subject site or adjacent properties. It is our opinion that the conclusions of the previous Phase I-ESA and Phase I-ESA Update remain valid. Regardless of the Phase I-ESA standard applied (CSA Z768-01 or O.Reg.153/04), the conclusion of our previous Phase I-ESAs remains unchanged. It remains our opinion that a Phase II-ESA is not required for the subject property.

## 3.0 CLOSURE

This report was prepared for the sole use of North American. Permission from the aforementioned party and Paterson will be required to release this report to any other party.

We trust that this information satisfies your requirements.

Best regards,

**Paterson Group Inc.**



Mark D'Arcy, P.Eng.



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