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File: PE3304-LET.06

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

**North American (Goulbourn) Corporation, and
North American (Goulbourn II) Corporation**
2851 John Street, Suite 1
Markham, Ontario
L3R 5R7

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

www.patersongroup.ca

Attention: **Mr. Steve Bishop**

Subject: **Record of Site Condition (RSC)
Proposed Site Development
21 Huntmar Drive, Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group Inc. (Paterson) prepared this response to address the request by the City of Ottawa to have a Record of Site Condition filed for this development project.

Planned Development Land Use

It is understood that the proposed development will consist of a multi-storey residential building.

Current Land Use Classification

The subject property is currently undeveloped land. It has never formally been developed. Historically, it was used as agricultural crop land, although it has not been used in recent years. As per Ontario Regulation 153/04 (O.Reg.153/04), issued under the Environmental Protection Act, the subject property would be classified by its last use. The subject land would therefore be classified as agricultural use under O.Reg.153/04.

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The proposed development, which is classified as a residential land use, is less sensitive than an agricultural land use. Therefore, the proposed development does not constitute a change in use to a more sensitive type of property use. **As a result, a Record of Site Condition is not required for the proposed development of the subject site.**

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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