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## Phase I Environmental Site Assessment

1500 Merivale Road  
Ottawa, Ontario

Prepared For

Osmington Incorporated

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Osmington, to conduct a Phase I Environmental Site Assessment (ESA) of the property addressed 1500 Merivale Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

The results of the historical research indicated that the subject property was developed for residential purposes prior to 1945 and redeveloped for commercial purposes sometime in the 1950s. Several garages and commercial operations, including a dry cleaner, occupied the southern portion of the property. These former activities are potentially contaminating activities (PCAs) which represent areas or an area of potential environmental concern (APECs) on the Phase I Property.

Fourteen off-site historical PCAs were identified within the Phase I ESA study area. Four of which represent an APEC to the subject site, the former and current garages and service stations located at 1480, 1482 Merivale Road, the former and existing service station at 1377 Clyde Avenue, and the former printers at 1783 Clyde Avenue. The garages, services stations, and printers are considered to have the potential to impact the soil and groundwater quality of the subject site.

One PCA representing an APEC was identified on the subject site at the time of the assessment. The Midas automotive service garage located at 1380 Merivale Road. At the time of the assessment Paterson was not provided access to the property and was only able to evaluate the operations from a distance. Two offsite PCAs representing APECs were identified at the time of the site visit. Automotive service garages at 1377 Clyde Avenue and 1486 Merivale Road are considered to represent APECs to the subject site.

### **Conclusion**

Based on the results of this Phase I ESA, **it is our opinion that a Phase II Environmental Site Assessment is required for the property.**

## **1.0 INTRODUCTION**

At the request of Osmington Incorporated (Osmington), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property addressed 1500 Merivale Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Ms. Hilary Vaillancourt of Osmington. The offices of Osmington are located at 141 Adelaide Street West, Suite 601, Toronto, Ontario. Ms. Vaillancourt can be reached by telephone at (416) 306-3073.

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 requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11, 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:** 1500 Merivale Road, Ottawa, Ontario. Parcel contains lots addressed as 1490 Merivale Road and 1380 Baseline Road

**Legal Description:** Part of Lots 18, 19, 20, and 21, Registered Plan 30, City of Ottawa, Ontario.

**Property Identification Number(s):** 04686-0027 and 04686-0007

**Location:** The subject site is bound by Clyde Avenue and commercial properties to the West, commercial properties and Merivale Road to the South and East, and commercial properties and Baseline Road to the North. The subject site is shown on Figure 1 - Key Plan following the body of this report.

**Latitude and Longitude:** 45° 21' 38" N, 75° 44' 13" W.

### **Site Description:**

**Configuration:** Irregular

**Site Area:** 6.21 hectares (approximate)

**Zoning:** AM – Arterial Main Street

**Current Use:** The property is mostly vacant with an automotive service garage (1380 Baseline Road) along the north property line and parking areas in the southwest corner.

**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**

Based on the city directories, air photo research, fire insurance plans and a chain of title, it is our interpretation that the subject property was first developed prior to 1945 for residential purposes. The property switched to commercial and community use starting in the 1950s.

#### **Fire Insurance Plans**

Fire Insurance Plans (FIPs), dated 1956, were reviewed for the Phase I Property and Phase I study area.

Based on the 1956 FIPs, the Phase I ESA Property was previously occupied by the following:

- C.J.O.H. TV station (1500 Merivale Road);
- Restaurant (1476 Merivale Road);
- Commercial businesses with Underground Storage Tank (UST) (1464, 1466, 1468 Merivale Road);
- M.H. Rhodes Limited, Timing device manufacturing and machine shop (8, 10 Kimway Crescent);
- Transport Office with UST (1490 Merivale Road);
- Capri Restaurant (1488 Merivale Road);
- Bethany Baptist Church (1366 Baseline Road)
- Several other unidentified buildings;

Multiple PCAs resulting in APECs on the subject site were identified on the Phase I ESA Property in the 1956 FIPs, as shown below in Table 1. The 1956 FIPs identified several onsite and offsite PCAs within the Phase I study area. The PCAs identified on the 1956 FIPs are shown on Drawing PE4001-2 Surrounding

Land Use Plan. The on-site and off-site PCAs which are considered to represent an APEC to the subject property are shown in Table 1.

<b>Table 1 Fire Insurance Plans Potentially Contaminating Activities resulting in an APEC</b>			
<b>Civic Address</b>	<b>Activity</b>	<b>Approximate Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
<b>1956 FIP</b>			
1468 Merivale Road	UST located on south side of store	Onsite	Y
1490 Merivale Road	UST located adjacent to a transport office	Onsite	Y
1504 Merivale Road	Auto Service Garage with UST	Offsite, Adjacent South	Y
1383 Clyde Avenue	Former IBM Printers	Offsite, Adjacent West	Y
8 Kimway Crescent	Machine Shop	Onsite	Y
10 Kimway Crescent	Manufacturing	Onsite	Y

The above noted PCAs are all considered to represent APECs on the subject site. Several other PCAs were identified during a review of the FIPs, however based on the separation distance and the inferred groundwater flow direction the remaining PCAs, as identified on the FIPs, are not considered to represent APECs on the subject site.

**City of Ottawa Street Directories**

As part of the Phase I ESA, city directories at the National Archives were reviewed in approximate 10 year intervals from 1943 through 2011.

Listings for the subject site show the property as various commercial uses primarily for recording and broadcasting purposes on 1500 Merivale Road. Portions of the property appear to be listed as a church or residential use at one time. Only one municipal address currently listed on the subject site is identified to be an APEC, 1380 Baseline Road where the current Midas service garage is located.

Neighbouring properties within the Phase I study area were used primarily for commercial purposes, with several institutional or residential properties. Several PCAs are identified in the study area, however based on the separation distance these PCAs are not considered to represent an APEC on the Phase I ESA



property. Areas of Potential Environmental Concern identified within the Phase I study area are summarized in Table 2.

<b>Table 2</b>			
<b>City Directories</b>			
<b>Potentially Contaminating Activities resulting in an APEC</b>			
<b>Address</b>	<b>Listed Activity (years listed)</b>	<b>Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
1377 Clyde Avenue	Frisby Tire Co (1975-2011)	Offsite – Adjacent West	Y
1383 Clyde Avenue	Tabulating Card Plant (1965)	Offsite – Adjacent West	Y
1486 Merivale Road	Swans Garage (1984-2005) Midas Muffler (1984)	Offsite – Adjacent South	Y
1480 Merivale Road	Fraser Fuels (1965)	Offsite – Adjacent South	Y

These PCAs/APECs have been identified in the FIPs, with the exception of the Frisby Tire automotive service centre.

Other PCAs identified in the city directories are not considered to represent APECs on the Phase I Property based on their separation distances from the Phase I Property and the redevelopment of the Phase I ESA Study Area.

**Chain of Title**

Paterson verified the current land title for the subject properties with Read Abstracts Limited.

According to the chain of title dated June 20, 2017 the property is divided into parts of four separate lots (Lots 18, 19, 20, and 21) on Plan 30. The properties were owned by a series of private individuals until the 1950s when commercial interests started buying portions of the site. The properties were consolidated in approximately 2008 to form two separate PINs. The current owner of the subject site is listed as 1455251 Ontario Inc.

Three (3) PCAs were identified during a review of the chain of title; Lot 19 was leased Honeywell Controls Limited in 1960 and subsequently leased to Imperial Oil Limited in 1968, Lot 20 was owned by Armstrong Construction and Equipment Limited in the late 1950s, and Lot 21 was owned by McColl Frontenac Oil Company Limited for a period in the late 1950s. These PCAs are considered to have been identified during the reviews of other information sources. Based on

the size of the lots it is not possible to identify the exact locations using only the Chain of Title. The exact locations of these PCAs are considered to have been identified using the other historical sources. The use of parts of the subject site by these owners or leaseholders are considered to represent APECs to the subject site.

No other PCAs were identified during a review of the chain of title.

### **Engineering Reports**

Paterson reviewed several reports for the subject site. A summary of the reports is provided below:

- ❑ “Phase I Environmental Site Assessment, 1468, 1476, 1476A, 1478, 1490, 1492 and 1500 Merivale Road and 1366, 1380 and 1386 Baseline Road, Ottawa, Ontario”, prepared by Pinchin Environmental Limited (Pinchin), November, 2012.

Pinchin completed a Phase I ESA on the subject site in November 2012. Pinchin identified fifteen (15) APECs on the subject site. The APECs include known areas of groundwater impacts along with potentially impacted areas throughout the subject site. Based on the historical research and the site visit Pinchin determined that a Phase II ESA should be conducted for the subject site prior to the submission of a record of site condition (RSC).

- ❑ “Phase II Environmental Site Assessment, Merivale and Baseline Road, Ottawa, Ontario”, prepared by Pinchin, January 2014.

Based on the recommendations made in the Phase I ESA and the presence of fifteen APECs on the subject site, a Phase II ESA was conducted between March 2013 and January 2014. 63 boreholes were advanced on the subject site, 35 of which were instrumented with a groundwater monitoring well. Soil sampling from the borehole program identified soil exceedances for VOCs, Metals, PHCs, and PAHs. Multiple groundwater samples exceeded the MOECC Table 3 Standards for VOCs and PHCs. No exceedances of the MOECC Table 3 Standards were identified for Metals or PAHs in the groundwater.

- ❑ “Phase I-II – Environmental Site Assessment, 1490 Merivale Road, Ottawa, Ontario”, prepared by Paterson, February 10, 2005.

Paterson completed a Phase I-II ESA for the property addressed as 1490 Merivale Road. The field program included advancing 4 boreholes on the subject site to assess a former UST and the adjacent garage building. Three soil

samples were submitted for analytical testing of PHCs. No concentrations were identified above the method detection limits in any of the analysed soil samples. No groundwater samples were submitted for analytical testing as part of the Phase II ESA program.

### **Survey Plan**

A Surveyor's Real Property Report, prepared by Annis, O'Sullivan, Vollebekk Ltd. and dated February 14, 2012, was reviewed as part of this assessment. The subject site is shown in its current configuration. A two storey brick building is shown as present along Baseline Road. No other structures are identified on the plan. A copy of the plan is provided in Appendix I.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on May 30, 2017. The Phase I Property was not listed in the NPRI database. No records of pollutant release were listed in the database for the subject site or properties located within the Phase I Study Area.

### **PCB Inventory**

A search of national PCB waste storage sites was conducted. No PCB sites were identified within the Phase I ESA Study area.

### **Ontario Ministry of Environment and Climate Change (MOECC) Instruments**

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded onto the client if it contains any pertinent information

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

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within 1 km of the subject site.

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### **MOECC Incident Reports**

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded onto the client if it contains any pertinent information

### **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Ontario Regulation 347 was considered in this review. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded onto the client if it contains any pertinent information

### **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded onto the client if it contains any pertinent information.

### **MOECC Brownfields Environmental Site Registry**

A search of the MOECC Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) have been filed for the Phase I Property. One (1) RSC was identified in the Phase I ESA Study Area. The RSC is filed for 1357 Baseline Road, approximately 30m to the north of the subject site. The property is now developed with a retail complex. No concerns were identified during a review of the RSC filing and the current use of the RSC site.

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

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario.

There are no active or closed waste disposal sites or former manufactured gas or coal tar distillation plants within the Phase I ESA study area.

### **Areas of Natural Significance (ANSIs)**

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 May 30, 2017. The search did not reveal any natural features or ANSIs within the Phase I study area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on June 1, 2017 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 Phase I Property. Two properties within the Phase I ESA study area were identified during the search;

- ❑ 1460 Merivale Road, the adjacent property to the east, is identified as having 2 active underground tanks. Based on the aerial photos of the property, the tanks are located approximately 170m to the east of the subject site. Due to the separation distance, the USTs are not considered to represent an APEC on the subject site.
- ❑ 1432 Baseline Road, located approximately 35m to the west of the subject site. The TSSA registry indicates that there are 4 active USTs on the subject site. The USTs are located approximately 70m to the west of the subject site. Due to the separation distance and the inferred downgradient location the USTs are not considered to represent an APEC to the subject 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. Based on this document, there are no former landfills within the Phase I ESA study area.

### **Former Industrial Sites**

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. The Phase I ESA property is not part of the former City of Ottawa boundaries and information for the subject site is not available. Part of the Phase I ESA Study area lies within the former City of Ottawa

boundaries and no former industrial sites were identified in the Phase I ESA Study area.

**City of Ottawa Historical Land Use Inventory (HLUI)**

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was conducted in 2012 as part of the Pinchin investigation. A review of this search is included below. The HLUI search identified nine (9) activities associated with the Phase I Property, as well as 27 activities associated with properties within the Phase I Study Area. The HLUI search results for the subject site and any information resulting in an APEC are summarized in Table 3.

<b>Address</b>	<b>Listed Activity (years listed)</b>	<b>Approximate Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y/N)</b>
1464 Merivale Road	Patton’s Cleaners (1960-1980)	On-site	Y
8 Kimway Crescent	Unnamed Machine Shop (1965)	On-site	Y
1504 Merivale Road	Bradley’s Texaco Service Station (1960-1980)	Off-site, adjacent south	Y
1490 Merivale Road	Hume’s Transport (1956-1965)	On-site	Y
1380 Baseline Road	Midas Auto Service Experts (2001-2005)	On-site	Y
1377 Clyde Avenue	Frisby Tire (1970-2005)	Offsite, adjacent west	Y
1383 Clyde Avenue	IBM (1965-1966)	Offsite, adjacent west	Y
1486 Merivale Road	William S. Burnside (1960-2005) Swan’s Garage (2001-2005)	Offsite, adjacent south	Y
1480 Merivale Road	Fraser Fuels Limited (1970-1980)	Offsite, adjacent south	Y

Note: Listed activities with more than one address but identified as the same location are listed as one location.

As discussed in previous sections, on-site PCAs representing APECs on the Phase I Property include the on-site cleaners, the former retail fuel outlet, the former transportation company, and the existing Midas Auto Service garage.

Four off-site PCAs are considered to represent an APEC on the Phase I Property, one printers (IBM), two garages (Frisby Tire, William S. Burnside/Swan's Garage) and a fuel distributor (Fraser Fuels Limited), are considered to represent APECs on the Phase I Property. Several other PCAs were identified in the HLUI search, however these PCAs are not considered to represent APECs on the Phase I ESA property based on separation distance. Only the PCAs resulting in an APEC are listed in the above table.

It should be noted that civic addresses have changed over the years and those listed above may not currently exist. The respective distances of the above noted activities from the RSC property were determined using FIPs and the City of Ottawa electronic mapping website.

### **ERIS Search**

As part of their Phase I-ESA completed in 2012 Pinchin completed an ERIS search for the subject site and a 250m radius surrounding the property. The ERIS search identified a total of 348 mappable records for the subject site and the surrounding 250 m radius. A total of 8 records were available for the subject site. The records available for the subject site consist of six water well information system records, one borehole record, and one certificate of approval for a restaurant. The majority of the records for the surrounding area are for water well records with multiple waste generators and TSSA records also identified.

The water well records identified for the subject site are considered to be either decommissioned drinking water wells or monitoring wells. The onsite records are not considered to represent PCAs on the subject site. The information contained in the offsite records is also present in several other sources and no additional information about the nature of the operations was produced in the ERIS report.

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

1945            The Phase I Property appears to be mostly vacant with only some small buildings along Merivale Road. The majority of the surrounding properties appear to be vacant or agricultural with

some residential properties along the major roadways. Baseline Road and Merivale Road are present in approximately their current configuration.

- 1955      No significant changes appear to have been made to the subject site. The surrounding area has started to be developed with residential properties.
- 1965      The subject site has been redeveloped with multiple commercial buildings. The adjacent properties have also been developed with commercial uses. Residential development continues along Merivale Road and Clyde Avenue.
- 1975      No significant changes appear to have been made to the subject site. A suspected gas bar is present to the west of the subject site, along Baseline Road. The development of surrounding properties continues with several additional commercial structures visible.
- 1988      No significant changes appear to have been made to the subject site. The development of surrounding properties continues with several additional commercial and office structures visible.
- 1999      No significant changes appear to have been made to the subject site. The development of surrounding properties continues with several additional commercial and office structures visible.
- 2007      (City of Ottawa) Several of the buildings along Kimway Crescent have been demolished. Kimway Crescent appears to no longer be in use. No significant changes have been made to the remainder of the subject site or the neighbouring properties.
- 2014      (City of Ottawa) All the buildings on the subject site have now been demolished with the exception of the Midas building along Baseline Road. No significant changes have been made to the neighbouring 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 local topography in the immediate vicinity of the site slopes



gently downward to the south, while the regional topography generally slopes down to the northwest, toward the Ottawa River.

According to the maps, the nearest water body is the Rideau River, located approximately 2.6 km to the southeast of the Phase I Property. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report

### **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

### **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of interbedded limestone and dolomite of the Gull River Formation. Overburden is reported to consist of Glacial Till of depths ranging from 0-10 m.

### **Water Well Records**

Well records for all drilled wells within the Phase I study area were reviewed on the MOECC website. Based on the results of the well records search, there are approximately 33 well records for the Phase I Property. Over 300 well records were observed for properties within 250 m of the subject land.

The well records observed onsite appear to relate to the Phase II ESA completed by Pinchin as well as several historical drinking water well records. Several of the drinking water well records are considered to be improperly located on the MOECC website and are not located on the subject site. Based on the Phase I ESA site visit, there are no drinking water wells located on the subject site.

Several historical drinking water well records are present at the residential subdivision to the west of the subject site, across Clyde Avenue. It is suspected that these drinking water wells have been decommissioned and are no longer present as the area is serviced by municipal drinking water.

Based on a review of the well records, there was no new information contained in the online water well database that poses a significant environmental concern to the subject site.

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

No water bodies are present within the Phase I study area. The Rideau River is the closest significant water body and is present approximately 2.6km southeast of the Phase I Property. No areas of natural significance are known to exist within the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Ms. Hilary Vaillancourt was interviewed as part of the Phase I ESA process. Ms. Vaillancourt was able to provide all the information which Osmington had on file for the subject site, including previous reports and survey documents. Ms. Vaillancourt did not know of any additional information relating to the subject site which was not provided in the reports or documents. Ms. Vaillancourt indicated that the Midas property will not allow Paterson to access the site for the purposes of a Phase I ESA site visit.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

A representative from the Environmental Department of Paterson Group conducted a site visit on June 13, 2017. Weather conditions were overcast with a temperature of approximately 25°C. At the time of the site visit, the neighbouring properties within the Phase I study area were also observed from publicly accessible areas.

### **6.2 Specific Observations at Phase I Property**

#### **Buildings and Structures**

The Phase I Property is currently vacant with the exception of two areas, a parking lot near the intersection of Merivale Road and Clyde Road, and a single storey brick building along Baseline Road. The subject site is covered in gravel, asphalt or vegetated. Two building foundations were identified, one along Merivale Road and a second along the former alignment of Kimway Crescent. A

fire hydrant and several light standards were visible in the area of Kimway Crescent.

No other structures were present on the Phase I Property at the time of the site visit.

### **Underground Utilities**

Underground utilities are expected to be present on the subject site in the area of the existing building. Any utilities relating to the former buildings or roadway are expected to have been decommissioned and are no longer in use.

### **Site Features**

The subject property is being used as a parking lot, automotive service garage, or is vacant. The majority of the site is currently vacant and either covered in asphalt or vegetation.

No evidence of current or former railway or spur lines was observed on the exterior of the subject property at the time of the site visit. There were no unidentified substances observed on the exterior of the Phase I Property at the time of the site visit.

The Phase I ESA study area is serviced with municipal water. There were no potable wells observed on the Phase I Property or on other properties within the Phase I study area, at the time of the site visit.

The above-noted site features are shown on Drawing PE4001-1 - Site Plan.

### **Fill Material**

Fill material was identified during Phase-II ESA completed by Pinchin. The fill material generally consisted of sand and gravel material. The fill material was located in the northwest portion of the property, evaluated by Pinchin and is considered to represent an APEC on the subject site.

### **Neighbouring Properties**

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

- North –Commercial properties (including an automotive service garage) and Baseline Road followed by commercial (retail) and office spaces;

- South – Garage, radio station and restaurant properties followed by Merivale Road and commercial properties;
- East – Commercial properties (grocery store) followed by retail fuel outlet and other commercial properties;
- West – Commercial properties (retail stores and service garage) followed by Clyde Avenue.

The automotive service garages identified at 1377 Clyde Avenue and 1486 Merivale Road are considered to represent APECs on the subject site. The reminding PCAs identified during the inspection of neighbouring properties are not considered to represent APECs due to the separation distance.

Land use within the Phase I study area (250 m radius) is primarily used for residential and commercial purposes with some institutional land use. Several off-site PCAs were identified at the time of the site visit, however none of which are considered to represent an APEC to the subject site. Surrounding land use is shown on Drawing PE4001-2 – Surrounding Land Use Plan.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table outlines the general ownership and land use dating back to the first developed use of the Phase I Property.

<b>Table 4 - Land Use History – 1500 Merivale Road</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photos, FIPs, etc.</b>
Plan 30 registered August 16, 1870 (Ordnance Lands) by The Crown				
1870 - 1952	Sold in parcels to various individuals	Residential and agricultural	Agricultural and Residential	1945 Aerial photos show the properties as having few buildings and agricultural fields.
1952 - 2008	Owned by various corporations and individuals	Commercial	Commercial	1956 FIPs show the property as being primarily commercial.
2008-2015	Owned by Osmington Inc.	Commercial	Commercial	2008 Aerial photo shows several buildings present on the property

<b>Table 4 - Land Use History – 1500 Merivale Road</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photos, FIPs, etc.</b>
Plan 30 registered August 16, 1870 (Ordinance Lands) by The Crown				
2015-Present	Owned by 1455251 Ontario Inc.	Commercial	Commercial	2014 Aerial photo shows no buildings present on the property with the exception of the Midas building along Baseline.

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

Potentially contaminating activities (PCAs) considered to result in areas of potential environmental concern (APECs) on the Phase I Property, are described in Table 5 below and shown in red on Drawing PE4001-1 – Site Plan. Off-site PCAs are shown on Drawing PE4001-2 – Surrounding Land Use Plan.

Additional PCAs identified within the Phase I study area were not considered to represent APECs on the Phase I Property based on their respective separation distances and/or their inferred down-gradient or cross-gradient orientations with respect to the Phase I Property. PCAs are shown in green on Drawing PE4001-2.

<b>Table 5 Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of Area of Potential Environmental Concern with respect to Phase I Property</b>	<b>Potentially Contaminating Activity</b>	<b>Location of PCA (on-site or off-site)</b>	<b>Contaminants of Potential Concern</b>	<b>Media Potentially Impacted (Groundwater, Soil, and/or Sediment)</b>
<b>APEC 1:</b> Automotive Service Center	Northcentral portion of the Phase I Property	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11 (“Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems”)	On-site	VOCs, PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil and Groundwater

<b>Table 5 Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of Area of Potential Environmental Concern with respect to Phase I Property</b>	<b>Potentially Contaminating Activity</b>	<b>Location of PCA (on-site or off-site)</b>	<b>Contaminants of Potential Concern</b>	<b>Media Potentially Impacted (Groundwater, Soil, and/or Sediment)</b>
<b>APEC2:</b> Fill Material	Central portion of the Phase I Property	Item 30, Table 2, O.Reg.153/04 as amended by O.Reg.269/11 (Importation of Fill Material of Unknown Quality)	On-site	Metals, PAHs	Soil and Groundwater
<b>APEC3:</b> Machine Shop	Central-East portion of the Phase I Property	Other	On-site	VOCs, PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil and Groundwater
<b>APEC4:</b> Drycleaners and UST	Southeastern portion of the Phase I Property	Item 37, Table 2, O.Reg.153/04 as amended by O.Reg.269/11 (Operation of Dry Cleaning Equipment), Item 28, Table 2, O.Reg.153/04 as amended by O.Reg.269/11 (Gasoline and Associated products in fixed tanks)	On-site	VOCs, PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil and Groundwater
<b>APEC5:</b> Garage and Service Station	Southeastern portion of the Phase I Property	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	On-site	VOCs, PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil and Groundwater
<b>APEC6:</b> Garage and Service Station	Adjacent to the south	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	Off-site	VOCs, PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil and Groundwater
<b>APEC7:</b> Garage and Service Station	Adjacent to the south	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	Off-site	VOCs, PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil and Groundwater

<b>Table 5 Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of Area of Potential Environmental Concern with respect to Phase I Property</b>	<b>Potentially Contaminating Activity</b>	<b>Location of PCA (on-site or off-site)</b>	<b>Contaminants of Potential Concern</b>	<b>Media Potentially Impacted (Groundwater, Soil, and/or Sediment)</b>
<b>APEC8:</b> Automotive service station and Transportation office UST	Southcentral portion of the Phase I Property	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11 Item 28, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	On-site	VOCs, PHCs (F1-F4)	Soil and Groundwater
<b>APEC9:</b> Former fuel oil UST and retail fuel outlet	Southwestern portion of the Phase I Property	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11 Item 28, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	On-site	VOCs, PHCs	Soil and Groundwater
<b>APEC 10:</b> Former Printers	Adjacent to the west	Other	Off-site	VOCs	Soil and Groundwater
<b>APEC11</b> Automotive Service Garage	Adjacent to the west	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	Off Site	VOCs, PHCs (F1-F4)	Soil and Groundwater
<b>APEC 12</b> Former Gas Bar and Garage	Adjacent to the west	Item 52, Table 2, O.Reg.153/04 as amended by O.Reg.269/11	Off-site	VOCs, PHCs	Soil and Groundwater

**Contaminants of Potential Concern (CPCs)**

Based on the PCAs identified above, CPCs present on or beneath the Phase I Property include volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs), and metals.

**7.2 Conceptual Site Model**

**Geological and Hydrogeological Setting**

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 interbedded limestone and

dolomite of the Gull River Formation. Overburden is reported to consist of Glacial Till of depths ranging from 0-10m.

The regional and surrounding topography slopes to the south and the west. The local groundwater flow beneath the Phase I Property is inferred to be in a south east direction.

### **Contaminants of Potential Concern**

As noted above, the CPCs identified in this Phase I ESA included VOCs, PHCs, PAHs and metals. CPCs may be encountered in the soil or groundwater in the vicinity of the historical on-site automotive service garages, underground storage tanks, reported cleaners and offsite retail fuel outlets. Potential mechanisms of contaminant transport within the groundwater system include advection, dispersion, and diffusion.

### **Existing Buildings and Structures**

One building is present on the subject site, along Baseline Road. The building currently operates as a Midas automotive repair garage. No access was provided to the Midas building or property. Two old building foundations are present on the subject site. The foundations are present along Merivale Road and the former alignment of Kimway Crescent. Several light standards are also present along Kimway Crescent.

Pavement structures are present in large portions of the site, as well as abandoned utilities. These structures are considered to be shallow.

### **Water Bodies**

No water bodies are present within the Phase I study area. The Rideau River is the closest significant water body and is present approximately 2.6km southeast of the Phase I Property

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

No drinking water wells are located on the Phase I Property or expected within the Phase I study area.



## **Groundwater Monitoring Wells**

Multiple groundwater monitoring wells were identified on the Phase I ESA property. The monitoring wells are primarily clustered in two locations, near the intersection of Merivale Road and Clyde Avenue and near the intersection of Merivale Road and Kimway Crescent. Several other monitoring wells are present throughout the site in areas where an APEC was previously identified by Pinchin.

Over 300 entries in the well records database were identified. To the west of the site, across Clyde Avenue, the residential subdivision appears to have been at one time been on private well systems. It is our understanding that the subdivision is currently on municipal water and the private wells are no longer in use. No potable water wells are considered to be present within the Phase I study area.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is primarily commercial and residential with occasional community or institutional uses. Land use is shown on Drawing PE4001-2 - Surrounding Land Use Plan.

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

Eleven PCA's representing APECs on the subject site were identified during the historical research.

- Six automotive repair shops and service stations located throughout the Phase I Property.
- Former dry cleaner in the southeast corner of the Phase I Property.
- Fill material in select areas of the subject site.
- Former printers to the west of the Phase I ESA property.
- Machine shop located in the central area of the Phase I ESA property
- Former fuel oil UST near the southwestern portion of the Phase I ESA property

Additional PCAs were identified within the Phase I study area, however these activities were not considered to represent APECs on the Phase I Property based on their respective separation distances, and inferred orientations down or cross-gradient with respect to the Phase I Property.

### **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 resulting from current and historical uses of the subject site and neighbouring properties. The presence of potentially contaminating activities was confirmed by a variety of independent sources. The conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

## **8.0 CONCLUSIONS**

### **Assessment**

Paterson Group was retained by Osmington, to conduct a Phase I Environmental Site Assessment (ESA) of the property addressed 1500 Merivale Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

The results of the historical research indicated that the subject property was developed for residential purposes prior to 1945 and redeveloped for commercial purposes sometime in the 1950s. Several garages and commercial operations, including a dry cleaner, occupied the southern portion of the property. These former activities are potentially contaminating activities (PCAs) which represent areas or an area of potential environmental concern (APECs) on the Phase I Property.

Fourteen off-site historical PCAs were identified within the Phase I ESA study area. Four of which represent an APEC to the subject site, the former and current garages and service stations located at 1480, 1482 Merivale Road, the former and existing service station at 1377 Clyde Avenue, and the former printers at 1783 Clyde Avenue. The garages, services stations, and printers are considered to have the potential to impact the soil and groundwater quality of the subject site.

One PCA representing an APEC was identified on the subject site at the time of the assessment. The Midas automotive service garage located at 1380 Merivale Road. At the time of the assessment Paterson was not provided access to the property and was only able to evaluate the operations from a distance. Two offsite PCAs representing APECs were identified at the time of the site visit. Automotive service garages at 1377 Clyde Avenue and 1486 Merivale Road are considered to represent APECs to the subject site.

### **Recommendations**

Based on the results of this Phase I ESA, **it is our opinion that 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 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 Osmington Inc. Permission and notification from Osmington Inc. and Paterson will be required to release this report to any other party.

### **Paterson Group Inc.**



Michael Beaudoin, P.Eng.



Mark S. D'Arcy, P.Eng. QP<sub>ESA</sub>



### **Report Distribution:**

- Osmington Incorporated (6 copies)
- Paterson Group (1 copy)

## **10.0 REFERENCES**

### **Federal Records**

Air photos at the Energy Mines and Resources Air Photo Library.  
National Archives.  
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).  
Natural Resources Canada – The Atlas of Canada.  
Environment Canada, National Pollutant Release Inventory.  
PCB Waste Storage Site Inventory.

### **Provincial Records**

MOECC Freedom of Information and Privacy Office.  
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.  
MOECC document titled “Waste Disposal Site Inventory in Ontario”.  
MOECC Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MOECC Water Well Inventory.

### **Municipal Records**

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.  
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.  
City of Ottawa Historical Land Use Inventory (HLUI) database  
The City of Ottawa eMap website.

### **Local Information Sources**

Chain of Title obtained through Read Abstracts Limited, October 17, 2016.  
Topographical Plan, prepared by Annis, O’Sullivan, Vollebekk Ltd., January 21, 2016.  
Personal Interviews.  
Previous Engineering Reports.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4001-1 – SITE PLAN**

**DRAWING PE4001-2 – SURROUNDING LAND USE PLAN**

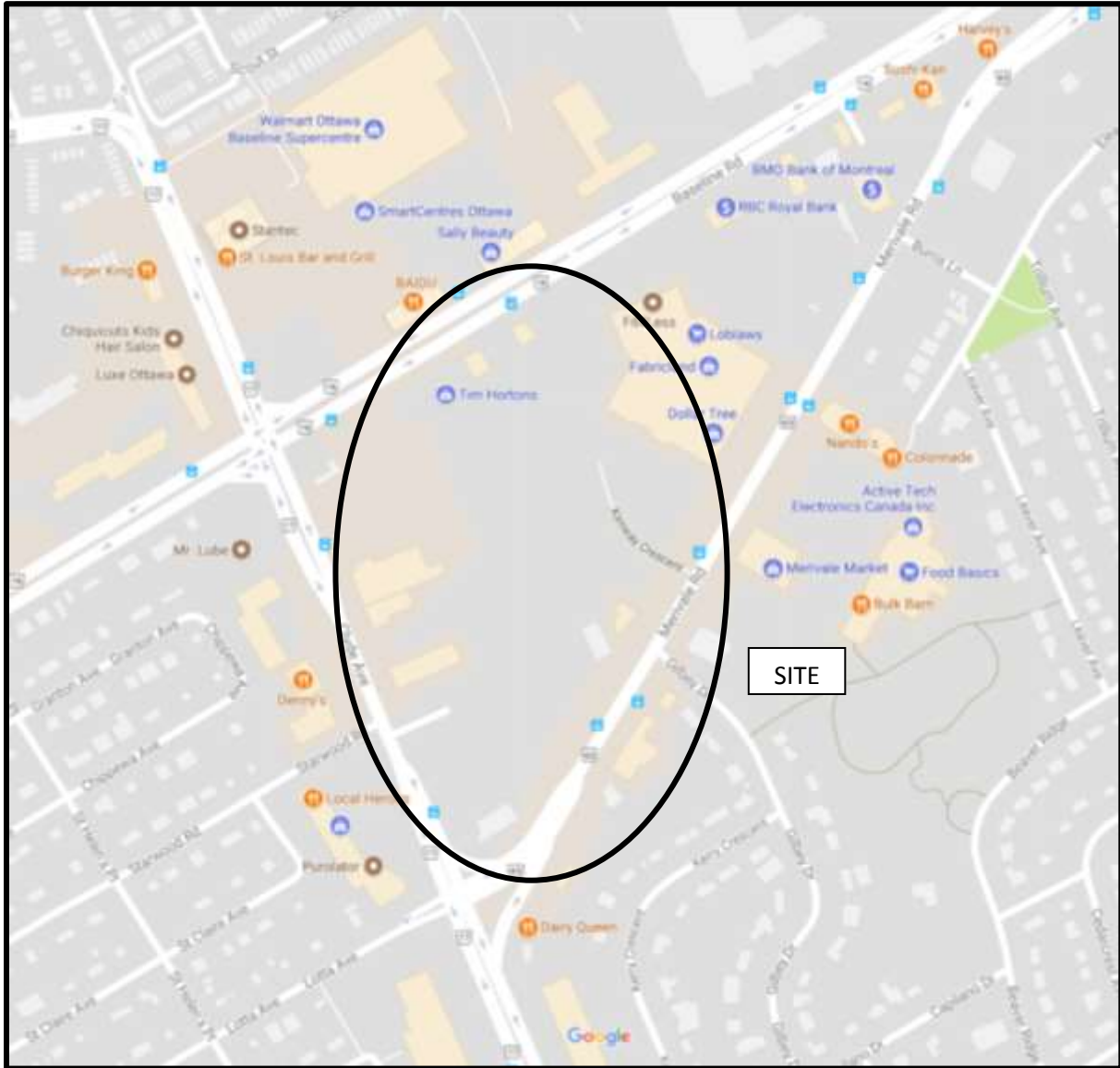


FIGURE 1  
KEY PLAN

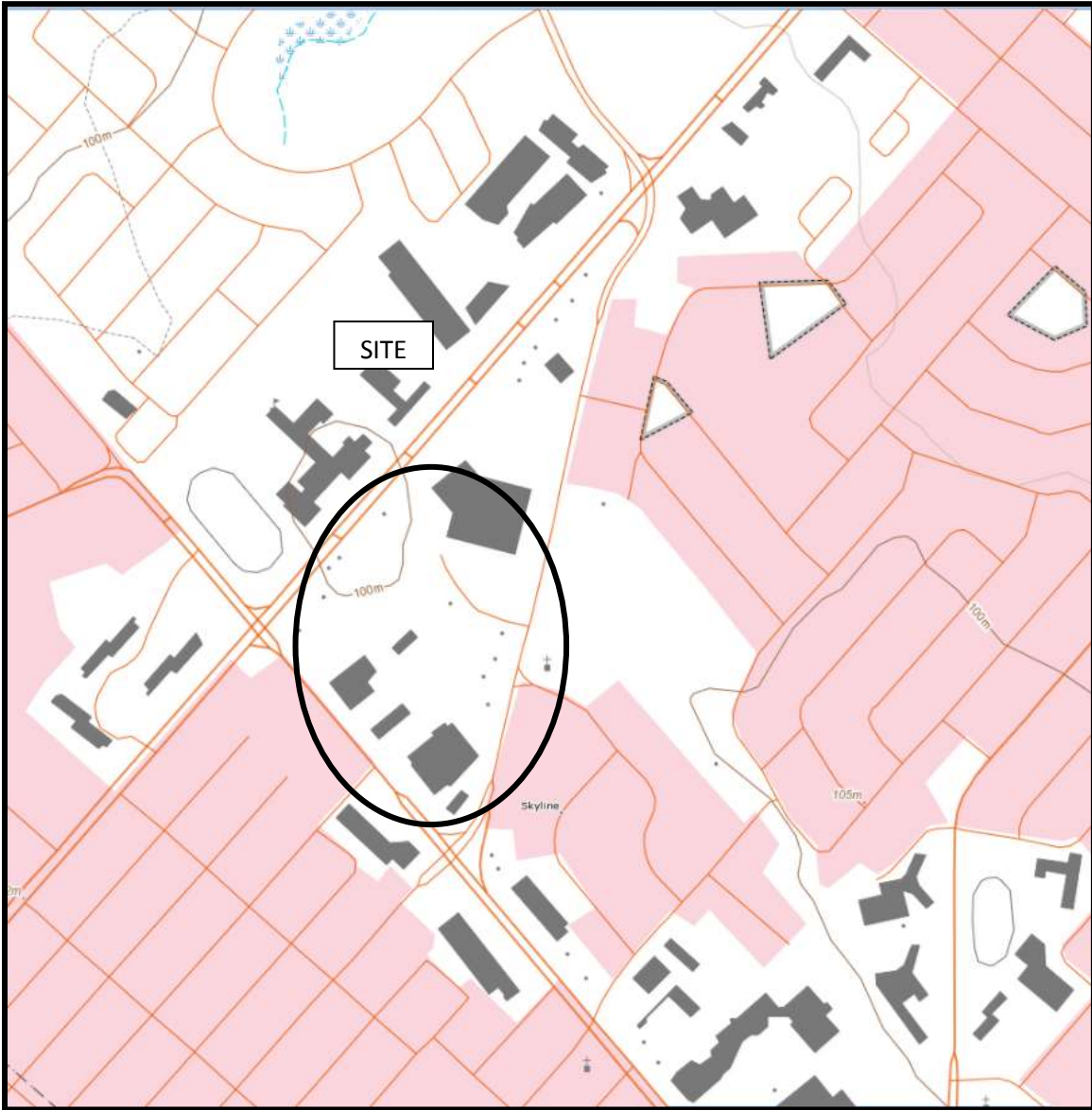
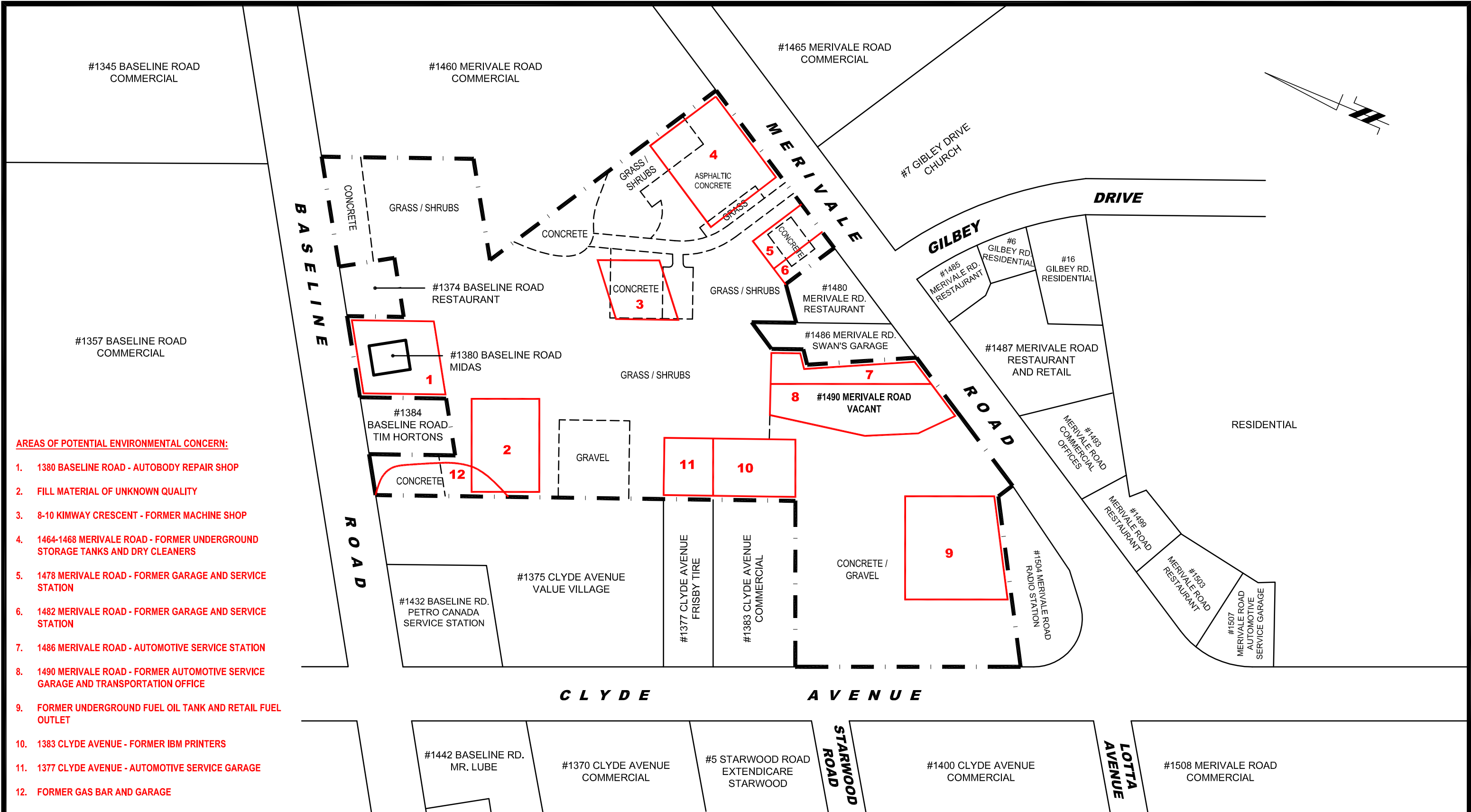


FIGURE 2  
TOPOGRAPHIC MAP





**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:**

1. 1380 BASELINE ROAD - AUTOBODY REPAIR SHOP
2. FILL MATERIAL OF UNKNOWN QUALITY
3. 8-10 KIMWAY CRESCENT - FORMER MACHINE SHOP
4. 1464-1468 MERIVALE ROAD - FORMER UNDERGROUND STORAGE TANKS AND DRY CLEANERS
5. 1478 MERIVALE ROAD - FORMER GARAGE AND SERVICE STATION
6. 1482 MERIVALE ROAD - FORMER GARAGE AND SERVICE STATION
7. 1486 MERIVALE ROAD - AUTOMOTIVE SERVICE STATION
8. 1490 MERIVALE ROAD - FORMER AUTOMOTIVE SERVICE GARAGE AND TRANSPORTATION OFFICE
9. FORMER UNDERGROUND FUEL OIL TANK AND RETAIL FUEL OUTLET
10. 1383 CLYDE AVENUE - FORMER IBM PRINTERS
11. 1377 CLYDE AVENUE - AUTOMOTIVE SERVICE GARAGE
12. FORMER GAS BAR AND GARAGE

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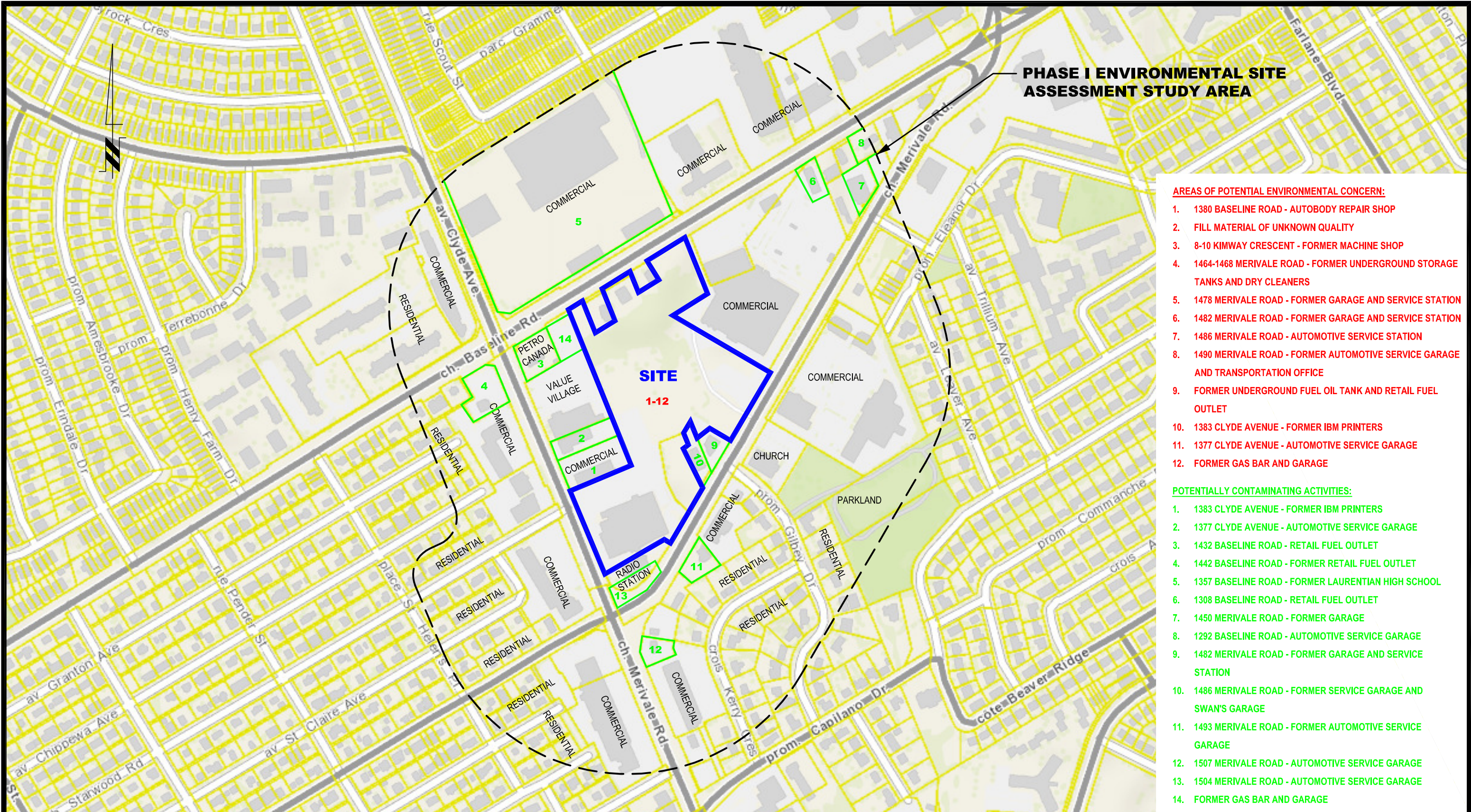
NO.	REVISIONS	DATE	INITIAL
0			

OSMINGTON INC.  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
1500 MERIVALE ROAD

OTTAWA, ONTARIO

Title: **SITE PLAN**

Scale:	1:2000	Date:	07/2017
Drawn by:	MPG	Report No.:	PE4001-1
Checked by:	MB	Dwg. No.:	<b>PE4001-1</b>
Approved by:	MSD	Revision No.:	0



**PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY AREA**

**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:**

1. 1380 BASELINE ROAD - AUTOBODY REPAIR SHOP
2. FILL MATERIAL OF UNKNOWN QUALITY
3. 8-10 KIMWAY CRESCENT - FORMER MACHINE SHOP
4. 1464-1468 MERIVALE ROAD - FORMER UNDERGROUND STORAGE TANKS AND DRY CLEANERS
5. 1478 MERIVALE ROAD - FORMER GARAGE AND SERVICE STATION
6. 1482 MERIVALE ROAD - FORMER GARAGE AND SERVICE STATION
7. 1486 MERIVALE ROAD - AUTOMOTIVE SERVICE STATION
8. 1490 MERIVALE ROAD - FORMER AUTOMOTIVE SERVICE GARAGE AND TRANSPORTATION OFFICE
9. FORMER UNDERGROUND FUEL OIL TANK AND RETAIL FUEL OUTLET
10. 1383 CLYDE AVENUE - FORMER IBM PRINTERS
11. 1377 CLYDE AVENUE - AUTOMOTIVE SERVICE GARAGE
12. FORMER GAS BAR AND GARAGE

**POTENTIALLY CONTAMINATING ACTIVITIES:**

1. 1383 CLYDE AVENUE - FORMER IBM PRINTERS
2. 1377 CLYDE AVENUE - AUTOMOTIVE SERVICE GARAGE
3. 1432 BASELINE ROAD - RETAIL FUEL OUTLET
4. 1442 BASELINE ROAD - FORMER RETAIL FUEL OUTLET
5. 1357 BASELINE ROAD - FORMER LAURENTIAN HIGH SCHOOL
6. 1308 BASELINE ROAD - RETAIL FUEL OUTLET
7. 1450 MERIVALE ROAD - FORMER GARAGE
8. 1292 BASELINE ROAD - AUTOMOTIVE SERVICE GARAGE
9. 1482 MERIVALE ROAD - FORMER GARAGE AND SERVICE STATION
10. 1486 MERIVALE ROAD - FORMER SERVICE GARAGE AND SWAN'S GARAGE
11. 1493 MERIVALE ROAD - FORMER AUTOMOTIVE SERVICE GARAGE
12. 1507 MERIVALE ROAD - AUTOMOTIVE SERVICE GARAGE
13. 1504 MERIVALE ROAD - AUTOMOTIVE SERVICE GARAGE
14. FORMER GAS BAR AND GARAGE

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NO.	REVISIONS	DATE	INITIAL
0			

OSMINGTON INC.  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
1500 MERIVALE ROAD

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

Scale:	1:5000	Date:	07/2017
Drawn by:	MPG	Report No.:	PE4001-1
Checked by:	MB	Dwg. No.:	<b>PE4001-2</b>
Approved by:	MSD	Revision No.:	0

# **APPENDIX 1**

**CHAIN OF TITLE**

**PLAN OF SURVEY**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**



## READ Abstracts Limited

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331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: [search@readsearch.com](mailto:search@readsearch.com)

Tel.: 613-236-0664

Fax: 613-236-3677

### ENVIRONMENTAL SEARCH

June 20, 2017

Paterson Group

Attn: Michael Beaudoin

#### BRIEF DESCRIPTION OF LAND:

1500 Merivale Road, Ottawa  
Part of Lots 18, 19, 20, 21, Plan 30  
PIN: 04686-0027  
04686-0007

LAST REGISTERED OWNER: 1455251 ONTARIO INC.

#### CHAIN OF TITLE:

Plan 30 registered August 16, 1870 (Ordnance Lands)  
By The Crown

#### **Lot 21**

Patent Registered May 13, 1870  
From The Crown to Robert Stewart

Patent Registered March 9, 1875  
From The Crown to James Stewart

Deed NP7232 registered June 20, 1896  
From James Stewart to James Stewart Jr.

Deed NP23402 registered March 31, 1916  
From James Stewart Jr. to Robert Stewart

Deed NP31634 registered November 16, 1917  
From Robert Stewart to James R. Stewart

Deed 338949 registered October 18, 1955

From Estate of James R. Stewart to Frederick W. Stewart

Deed 338950 registered October 18, 1955  
From Estate of James R. Stewart to Frederick W. Stewart

Deed 344853 registered April 11, 1956  
From Estate of James R. Stewart to Frederick W. Stewart

Deed 344854 registered April 11, 1956  
From Frederick W. Stewart to L. A. Mckinley Agencies Limited

Deed 344855 registered April 11, 1956  
From L. A. Mckinley Agencies Limited to McColl-Frontenac Oil Company Limited

Deed 348677 registered July 11, 1956  
From L. A. Mckinley Agencies Limited to Norman F. McKee

Deed 352187 registered October 12, 1956  
From McColl-Frontenac Oil Company Limited to Highway Realities Limited

Lease 352188 registered October 12, 1956  
Highway Realities Limited to McColl-Frontenac Oil Company

Deed 365519 registered November 1, 1957  
From Norman F. McKee to Bellite Products Limited

Deed 411990 registered September 21, 1960  
From Bellite Products Limited to Jarlaw investments Limited

Lease 419311 registered February 23, 1961  
From Jarlaw Investments Limited to Bushnell T.V. Co. Limited

Expropriation 685847 registered February 26, 1976  
By The Regional Municipality of Ottawa-Carleton

Deed 696793 registered September 24, 1976  
From Jarlaw Investments Limited to Bushnell Communications Limited

Deed NS70186 registered October 15, 1979  
From The Regional Municipality of Ottawa-Carleton to Bushnell Communications Limited

Lease NS212910 registered October 5, 1983  
From Bushnell Communications Limited to Telesat Canada

Deed N341500 registered June 24, 1986  
From Bushnell Communications Ltd. To Bushnell Communications Ltd.

Deed N436835 registered May 6, 1988  
From Bushnell Communications Ltd. To Nation's Capital Television Inc.

**Lot 19**

Patent registered May 13, 1870  
From The Crown to David West

Patent registered August 9, 1873  
From The Crown to David West

Deed NP1316 registered September 11, 1874  
From David West to Thomas Shillington

Deed NP4042 registered October 14, 1875  
From Thomas Shillington to George Emiley

Deed NP6323 registered October 9, 1879  
From George Emiley to Robert E. Nelson and Robert J. Mulaugh

Deed NP6325 registered October 12, 1879  
From George Emiley to John MacDonald

Deed NP6705 registered February 28, 1880  
From John MacDonald to George Cowan

Deed NP10257 registered March 9, 1885  
From George Cowan to William H. Stapleton

Deed NP14069 registered September 21, 1889  
From William H. Stapleton to William L. Scott

Deed NP15611 registered March 1, 1982  
From William L. Scott to Robert G. Foster

Deed NP34249 registered December 10, 1920  
From Robert G. Foster to Christopher Withens

Deed NP62843 registered August 2, 1949  
From Christopher Withens to Donald Fraser and Hazel Fraser

Deed 303787 registered September 8, 1952  
From Donald Fraser and Hazel Fraser to Donald M. Thomson

Deed 306468 registered December 4, 1952  
From Donald M. Thomson to Church Extension Board of the Baptist Convention

Deed 326315 registered October 7, 1954  
Robert E. Nelson and Robert J. Mulaugh to Donald Fraser and Hazel Fraser

Deed 382373 registered December 29, 1958  
From Church Extension Board of the Baptist Convention of Ontario and Quebec to

Trustees of Bethany Baptist Church

Deed 404092 registered April 13, 1960  
From Donald Fraser and Hazel Fraser to Ernest B. Warsiner

Lease 407928 registered July 6, 1960  
From Ernest B. Warsiner to Honeywell Controls Limited

Deed 407931 registered July 6, 1960  
From Ernest B. Warsiner to Canada Life Assurance Company

Deed 412046 registered September 21, 1960  
From Donald Fraser and Hazel Fraser to Albert Miller, in trust

Deed 417556 registered January 9, 1961  
From Albert Miller, in trust to M. H. Rhodes Inc.

Deed 487571 registered December 15, 1964  
From Donald Fraser and Hazel Fraser to R. E. de Champlain Company Limited

Deed 537848 registered January 30, 1968  
From R. E. de Champlain Company Limited to Hubert Renaud

Lease 548523 registered September 20, 1968  
From Hubert Renaud to Imperial Oil Limited

Deed 591745 registered June 1, 1971  
From R. E. de Champlain Company Limited to Hubert Renaud

Deed 640495 registered October 2, 1973  
From Hubert Renaud to Jarlaw Investments Limited

Deed 642371 registered October 31, 1973  
From the Canada Life Assurance Company to Jarlaw Investments Limited

Deed 654578 registered June 10, 1974  
From Donald Fraser and Hazel Fraser to Jarlaw Investments Limited

Deed 696793 registered September 24, 1976  
From Jarlaw Investments Limited to Bushnell Communications Limited

Deed N341500 registered June 24, 1986  
From Bushnell Communications Ltd. To Bushnell Communications Ltd.

Deed N436835 registered May 6, 1988  
From Bushnell Communications Ltd. To Nation's Capital Television Inc.

Deed N478830 registered March 10, 1989  
From Baptist Convention of Ontario to The Trustees of Bethany Church

Deed N478831 registered March 10, 1989  
From The Trustees of Bethany Church to Nation's Capital Television Inc.

**Lot 18**

Patent registered May 13, 1870  
From The Crown to David West

Patent registered August 9, 1873  
From The Crown to David West

Deed NP1316 registered September 11, 1874  
From David West to Thomas Shillington

Deed NP4026 registered October 6, 1875  
From Thomas Shillington to Thomas Robertson

Mortgage NP4027 registered October 6, 1875  
From Thomas Robertson to Thomas Shillington

Assignment of Mortgage NP6326 registered April 15, 1879  
From Thomas Shillington to R. A. Bradley

Foreclosure NP6327 registered April 15, 1879  
From R. A. Bradley to Thomas Shillington

Deed NP6679 registered January 28, 1880  
From Thomas Shillington to George Cowan

Deed NP10257 registered March 9, 1885  
From George Cowan to William H. Stapleton

Deed NP14069 registered September 21, 1889  
From William H. Stapleton to William L. Scott

Deed NP15611 registered March 1, 1982  
From William L. Scott to Robert G. Foster

Deed NP34249 registered December 10, 1920  
From Robert G. Foster to Christopher Withens

Deed NP62843 registered August 2, 1949  
From Christopher Withens to Donald Fraser and Hazel Fraser

Deed 326315 registered October 7, 1954  
Robert E. Nelson and Robert J. Mulaugh to Donald Fraser and Hazel Fraser

Deed 654578 registered June 10, 1974  
From Donald Fraser and Hazel Fraser to Jarlaw Investments Limited



Deed 696793 registered September 24, 1976  
From Jarlaw Investments Limited to Bushnell Communications Limited

Deed N341500 registered June 24, 1986  
From Bushnell Communications Ltd. To Bushnell Communications Ltd.

Deed N436835 registered May 6, 1988  
From Bushnell Communications Ltd. To Nation's Capital Television Inc.

**Lot 20**

Patent registered June 17, 1872  
From The Crown to Mary P. Brown

Deed NO1425 registered June 5, 1873  
From Mary P. Brown to Joseph McGaw

Deed NP2026 registered June 5, 1873  
From Mary P. Brown to Joseph McGaw

Deed NP2027 registered June 5, 1873  
From Joseph McGaw to Mary P. Brown

Deed NP15585 registered February 2, 1892  
From Joseph McGraw to A. L. McGaw

Deed NP15586 registered February 2, 1892  
From Andrew McGaw to William G. McCullaough

Deed NP18929 registered April 25, 1901  
From William G. McCullaough to Caroline McDonald

Deed NP19060 registered October 16, 1901  
From William G. McCullaough to Joseph Burton

Deed NP23966 registered December 16, 1910  
From William G. McCullaough to John H. McCullaough

Deed NP24769 registered October 4, 1911  
From Caroline McDonald to William R. Jackson

Mortgage NP27750 registered January 28, 1914  
From John H. McCullaough to Agnes Kinnaird

Vesting Order NP30350 registered May 16, 1916  
To Agnes Kinnaird

Deed NP50244 registered May 1943  
From William Jackson and Ada Smith to George and Margaret Pettes

Deed NP50973 registered May 15, 1943  
From estate of Agnes Kinnaird to Jason M. Kirkland

Tax Deed NP51335 registered May 3, 1944  
Corporation of the Township of Nepean to George Taylor

Deed NP51336 registered May 3, 1944  
From George Taylor to Margaret Lavis

Deed NP51706 registered June 22, 1944  
From Jason M. Kirkland to Richard and Harriot Williams

Deed NP52809 registered May 31, 1945  
From George and Margaret Pettes to Adam Baker

Deed NP53000 registered Jun 28, 1945  
From Adam baker to Annie E. Lahoise

Deed NP56595 registered June 30, 1946  
From Richard and Harriot Williams to Thomas B. Hoggan

Deed NP58555 registered November 29, 1947  
From Richard and Harriot Williams to Margaret Hoggan

Deed NP58556 registered November 29, 1947  
From Richard and Harriot Williams to Victor Clark

Proabte 288754 registered February 15, 1951  
From Victor Clark to Gertrude McGee

Deed 289076 registered February 28, 1951  
From Richard and Harriot Williams to Thomas and Theresa Williams

Deed 302286 registered July 9, 1952  
From Thomas and Theresa Williams to Redmond J. McGuire

Deed 310761 registered May 13, 1953  
From Estate of Richard Williams to Harriot Williams

Deed 331990 registered April 14, 1955  
From Margaret Lavis to Ellen N. Armstrong

Deed 344687 registered April 5, 1956  
From Gertrude McGee to Humes Transport Limited

Deed 375104 registered July 23, 1958  
From Ellen N. Armstrong to Armstrong Construction & Equipment Ltd.

Deed 375329 registered July 30, 1958

From Armstrong Construction & Equipment Ltd. to Ellen Armstrong

Lease 380438 registered November 12, 1958  
From Ellen Armstrong to Bank of Montreal

Assignment of Lease 383393 registered January 23, 1959  
From Armstrong Construction & Equipment Ltd. to North American life Assurance  
Company

Deed 383370 registered January 23, 1959  
From Ellen Armstrong to Armstrong Construction & Equipment Ltd.

Deed 383852 registered February 4, 1959  
From Annie Lahoise to Armstrong Construction & Equipment Ltd.

Deed 384082 registered February 11, 1959  
From Armstrong Construction & Equipment Ltd. to Ellen Armstrong

Deed 394632 registered September 16, 1959  
From Ellen Armstrong to Armstrong Construction & Equipment Ltd.

Lease 394639 registered September 16, 1959  
From Armstrong Construction & Equipment Ltd. to North American life Assurance  
Company

Deed 397292 registered November 3, 1959  
From North American life Assurance Company to Ellen Armstrong

Deed 422102 registered April 21, 1961  
From Armstrong Construction & Equipment Ltd. to Ellen Victoria Limited

Deed 422104 registered April 21, 1961  
From Ellen Armstrong to Ellen Victoria Limited

Lease 448187 registered August 23, 1962  
From Ellen Armstrong to Ellen Victoria Limited

Lease 448198 registered August 23, 1962  
From Ellen Victoria Limited to North American life Assurance Company

Lease 448623 registered August 31, 1962  
From Ellen Victoria Limited to North American life Assurance Company

Deed 470804 registered December 30, 1963  
From Humes Transport Limited to Hume Bros. Investments Limited

Deed 489889 registered February 18, 1965  
From Armstrong Construction & Equipment Ltd. to Ellen Victoria Limited

Deed 500625 registered October 1, 1965

From Redmond McGuire to Walter and Frederick Stanger

Deed 800797 registered October 5, 1965  
From Margaret Hoggan to Romeo, Samuel and Phillip Nesralla

Deed 560474 registered June 23, 1969  
From Hume Bros. investments Limited to Extendicare (Canada) ltd.

Deed 560538 registered June 24, 1969  
From Extendicare (Canada) ltd. to Jarlaw Investments Limited

Deed 560588 registered June 25, 1969  
From Walter and Frederick Stanger to Jarlaw Investments Limited

Deed 560729 registered June 25, 1969  
From Hariiot Williams to Jarlaw Investments Limited

Deed 560730 registered June 16, 1969  
From Romeo, Samuel, and Phillip Nesralla to Jarlaw Investments Limited

Deed 586450 registered January 22, 1971  
From Jarlaw Investments Limited to Frank Parreca

Deed 696793 registered September 24, 1976  
From Jarlaw Investments Limited to Bushnell Communications Limited

Deed NS8116 registered March 22, 1978  
From Ellen Victoria Limited to Frank Parreca

Deed N341500 registered June 24, 1986  
From Bushnell Communications Ltd. To Bushnell Communications Ltd.

Deed N346203 registered July 22, 1986  
From Frank Porreca to Walter Krepski and Alfred Friedman

Deed N436835 registered May 6, 1988  
From Bushnell Communications Ltd. To Nation's Capital Television Inc.

Agreement to Lease N436835 registered May 9, 1988  
From Bushnell Communications Ltd. to Her Majesty The Queen (Ontario)

Deed N461654 registered October 21, 1988  
From Walter Krepski and Alfred Friedman to 785779 Ontario Ltd.

Lease N659162 registered May 18, 1993  
From 785779 Ontario Ltd. to 1024202 Ontario Ltd.

**Part Lots 18, 19, 20, 21 (PIN 0027)**

Name Change OC822986 registered February 8, 2008

From Nation's Capital Television Incorporated to CTV Inc.

Deed OC823573 registered February 11, 2008  
From CTV Inc. to Osmington Inc.

Deed OC1679520 registered may 7, 2015  
From Osmington Inc. to 1455251 Ontario Inc.

**Part Lot 20 (PIN 0007)**

Deed N461654 registered October 21, 1988  
From Walter Krepski and Alfred Friedman to 785779 Ontario Ltd.

Power of Sale LT1080077 registered March 3, 1997  
From Canada Trustco Mortgage Company to 1213389 Ontario Inc.

Deed OC434826 registered February 18, 2005  
From 1213389 Ontario Inc. to 2056967 Ontario Inc.

Deed OC746025 registered July 18, 2007  
From 2056967 Ontario Inc. to Osmington Inc.

Deed OC1679520 registered may 7, 2015  
From Osmington Inc. to 1455251 Ontario Inc.

Scale 1 : 750  
 30 22.5 15 7.5 0 15 30 Metres

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

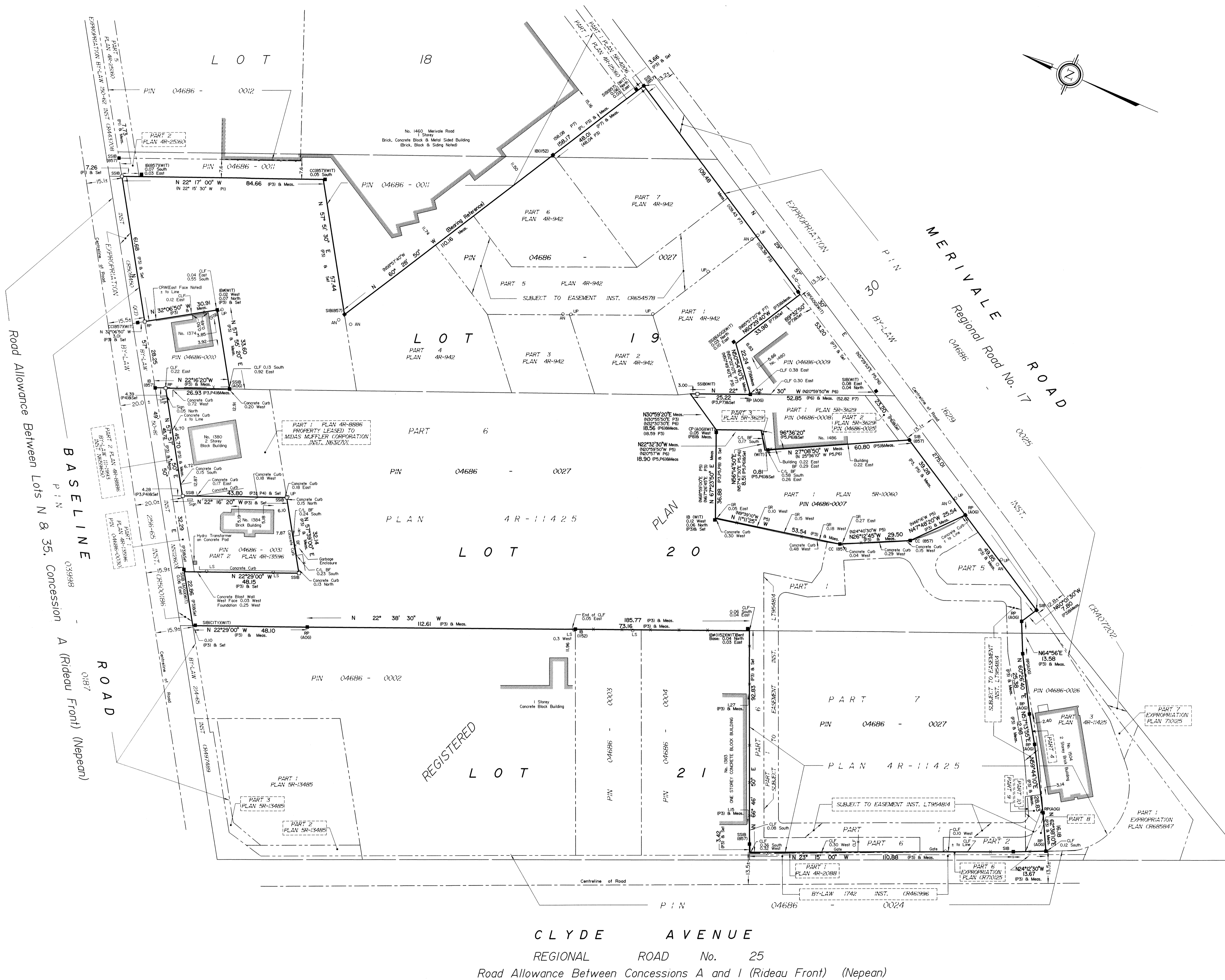
**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act, the Land Titles Act and the regulations made under them.  
 2. The survey was completed on the 10th day of February, 2012.  
 Date: Feb 14, 2012  
 V. Andrew Sheph  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH  
 SURVEY REPORT DATED: FEBRUARY 14, 2012

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
 Ostrington Inc. ("The Client"), their solicitors,  
 mortgagees, and other related parties, permission to use original, signed, sealed  
 copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
RP	Rock Post
IB#	Round Iron Bar
S#W	Spike & Washer
S#W*	Short Standard Iron Bar (0.3 Long)
IB*	Iron Bar (0.3 Long)
(WIT)	Witness
Meas.	Measured
(AOS)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Plan 4R-25160
(P2)	Plan 4R-13596
(P3)	Plan 4R-11425
(P4)	Plan 4R-8886
(P5)	Plan 5R-10060
(P6)	Plan 5R-3629
(P7)	Plan 4R-942
(P8)	(1287) Plan, December 4, 2007 (Ref.281-07)
— OHW —	Overhead Wires
○ UP	Utility Pole
○ AN	Anchor
○ LS	Light Standard
CLF	Chain Link Fence
BF	Board Fence
C/L	Centreline
CRW	Concrete Retaining Wall
GR	Guard Rail



**REGISTERED LOT**  
 CLYDE AVENUE  
 REGIONAL ROAD No. 25  
 Road Allowance Between Concessions A and I (Rideau Front) (Nepean)

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1825376  
 THIS PLAN IS NOT VALID UNLESS  
 IT IS AN EMBOSSED ORIGINAL  
 COPY ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1026, Section 29 (3).

Bearings are grid bearings, derived from southerly limit of Part 1, Plan 4R-25160, shown to be N60°28'50"W thereon and are referred to the Central Meridian of Zone 9 of the Ontario Coordinate System, Longitude 76°30' West (MTM NAD-83) Original.  
 © Annis, O'Sullivan, Vollebek Ltd. 2012. THIS PLAN IS PROTECTED BY COPYRIGHT!  
**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 736  
 Phone: (613) 727-0860 / Fax: (613) 727-1079  
 Email: nepean@ovs.com  
 Ontario Land Surveyors Reg. No. 15582-11 Ostrington P.L.S. 18-21 Pl. 30 D.F.

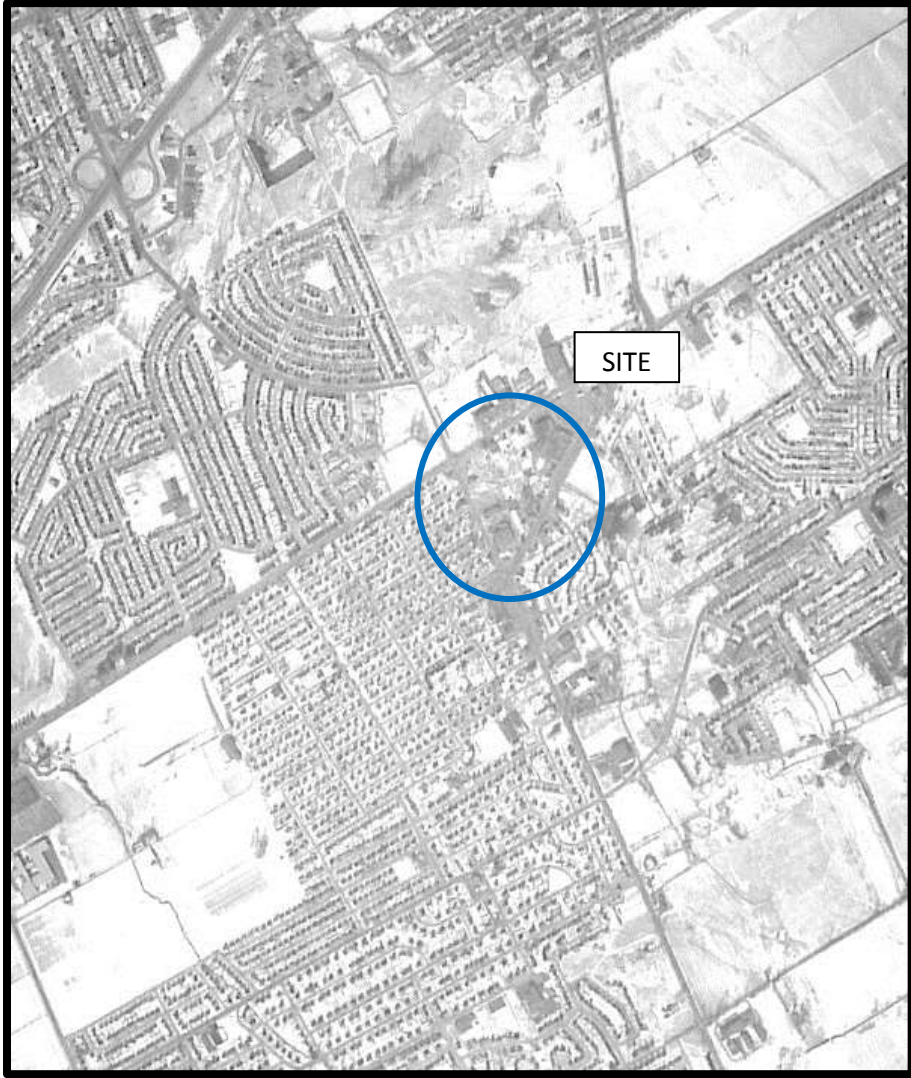


AERIAL PHOTOGRAPH  
1945



AERIAL PHOTOGRAPH  
1955

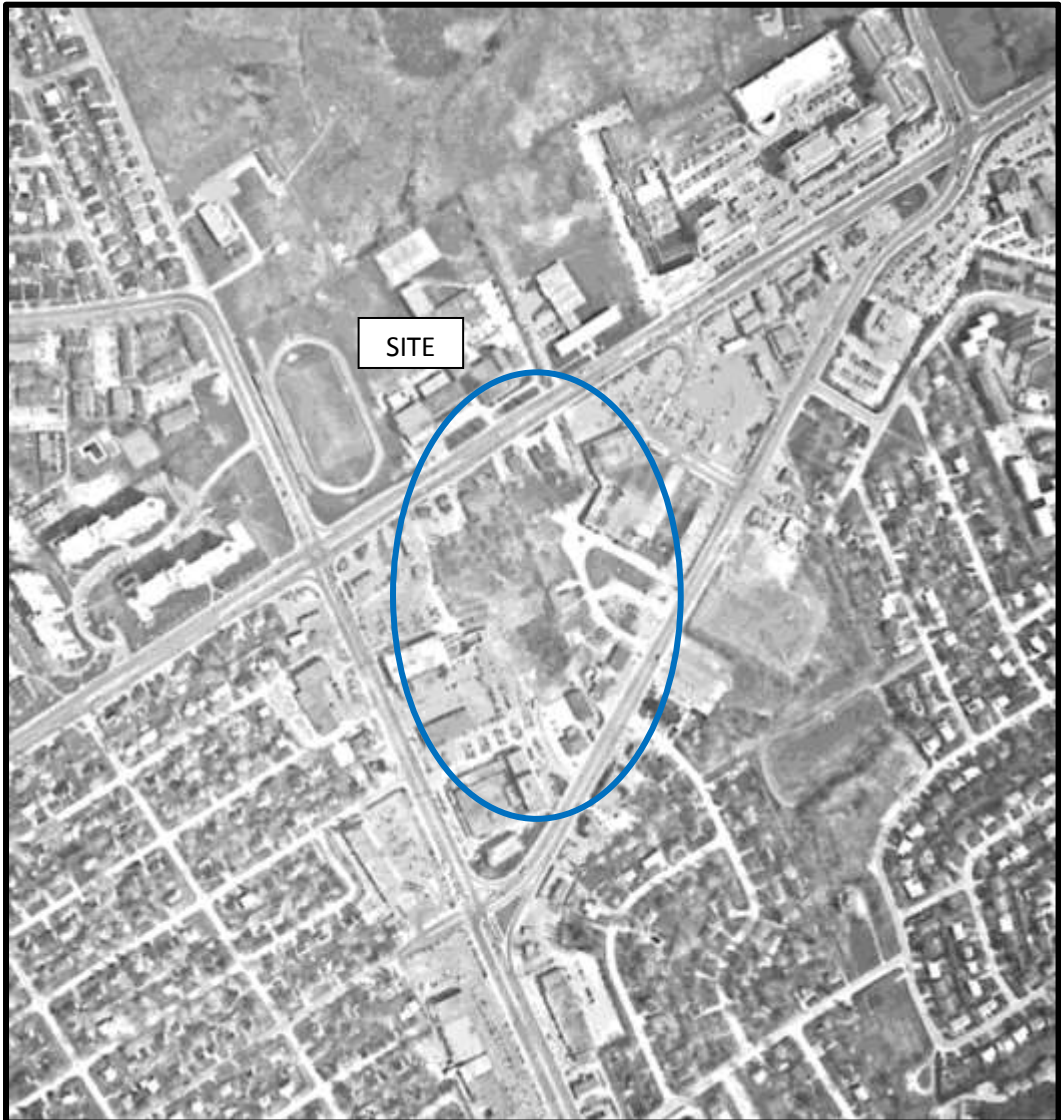




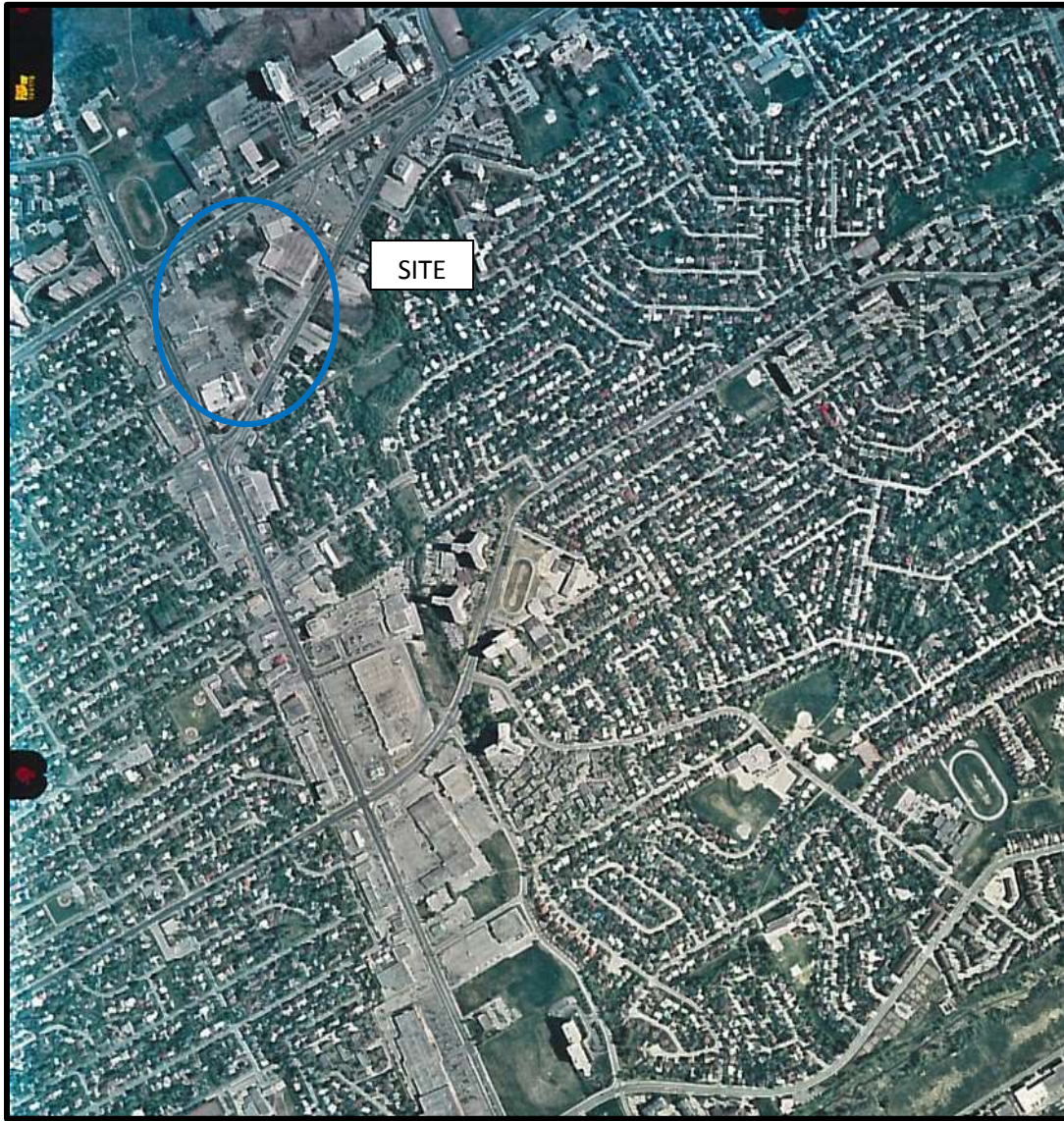
AERIAL PHOTOGRAPH  
1965



AERIAL PHOTOGRAPH  
1975



AERIAL PHOTOGRAPH  
1988



AERIAL PHOTOGRAPH  
1999

## Site Photographs

PE4001

1500 Merivale Road, Ottawa, ON

June 13, 2017



Photograph 1: Looking from Merivale Road, along the former Kimway Crescent alignment. The foundation of a former service station is shown on the left of the photo.



Photograph 2: At the intersection of Kimway Crescent and Merivale Road, looking northeast.

## Site Photographs

PE4001

1500 Merivale Road, Ottawa, ON

June 13, 2017



Photograph 3: Former building along Kimway Crescent.



Photograph 4: East side of property, near the end of Kimway Crescent. Looking north at the loading bays of the Loblaws building.

## Site Photographs

PE4001

1500 Merivale Road, Ottawa, ON

June 13, 2017



Photograph 5: View south, looking towards the radio station and intersection of Merivale Road and Clyde Avenue.



Photograph 6: Looking north along Clyde Avenue, showing Frisby Tire and other commercial businesses along Clyde Avenue.

## Site Photographs

PE4001

1500 Merivale Road, Ottawa, ON

June 13, 2017



Photograph 7: Existing Midas building along Baseline Road



# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION RESPONSE**

**CITY OF OTTAWA HLUI SEARCH RESULTS**

**TSSA CORRESPONDENCE**

**MOECC WELL RECORDS**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

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

Ministère de l'Environnement et de  
l'Action en matière de changement  
climatique

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

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



May 30, 2017

Michael Beaudoin  
Paterson Group Inc  
154 Colonnade Road  
Ottawa, ON K2E 7J5

Dear Michael Beaudoin:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2017-03813, Your Reference PE4001**

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: 1500 Merivale Rd and 1366 Baseline Rd, 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, copying and preparation time.

If you have any questions regarding this matter, please contact Jeneska Abano at [jeneska.abano@ontario.ca](mailto:jeneska.abano@ontario.ca).

Yours truly,

for   
Janet Dadufalza  
FOI Manager



File Number: C10-01-12-0169

July 17, 2012

Mike Kosiw  
Pinchin Environmental Ltd.  
555 Legget Drive, Suite 1001  
Kanata, ON K2K 2X3

*Sent via email [mkosiw@pinchin.com]*

Dear Mr. Kosiw,

**Re: Information Request – Pinchin Project No. 75040  
1468, 1476, 1476A, 1478, 1490, 1492, 1500 Merivale Road & 1366, 1380, 1386  
Baseline Road, 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 Disposals and Environmental Remediation Branch notes that the Subject Properties are within 500m of former landfill East side of Merivale Road North of Baseline Road (Ur-43) that was jointly owned by the City of Ottawa and others. A data gap analysis was conducted on the City-owned portion of this former landfill to identify any potential human health risks associated with the site’s current land use, however none were identified.

**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 9 activities associated with the Subject Properties: Activity Numbers 10972, 13738, 13954, 15041, 1608, 2519, 3173, 6913 & 9212.

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

*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  
Télé: (613) 560-6006  
www.ottawa.ca

- There are 27 activities associated with properties located within 50m of the Subject Properties: Activity Numbers 8086, 12936, 1695, 5819, 7279, 2870, 6068, 7009, 1608, 2519, 12866, 13435, 6773, 6032, 12843, 13384, 10972, 9324, 10873, 11136, 1585, 11449, 4810, 528, 6383, 149 & 7540.

Please note that Activity Numbers 10972, 13954, 15041, 1608, 9324, 10873 & 1585 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Properties or on certain properties within 50m of the Subject Properties. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

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

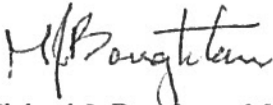
**Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, 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 Dilys Huang at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,

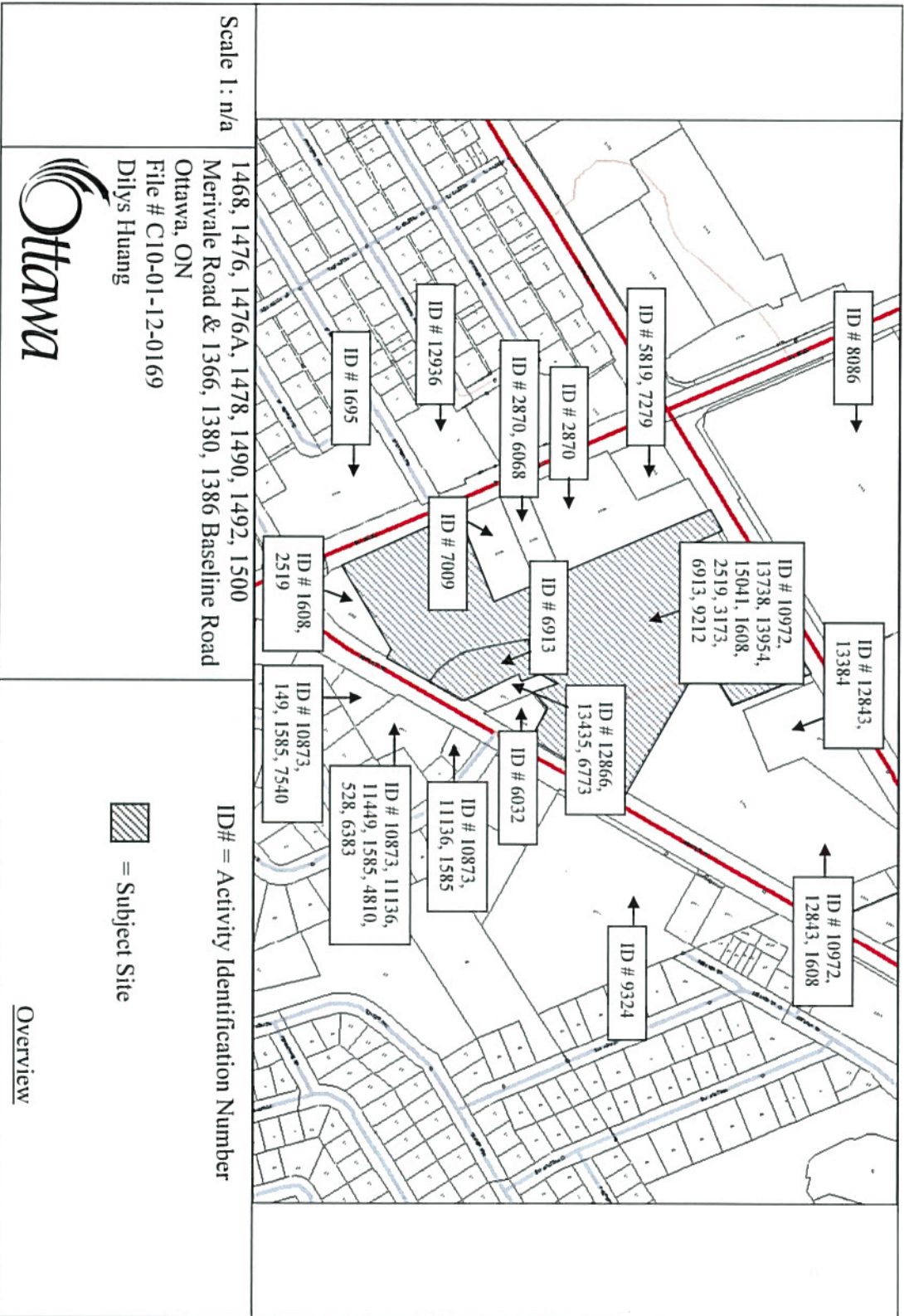


Michael J. Boughton, MCIP, RPP  
Acting Program Manager  
Development Review (Suburban Services) - West  
Infrastructure Services and Community Sustainability

MB/DH

Attach: 34

cc: File no. C10-01-12-0169





**CITY OF OTTAWA**  
**HLUI ID: \_\_6790K3**  
**AREA (Square Metres): 4790.459**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:17:20

**Study Year**  
2005

**PIN**  
046870188

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 12936                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :**  
**Related PINS:** 046870188  
**Name:** SKYNEY COMPUTING  
**Address:** 1390 CLYDE AVENUE, NEPEAN  
**Facility Type:** Electrical and Electronic Machinery, Equipment and Supplies, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2001 Employment Survey

**NAICS**            **SIC**  
 443120            0

**Company Name**                                      **Year of Operation**  
 SKYNEY COMPUTING                                      c. 2001



CITY OF OTTAWA  
 HLUI ID: \_\_679BPQ

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:11:43

AREA (Square Metres): 62322.830

Study Year  
 2005

PIN  
 039980087

Multi-NAIC  
 N

Multiple Activities  
 N

Activity ID: 8086 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 039980087

Name: OTTAWA-CARLETON DISTRICT SCHOOL BOARD - LAURENTIAN HIGH SCHOOL

Address: 1357 BASELINE ROAD, OTTAWA

Facility Type: Elementary and Secondary Education

Comments 1: LAURENTIAN HIGH SCHOOL

Comments 2:

Generator Number: ON0375213

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS SIC  
 611110 0

Company Name	Year of Operation
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - LAURENTIAN HIGH SCHOOL	c. 2003
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - LAURENTIAN HIGH SCHOOL	c. 2000
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - LAURENTIAN HIGH SCHOOL	c. 2005
LAURENTIAN HIGH SCHOOL	c. 2005



CITY OF OTTAWA  
 HLUI ID: \_\_6790K2  
 AREA (Square Metres): 11049.724

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:17:41

**Study Year**  
2005

**PIN**  
046870134

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 1695                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :**  
**Related PINS:** 046870134  
**Name:** BLEEKER PROFESSIONAL A/V SYST  
**Address:** 1400 CLYDE AVENUE,  
**Facility Type:** Photographic Equipment and Musical Instruments and Supplies, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2005 Select Phone

NAICS	SIC
443110	0
414130	0

Company Name	Year of Operation
DEWAR'S AUDIO	c. 2001
BLEEKER PROFESSIONAL A/V SYST	c. 2005
BLEEKER PROFESSIONAL A/V SYST	c. 2001





**CITY OF OTTAWA**  
**HLUI ID: \_\_679F6Y**  
**AREA (Square Metres): 2713.262**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:15:02

**Study Year**  
1998

**PIN**  
046860001

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 5819                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 3628  
**Related PINS:** 046860001  
**Name:** GARY'S SERVICE STATION  
**Address:** 1432 BASELINE ROAD, OTTAWA  
**Facility Type:** Motor Vehicle Repair Shops  
**Comments 1:** - property is on the SE corner of Baseline & Clyde  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:** 1 UST - gasoline  
**HL References 1:** M.1960, M.1966, M.1970, M.1980; FIP1965-434-40146; SC98  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
811119	635
811199	633
811121	635
447110	633
811112	635
447190	633

Company Name	Year of Operation
Erler's Service Station	c. 1960-1966
Gary's Service Station	c. 1970
BP Gas Self Serve	c. 1980
Petro Canada Service Station	c. 1998



CITY OF OTTAWA

HLUI ID: \_\_679F6Y

AREA (Square Metres): 2713.262

Report: RPTC\_OT\_DEV0122

Run On: 16 Jul 2012 at: 16:15:02

Study Year  
1998

PIN  
046860001

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 7279 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046860001

Name: IMPERIAL OIL - PRODUCTS & CHEMICAL DIVISION

Address: 1422 BASELINE ROAD, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number: ON9681915

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS SIC

447190 0

447110 0

Company Name

Year of Operation

PETRO-CANADA PRODUCTS INC.

c. 2005

IMPERIAL OIL - PRODUCTS & CHEMICAL DIVISION

c. 2003

PETRO-CANADA PRODUCTS INC.

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679G4I**  
**AREA (Square Metres): 11408.155**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:15:20

**Study Year**  
1998

**PIN**  
046860002

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 2870                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 1846, 2661  
**Related PINS:** 046860002  
**Name:** CANADIAN TIRE GAS BAR  
**Address:** 1400 BASELINE ROAD, OTTAWA  
**Facility Type:** Gasoline Service Stations  
**Comments 1:** - associated Canadian Tire store, with onsite auto repiar garages, closed in 1998  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980; SC98  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
447110	633
811121	635
811119	635
447190	633
811112	635
811199	633

Company Name	Year of Operation
Canadian Tire Corp. Associate Store	c. 1970-1998
Canadian Tire Gas Bar	c. 1980-1999



CITY OF OTTAWA  
 HLUI ID: \_\_670HI9  
 AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:16:38

Study Year  
 1998

PIN  
 046860027

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 10972 Multiple PINS: Y  
 PIN Certainty: 2 Previous Activity ID(s) : 3044  
 Related PINS: 046860011  
 Name: PATTON'S CLEANERS  
 Address: 1464 MERIVALE ROAD, OTTAWA  
 Facility Type: Laundries and Cleaners  
 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
812330	972
812310	972
561740	972
812320	972

Company Name	Year of Operation
Patton's Cleaners	c. 1970



CITY OF OTTAWA

HLUI ID: \_\_670HI9

AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122

Run On: 16 Jul 2012 at: 16:16:38

Study Year  
1998

PIN  
046860027

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 13738 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046860027

Name: VALBERG IMAGING INC.

Address: 1500 MERIVALE ROAD, NEPEAN

Facility Type: Photographers

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
541920	0

Company Name

VALBERG IMAGING INC.

Year of Operation

c. 2001



CITY OF OTTAWA  
 HLUI ID: \_\_670HI9  
 AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:16:38

Study Year  
 1998

PIN  
 046860027

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 13954                      Multiple PINS: N  
 PIN Certainty: 2                      Previous Activity ID(s) : 5337  
 Related PINS: 046860027  
 Name: UNNAMED MACHINE SHOP  
 Address: 8 KIMWAY CRESCENT, OTTAWA  
 Facility Type: Machine Shop Industry  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: FIP1965-435-49486,vol4  
 HL References 2:  
 HL References 3:

NAICS	SIC
336350	308
333619	308
332710	308
336310	308

Company Name	Year of Operation
Unnamed Machine Shop	c. 1965



CITY OF OTTAWA  
 HLUI ID: \_\_670HI9  
 AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:16:38

Study Year  
 1998

PIN  
 046860027

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 15041 Multiple PINS: N  
 PIN Certainty: 2 Previous Activity ID(s) : 5338

Related PINS: 046860027

Name: R.H. Rhodes (Canada) Ltd.  
 Address: 10 KIMWAY CRES, OTTAWA  
 Facility Type: Timing device manufacturing  
 Comments 1:  
 Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1965-435-49486,vol4; M.1965

HL References 2:

HL References 3:

NAICS	SIC
0	391

Company Name

R.H. Rhodes (Canada) Ltd.

Year of Operation

c. 1965



CITY OF OTTAWA  
 HLUI ID: \_\_670HI9  
 AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:16:38

Study Year  
 1998

PIN  
 046860027

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 1608 Multiple PINS: Y  
 PIN Certainty: 2 Previous Activity ID(s) : 3046, 3527  
 Related PINS: 046860026  
 Name: BRADLEY'S TEXACO SERVICE STATION  
 Address: 1504 MERIVALE ROAD, OTTAWA  
 Facility Type: Gasoline Service Stations  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks: One UST  
 HL References 1: FIP1965-436-49486, vol 4, FIP1965-437-49486, M.1960, M.1964, M.1965, M.1967, M.1970, M.1980; BEP-J-1961 (Cityview Newsletters)  
 HL References 2:  
 HL References 3:

NAICS	SIC
811121	635
811199	633
447110	633
447190	633
811119	635
811112	635

Company Name	Year of Operation
Fraser Fuels Ltd.	c. 1970
Bradley's Texaco Service Station	c. 1964-1970
Bell's Gas Bar	c. 1980
Fraser Power Gasoline Service Station	c. 1965-1970
Cityview Texaco Service Station	c. 1961





CITY OF OTTAWA  
 HLUI ID: \_\_670HI9  
 AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:16:38

Study Year  
 1998

PIN  
 046860027

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 2519 Multiple PINS: N  
 PIN Certainty: 1 Previous Activity ID(s) : 4416  
 Related PINS: 046860027  
 Name: NATION'S CAPITAL TELEVISION INC.  
 Address: 1500 MERIVALE ROAD, NEPEAN  
 Facility Type: Telecommunication Broadcasting Industries  
 Comments 1: CJOH-TV  
 Comments 2:  
 Generator Number: ON1540500  
 Storage Tanks:  
 HL References 1: M.1965; FIP1965-434-49486  
 HL References 2:  
 HL References 3: 2000 PID

NAICS	SIC
515120	481
515110	481
515120	0

Company Name	Year of Operation
C.J.O.H. TV Station	c. 1965-1999
C J O H TV	c. 2001
NATION'S CAPITAL TELEVISION INC.	c. 2000
NATION'S CAPITAL TELEVISION INC.	c. 2003



CITY OF OTTAWA

HLUI ID: \_\_670HI9

AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122

Run On: 16 Jul 2012 at: 16:16:38

Study Year  
1998

PIN  
046860027

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 3173 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046860027

Name: CARLETON PRODUCTIONS INTL INC.

Address: 1500 MERIVALE ROAD,

Facility Type: Motion Picture Laboratories and Video Production Facilities

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
512110	0

Company Name	Year of Operation
ROCKPIG PRODUCTIONS	c. 2001
CARLETON PRODUCTIONS INTL INC.	c. 2005



CITY OF OTTAWA

HLUI ID: \_\_670HI9

AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122

Run On: 16 Jul 2012 at: 16:16:38

Study Year  
1998

PIN  
046860027

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 6913 Multiple PINS: Y  
 PIN Certainty: 1 Previous Activity ID(s) : 2505  
 Related PINS: 046860007  
 Name: HUME'S TRANSPORT LIMITED  
 Address: MERIVALE ROAD, OTTAWA  
 Facility Type: Truck Transport Industries  
 Comments 1: A transport company shown on FIP1965 at 1490 Merivale Rd.  
 Comments 2: 1490 to 1492  
 Generator Number:  
 Storage Tanks: 1 (one) Under Ground Storage Tank (Gasoline)-FIP 1965  
 HL References 1: M.1965; FIP1965-435-49486.vol4; BEP-G  
 HL References 2:  
 HL References 3:

NAICS	SIC
484121	456
484239	456
484232	456
484233	456
484223	456
484231	456
488490	456
562110	456
484222	456
484110	456
484122	456
484221	456
484229	456

Company Name

Hume's Transport Ltd.

Year of Operation

c. 1956-1965



CITY OF OTTAWA  
 HLUI ID: \_\_670HI9  
 AREA (Square Metres): 58350.316

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:16:38

Study Year  
 1998

PIN  
 046860027

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 9212 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046860027

Name: MIDAS AUTO SVC EXPERTS

Address: 1380 BASELINE ROAD,

Facility Type: Motor Vehicles, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
811111	0

**Company Name**

**Year of Operation**

MIDAS AUTO SVC EXPERTS

c. 2001

MIDAS AUTO SVC EXPERTS

c. 2005



CITY OF OTTAWA  
 HLUI ID: \_\_679FGJ  
 AREA (Square Metres): 4282.817

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:23:10

Study Year  
 1998

PIN  
 046860004

Multi-NAIC  
 Y

Multiple Activities  
 N

Activity ID: 7009 Multiple PINS: N  
 PIN Certainty: 1 Previous Activity ID(s) : 4415  
 Related PINS: 046860004  
 Name: IBM  
 Address: 1383 CLYDE AVENUE, NEPEAN  
 Facility Type: Commercial Printing Industries  
 Comments 1: - printed tabulating cards (key punch) - dye room noted  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: M.1966; FIP1965-434-49486  
 HL References 2:  
 HL References 3:

NAICS	SIC
323115	281
325920	379
323116	281
325520	379
323114	281
323119	281
325910	379

Company Name

IBM

Year of Operation

c. 1965-1966



CITY OF OTTAWA  
 HLUI ID: \_\_679FPU  
 AREA (Square Metres): 1443.428

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:27:11

Study Year  
 1998

PIN  
 046860008

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 12866 Multiple PINS: N  
 PIN Certainty: 1 Previous Activity ID(s) : 3528  
 Related PINS: 046860008  
 Name: WILLIAM S BURNSIDE (CANADA)  
 Address: 1486 MERIVALE ROAD, NEPEAN  
 Facility Type: Motor Vehicle Repair Shops  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: M.1960, M.1970, M.1980  
 HL References 2:  
 HL References 3: 2005 Property Assessment

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

Company Name	Year of Operation
WILLIAM S BURNSIDE (CANADA)	c. 2005
Super Muffler-Super Transmission	c. 1980



CITY OF OTTAWA  
 HLUI ID: \_\_679FPU  
 AREA (Square Metres): 1443.428

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:27:11

**Study Year**  
1998

**PIN**  
046860008

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

Activity ID: 13435 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046860008

Name: SWAN'S GARAGE  
 Address: 1486 MERIVALE ROAD,  
 Facility Type: Motor Vehicles, Wholesale

Comments 1:  
 Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
811111	0

Company Name	Year of Operation
SWAN'S GARAGE	c. 2005
SWAN'S GARAGE	c. 2001



CITY OF OTTAWA  
HLUI ID: \_\_679FPU  
AREA (Square Metres): 1443.428

Report: RPTC\_OT\_DEV0122  
Run On: 16 Jul 2012 at: 16:27:11

**Study Year**  
1998

**PIN**  
046860008

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 6773 **Multiple PINS:** N

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

**Related PINS:** 046860008

**Name:** HOSIE & BROWN ELECTRIC LIMITED

**Address:** 1486 MERIVALE ROAD,

**Facility Type:** Mechanical Specialty Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

**NAICS** **SIC**

238210 0

**Company Name**

HOSIE & BROWN ELECTRIC LIMITED

**Year of Operation**

c. 2001





CITY OF OTTAWA  
 HLUI ID: \_\_679FP0  
 AREA (Square Metres): 1466.101

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:27:47

**Study Year**  
1998

**PIN**  
046860009

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 6032                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 5551  
**Related PINS:** 046860009

**Name:** FRASER FUELS LIMITED  
**Address:** 1480 MERIVALE ROAD, NEPEAN  
**Facility Type:** Motor Vehicle Repair Shops  
**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
811199	633
811121	635
811119	635
447110	633
811112	635
447190	633

Company Name	Year of Operation
Fraser Fuels Ltd.	c. 1970



CITY OF OTTAWA  
 HLUI ID: \_\_679BNA  
 AREA (Square Metres): 8530.346

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:28:34

Study Year  
 2005

PIN  
 046860012

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 12843 Multiple PINS: N  
 PIN Certainty: 1 Previous Activity ID(s) : 4612  
 Related PINS: 046860012  
 Name: SUNYS PETROLEUM INC.  
 Address: 1460 MERIVALE ROAD,  
 Facility Type: Gasoline Service Stations  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks: 1 UST - gasoline  
 HL References 1: M.1964, M.1965, M.1966, M.1967; FIP1965-433-49486; SC98  
 HL References 2:  
 HL References 3: 2005 Select Phone

NAICS	SIC
447190	633
447190	0
811199	633
447110	633
447110	0

Company Name	Year of Operation
Unnamed Service Station	c. 1964-1967
SUNYS PETROLEUM INC.	c. 2005
Sunys Petroleum Inc.	c. 1998
SUNYS PETROLEUM INC.	c. 2001



CITY OF OTTAWA  
HLUI ID: \_\_679BNA  
AREA (Square Metres): 8530.346

Report: RPTC\_OT\_DEV0122  
Run On: 16 Jul 2012 at: 16:28:34

**Study Year**  
2005

**PIN**  
046860012

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 13384      **Multiple PINS:** N

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

**Related PINS:** 046860012

**Name:** THE DRY CLEANER  
**Address:** 1460 MERIVALE ROAD, NEPEAN  
**Facility Type:** Laundries and Cleaners

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

NAICS	SIC
812320	0

**Company Name**  
THE DRY CLEANER

**Year of Operation**  
c. 2001



CITY OF OTTAWA  
 HLUI ID: \_\_679GDG  
 AREA (Square Metres): 29000.002

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:32:04

Study Year  
 1998

PIN  
 046840060

Multi-NAIC  
 Y

Multiple Activities  
 N

Activity ID: 9324 Multiple PINS: N  
 PIN Certainty: 2 Previous Activity ID(s) : 7022  
 Related PINS: 046840060  
 Name: MINTO  
 Address: MERIVALE ROAD, NEPEAN  
 Facility Type: Other Utility Industries n.e.c.  
 Comments 1: - private snow dump Type B - snow can come from anywhere, rezoning process completed.  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: City of Nepean, Planning Dept.-1/25/99  
 HL References 2:  
 HL References 3:

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

Company Name	Year of Operation
Minto	c. 1996



CITY OF OTTAWA  
 HLUI ID: \_\_670HE2  
 AREA (Square Metres): 966.309

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:32:48

**Study Year**  
1998

**PIN**  
046850039

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

Activity ID: 10873                      Multiple PINS: Y  
 PIN Certainty: 2                      Previous Activity ID(s) : 4613  
 Related PINS: 046850038  
 Name: PARKWAY PAVING  
 Address: 1489 MERIVALE ROAD, NEPEAN  
 Facility Type: Highway and Heavy Construction  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: SC98  
 HL References 2:  
 HL References 3:

NAICS	SIC
238390	421
238990	421
238910	412

**Company Name**  
Parkway Paving

**Year of Operation**  
c. 1998



**CITY OF OTTAWA**  
**HLUI ID: \_\_670HE2**  
**AREA (Square Metres): 966.309**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:32:48

**Study Year**  
1998

**PIN**  
046850039

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 11136      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 6788  
**Related PINS:** 046850048  
**Name:** PRODUCTIVE PRINTING  
**Address:** 1489 MERIVALE ROAD, NEPEAN  
**Facility Type:** Platemaking, Typesetting and Bindery Industry  
**Comments 1:** ARMSTRON PLAZA, SUITE 102  
**Comments 2:**  
**Generator Number:** ON1674600  
**Storage Tanks:**  
**HL References 1:** PID1994  
**HL References 2:**  
**HL References 3:** 2000 PID

NAICS	SIC
323119	281
323120	282
812921	282
323114	281
323120	0
323115	281
812921	0
323116	281

Company Name	Year of Operation
PRODUCTIVE PRINTING	c. 2000
Productive Printing	c. 1994



CITY OF OTTAWA  
 HLUI ID: \_\_670HE2  
 AREA (Square Metres): 966.309

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:32:48

Study Year  
 1998

PIN  
 046850039

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 1585 Multiple PINS: Y  
 PIN Certainty: 2 Previous Activity ID(s) : 6268  
 Related PINS: 046850038  
 Name: BELLMAN FUEL OIL AND EQUIPMENT LIMITED  
 Address: 1489 MERIVALE ROAD, NEPEAN  
 Facility Type: Petroleum Products, Wholesale  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: BEP-J-City View Newsletters  
 HL References 2:  
 HL References 3:

NAICS	SIC
238220	424
412110	511
454310	511
419120	511

**Company Name**

Bellman Fuel Oil and Equipment Ltd.

**Year of Operation**

c. 1961



CITY OF OTTAWA  
 HLUI ID: \_\_679AC2  
 AREA (Square Metres): 4162.422

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:34:19

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	046850039	Y	Y
2005	046850048	Y	Y

Activity ID: 11449                      Multiple PINS: N  
 PIN Certainty: 1                      Previous Activity ID(s) :  
 Related PINS: 046850048  
 Name: POL VIDEO PRODUCTION  
 Address: 1489 MERIVALE ROAD, NEPEAN  
 Facility Type: Motion Picture Laboratories and Video Production Facilities  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1:  
 HL References 2:  
 HL References 3: 2001 Employment Survey

NAICS	SIC
512110	0

Company Name	Year of Operation
POL VIDEO PRODUCTION	c. 2001





**CITY OF OTTAWA**  
**HLUI ID: \_\_679AC2**  
**AREA (Square Metres): 4162.422**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:34:19

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	046850039	Y	Y
2005	046850048	Y	Y

Activity ID: 4810                      Multiple PINS: N  
 PIN Certainty: 1                      Previous Activity ID(s) :  
 Related PINS: 046850048  
 Name: EVERYTHING IN WOOD  
 Address: 1489 MERIVALE ROAD, NEPEAN  
 Facility Type: Leather and Allied Products Industries  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1:  
 HL References 2:  
 HL References 3: 2001 Employment Survey

NAICS	SIC
321999	0

Company Name	Year of Operation
EVERYTHING IN WOOD	c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679AC2**  
**AREA (Square Metres): 4162.422**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:34:19

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	046850039	Y	Y
2005	046850048	Y	Y

Activity ID: 528                      Multiple PINS: N  
 PIN Certainty: 1                      Previous Activity ID(s) :  
 Related PINS: 046850048  
 Name: ADAM'S PHOTO  
 Address: 1489 MERIVALE ROAD, NEPEAN  
 Facility Type: Camera and Photographic Supply Stores  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1:  
 HL References 2:  
 HL References 3: 2001 Employment Survey

NAICS              SIC  
 443130              0

Company Name    Year of Operation  
 ADAM'S PHOTO    c. 2001



CITY OF OTTAWA  
HLUI ID: \_\_679AC2  
AREA (Square Metres): 4162.422

Report: RPTC\_OT\_DEV0122  
Run On: 16 Jul 2012 at: 16:34:19

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	046850039	Y	Y
2005	046850048	Y	Y

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Activity ID: 6383                      Multiple PINS: N  
PIN Certainty: 1                      Previous Activity ID(s) :  
Related PINS: 046850048  
Name: HARD TOP PAVING  
Address: 1489 MERIVALE ROAD,  
Facility Type: Industrial Construction (Other Than Buildings)  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1:  
HL References 2:  
HL References 3: 2005 Select Phone

NAICS              SIC  
237310              0

Company Name                      Year of Operation  
HARD TOP PAVING                      c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_679FVJ**  
**AREA (Square Metres): 1811.995**

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:35:37

**Study Year**  
1998

**PIN**  
046850038

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 149                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :**  
**Related PINS:** 046850038  
**Name:** APL COMMUNICATIONS LIMITED  
**Address:** 1493 MERIVALE ROAD,  
**Facility Type:** Motion Picture Laboratories and Video Production Facilities  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2005 Select Phone

**NAICS**            **SIC**  
 512110            0

<b>Company Name</b>	<b>Year of Operation</b>
BASELINE COMMUNICATIONS INC.	c. 2001
APL COMMUNICATIONS LIMITED	c. 2005



CITY OF OTTAWA  
HLUI ID: \_\_679FVJ  
AREA (Square Metres): 1811.995

Report: RPTC\_OT\_DEV0122  
Run On: 16 Jul 2012 at: 16:35:37

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	046850038	Y	Y

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Activity ID: 7540                      Multiple PINS: N  
PIN Certainty: 1                      Previous Activity ID(s) : 2026  
Related PINS: 046850038  
Name: LA BRECQUES SHELL STATION  
Address: 1493 MERIVALE ROAD, NEPEAN  
Facility Type: Motor Vehicle Repair Shops  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks: 1 UST - gasoline  
HL References 1: M.1960, M.1965, M.1967, M.1970, M.1980; FIP1965-435-49487, vol 4  
HL References 2:  
HL References 3:

NAICS	SIC
811112	635
447110	633
811121	635
811199	633
447190	633
811119	635

**Company Name**

La Brecques Shell Station

**Year of Operation**

c. 1965-1970



CITY OF OTTAWA  
 HLUI ID: \_\_679F5L  
 AREA (Square Metres): 2540.229

Report: RPTC\_OT\_DEV0122  
 Run On: 16 Jul 2012 at: 16:22:48

Study Year  
 1998

PIN  
 046860003

Multi-NAIC  
 Y

Multiple Activities  
 Y

Activity ID: 6068 Multiple PINS: N  
 PIN Certainty: 1 Previous Activity ID(s) : 2662  
 Related PINS: 046860003  
 Name: FRISBY TIRE CO. (1974) / JIM FRISBY HOLDINGS LTD  
 Address: 1377 CLYDE AVENUE, NEPEAN  
 Facility Type: Motor Vehicles, Wholesale  
 Comments 1:  
 Comments 2:  
 Generator Number:  
 Storage Tanks:  
 HL References 1: M.1960, M.1970, M.1980; SC98  
 HL References 2:  
 HL References 3: 2005 Property Assessment

NAICS	SIC
811112	0
339110	159
811119	635
326210	151
811112	635
322220	159
326290	159
811111	0
811121	635
811199	0
339990	159
811119	0
811121	0

Company Name	Year of Operation
FRISBY TIRE CO. (1974) / JIM FRISBY HOLDINGS LTD	c. 2005
Frisby Tire Co. (1974)	c. 1970-1998

## Michael Beaudoin

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**From:** Ruchi Chohan <rchohan@tssa.org> on behalf of Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** June-09-17 12:41 PM  
**To:** Michael Beaudoin  
**Subject:** RE: 1500 Merivale Road

Hello Michael,

Thank you for your inquiry.

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

1460 Merivale Rd, Ottawa has record of 2 active underground fuel tanks

1432 Baseline Rd, Ottawa has record of 4 active underground fuel tanks

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail ([publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

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 good day!

Ruchi

---

**From:** Michael Beaudoin [mailto:MBeaudoin@Patersongroup.ca]  
**Sent:** Thursday, June 01, 2017 10:23 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** 1500 Merivale Road

Good Morning

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following address(es) for properties located in the City of Ottawa, ON

1383 Clyde Avenue  
1460, 1480, 1486, 1500 Merivale Road  
1357, 1366, 1384, 1432 Baseline Road

Michael Beaudoin, P.Eng

**patersongroup**

## **Solution Oriented Engineering**

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

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.



UTM 118Z 44231910E  
 5R 5022925N  
 Elev. 4R 0310  
 Basin 25

31656



**RECEIVED**  
 JAN 22 1957  
 GEOLOGICAL BRANCH  
 DEPARTMENT OF MINES

15 No 4621  
 X

The Water-well Drillers Act, 1954  
 Department of Mines

# Water-Well Record

CARLETON

NEPEAN

County or Territorial District ~~HURON~~ Township, Village, Town or City ~~CARL~~  
 Village, Town or City  
 Address ~~STRAW~~  
 (day) (month) (year)

## Pipe and Casing Record

## Pumping Test

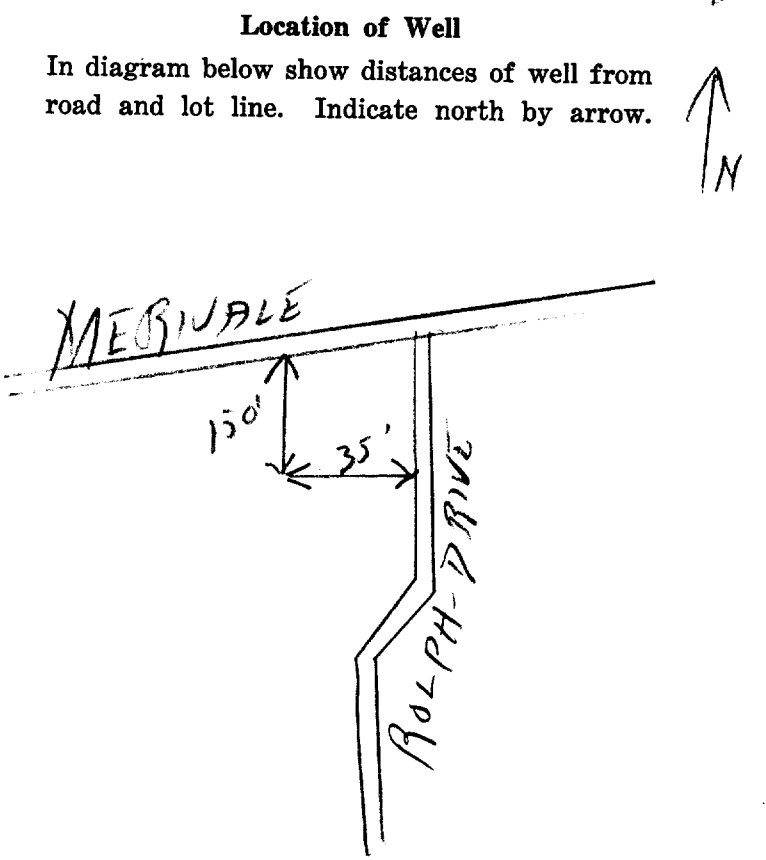
Casing diameter(s) 5"  
 Length(s) 21'  
 Type of screen  
 Length of screen  
 Static level 22'  
 Pumping rate 250 GPH  
 Pumping level 100'  
 Duration of test 7 HOURS

## Well Log

## Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
SILT	0	20			
LIMESTONE	20	130	100	70	FRESH
			130	105	"

For what purpose(s) is the water to be used?  
 HOUSE HOLD  
 Is water clear or cloudy?  
 Is well on upland, in valley, or on hillside?  
 UPLAND  
 Drilling firm W. Mahon  
 Address 51 MCHWAN  
 Name of Driller W. Mahon  
 Address 51 MCHWAN  
 Licence Number 16  
 I certify that the foregoing statements of fact are true.  
 Date 13 Aug 56  
 Signature of Licensee



UTM 118 2 #20 441231810 E

31656



GROUND WATER BRANCH

JUL 15 4 1961

4637C

ONTARIO WATER RESOURCES COMMISSION

NEPISSIN  
CARleton

5 R 5102310810 N

The Ontario Water Resources Commission Act

# WATER WELL RECORD

Elev. 14 R 03110

Basin 25  
County or District Carleton

Township/Village, Town or City City View

Con. APF Lot 35

Date completed 22 June 1961  
(day month year)

Address 1480 Merivale Rd., City View,

### Casing and Screen Record

Inside diameter of casing 5"  
Total length of casing 30'  
Type of screen nil  
Length of screen  
Depth to top of screen  
Diameter of finished hole 5"

### Pumping Test

Static level 10'  
Test-pumping rate 10 G.P.M.  
Pumping level empties  
Duration of test pumping 45 Minutes  
Water clear or cloudy at end of test cloudy  
Recommended pumping rate 3 G.P.M.  
with pump setting of 265 feet below ground surface

### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<b>Clay &amp; Boulders</b>	<b>0'</b>	<b>28'</b>		
<b>Grey Limestone</b>	<b>28'</b>	<b>265'</b>	<b>265'</b>	<b>fresh</b>

For what purpose(s) is the water to be used? NPR 26/10/61

Beauty-parlor, Drive-in Restaurant etc.

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

Drilling or Boring Firm Blair Phillips Drilling Co. Ltd.,

Address Ottawa

Licence Number 226

Name of Driller or Borer J. Meers

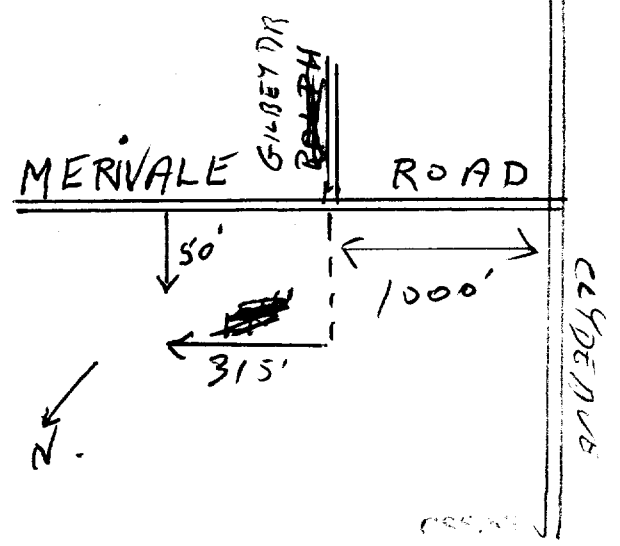
Address Kars,

Date 22 June 1961

*Blair Phillips*  
(Signature of Licensed Drilling or Boring Contractor)

### Location of Well

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



UTM <sup>428</sup> 118 442375 E 31G5b  
 5R 5023070 N



GROUND WATER BRANCH  
 15 JUL No 1961 638  
 ONTARIO WATER RESOURCES COMMISSION  
 NEPEAN

Elev. 4R 0310

# WATER WELL RECORD

Basin 25  
 County or District **Carleton**

Township, Village, Town or City **City View**

Con. **APP** Lot **35**

Date completed **27 June 1961**  
 (day month year)

Address **1400 Merivale Rd. Ottawa, City View**

## Casing and Screen Record

Inside diameter of casing **5"**  
 Total length of casing **50'**  
 Type of screen **nil**  
 Length of screen  
 Depth to top of screen  
 Diameter of finished hole **5"**

## Pumping Test

Static level **10'**  
 Test-pumping rate **10** G.P.M.  
 Pumping level **empties**  
 Duration of test pumping **1 Hour & 15 Minutes**  
 Water clear or cloudy at end of test **cloudy**  
 Recommended pumping rate **5** G.P.M.  
 with pump setting of **190** feet below ground surface

## Well Log

## Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<b>Clay &amp; Boulders</b>	<b>0'</b>	<b>28'</b>		
<b>Grey Limestone</b>	<b>28'</b>	<b>200'</b>	<b>200'</b>	<b>fresh</b>

For what purpose(s) is the water to be used? **VPR 26/10/61**

**Beauty-parlor, Drive-in Restaurant etc**

Is well on upland, in valley, or on hillside? **Upland**

Drilling or Boring Firm **Klair Phillips Drilling Co. Ltd.,**

Address **Ottawa**

Licence Number **226**

Name of Driller or Borer **J. Moore**

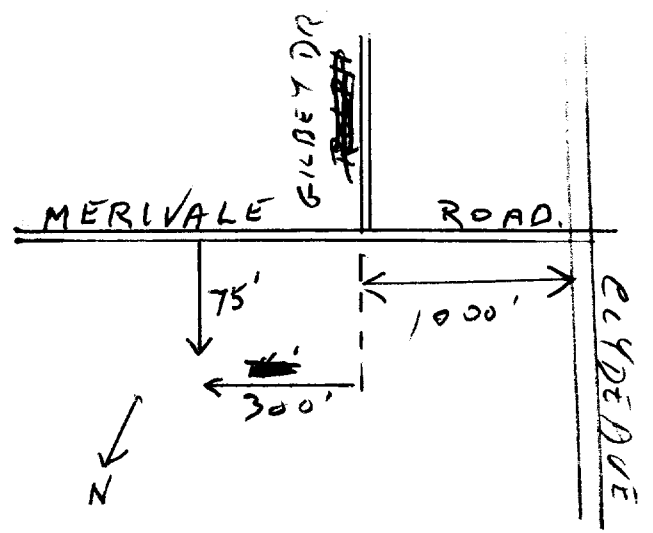
Address **Kars**

Date **27 June 1961**

(Signature of Licensed Drilling or Boring Contractor)  
*K. Phillips*

## Location of Well

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



**Instructions for Completing Form**

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
- **All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.**
- Please print clearly in blue or black ink only.

**Ministry Use Only**

MUN \_\_\_\_\_ CON \_\_\_\_\_ LOT \_\_\_\_\_

**Well Owner's Information and Location of Well Information**

First Name: **PINCHIN** Last Name: **ENVIRONMENTAL** Mailing Address (Street Number/Name, RR, Lot, Concession): **200-515 LEGGET BR.**

County/District/Municipality: **CARLETON** Township/City/Town/Village: **OTTAWA** Province: **Ontario** Postal Code: **K2N 3G4** Telephone Number (include area code): \_\_\_\_\_

Address of Well Location (County/District/Municipality): **1490 MERRIVALE RD, CARLETON** Township: **OTTAWA** Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

RR#/Street Number/Name: **1490 MERRIVALE RD** City/Town/Village: **OTTAWA** Site/Compartment/Block/Tract etc.: \_\_\_\_\_

GPS Reading: NAD **83** Zone **18** Easting **492326** Northing **502321** Unit Make/Model: **ZOAXMIN** Mode of Operation:  Undifferentiated  Averaged  Differentiated, specify \_\_\_\_\_

**Log of Overburden and Bedrock Materials (see instructions)**

General Colour	Most common material	Other Materials	General Description	Depth Metres	
				From	To
<b>BRN</b>	<b>FILL</b>	<b>SAND</b>	<b>LOOSE -</b>	<b>0</b>	<b>0.61</b>
<b>BRN</b>	<b>CLAY</b>	<b>SILT</b>	<b>DENSE</b>	<b>0.61</b>	<b>1.83</b>
<b>GRY</b>	<b>CLAY</b>	<b>SILT</b>	<b>WET</b>	<b>1.83</b>	<b>3.66</b>

**Hole Diameter**

Depth From	Metres To	Diameter Centimetres
<b>0</b>	<b>3.66</b>	<b>11.43</b>

**Water Record**

Water found at \_\_\_\_\_ Metres / Kind of Water

m  Fresh  Sulphur  
 Gas  Salty  Minerals  
 Other: \_\_\_\_\_

m  Fresh  Sulphur  
 Gas  Salty  Minerals  
 Other: \_\_\_\_\_

After test of well yield, water was  Clear and sediment free  Other, specify \_\_\_\_\_

Chlorinated  Yes  No

**Construction Record**

Inside diam centimetres	Material	Wall thickness centimetres	Depth Metres	
			From	To
<b>3.81</b>	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	<b>0.25</b>	<b>0</b>	<b>2.13</b>
<b>3.67</b>	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	<b>10</b>	<b>2.13</b>	<b>3.66</b>

**Screen**

Outside diam \_\_\_\_\_ Slot No. **10**

No Casing or Screen

Open hole

**Test of Well Yield**

Pumping test method	Draw Down		Recovery	
	Time min	Water Level Metres	Time min	Water Level Metres
Pump intake set at - (metres)	Static Level			
Pumping rate - (litres/min)	<b>1</b>		<b>1</b>	
Duration of pumping _____ hrs + _____ min	<b>2</b>		<b>2</b>	
Final water level end of pumping _____ metres	<b>3</b>		<b>3</b>	
Recommended pump type. <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	<b>4</b>		<b>4</b>	
Recommended pump depth. _____ metres	<b>5</b>		<b>5</b>	
Recommended pump rate. (litres/min)	<b>10</b>		<b>10</b>	
If flowing give rate - (litres/min)	<b>15</b>		<b>15</b>	
	<b>20</b>		<b>20</b>	
	<b>25</b>		<b>25</b>	
If pumping discontinued, give reason.	<b>30</b>		<b>30</b>	
	<b>40</b>		<b>40</b>	
	<b>50</b>		<b>50</b>	
	<b>60</b>		<b>60</b>	

**Plugging and Sealing Record**  Annular space  Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
<b>0.0</b>	<b>0.3</b>	<b>CONCRETE</b>	
<b>0.3</b>	<b>1.83</b>	<b>BENTONITE</b>	
<b>1.83</b>	<b>3.66</b>	<b>SAND</b>	

**Location of Well**

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

Audit No. **Z 66267** Date Well Completed **07 08 11**

Was the well owner's information package delivered?  Yes  No Date Delivered \_\_\_\_\_

**Method of Construction**

Cable Tool  Rotary (air)  Diamond  Digging  
 Rotary (conventional)  Air percussion  Jetting  Other  
 Rotary (reverse)  Boring  Driving **GEOPROBE**

**Water Use**

Domestic  Industrial  Public Supply  Other **MONITORING WELL**  
 Stock  Commercial  Not used  
 Irrigation  Municipal  Cooling & air conditioning

**Final Status of Well**

Water Supply  Recharge well  Unfinished  Abandoned, (Other) **MONITORING WELL**  
 Observation well  Abandoned, insufficient supply  Dewatering  
 Test Hole  Abandoned, poor quality  Replacement well

**Well Contractor/Technician Information**

Name of Well Contractor: **STRATA SOIL SAMPLING** Well Contractor's Licence No.: **7241**

Business Address (street name, number, city etc.): **147 WEST BEAVER CREEK RICHMOND HILL ON**

Name of Well Technician (last name, first name): **Mike Brown** Well Technician's Licence No.: **1756**

Signature of Technician/Contractor: \_\_\_\_\_ Date Submitted: **07 08 11**

**Ministry Use Only**

Data Source \_\_\_\_\_ Contractor **7241**

Date Received **JUL 17 2007** Date of Inspection \_\_\_\_\_

Remarks \_\_\_\_\_ Well Record Number \_\_\_\_\_

**Well Owner's Information**

First Name: **PINCHIN** Last Name: **ENVIRONMENTAL** E-mail Address: \_\_\_\_\_  Well Constructed by Well Owner

Mailing Address (Street Number/Name, RR): **200-515 LEGGET DR.** Municipality: **OTTAWA** Province: **ON** Postal Code: **K2K3G4** Telephone No. (inc. area code): \_\_\_\_\_

**Part A Construction and/or Major Alteration of a Well**

Address of Well Location (Street Number/Name, RR): **1500 MERRIVALE RD.** Township: **OTTAWA** Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

County/District/Municipality: **CARLETON** City/Town/Village: \_\_\_\_\_ Province: **Ontario** Postal Code: \_\_\_\_\_

UTM Coordinates: NAD 83 | Zone: **18** Easting: **442369** Northing: **5023255** GPS Unit Make: **GARMIN** Model: **E.TREX** Mode of Operation:  Undifferentiated  Averaged  Differentiated, specify \_\_\_\_\_

**Overburden and Bedrock Materials** (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres) From	Depth (Metres) To
BRN	FILL	GRAVEL/SAND	LOOSE	0	0.3
BRN	SILT	CLAY	FINE	0.3	2.4
GRY	SILT	CLAY	WET	2.4	4.57

**Annular Space/Abandonment Sealing Record**

Depth Set at (Metres) From	Depth Set at (Metres) To	Type of Sealant Used (Material and Type)	Volume Placed (Cubic Metres)
0	0.3	CONCRETE	
0.3	1.22	BENTONITE	
1.22	4.57	SAND	

**Results of Well Yield Testing**

Check box if after test of well yield, water was:  
 Clear and sand free  
 Cannot develop to sand-free state

If pumping discontinued, give reason: \_\_\_\_\_

Pumping test method: \_\_\_\_\_

Pump intake set at (Metres): \_\_\_\_\_

Pumping rate (Litres/min): \_\_\_\_\_

Duration of pumping: \_\_\_\_\_ hrs + \_\_\_\_\_ min

Final water level end of pumping (Metres): \_\_\_\_\_

Recommended pump type:  Shallow  Deep

Recommended pump depth: \_\_\_\_\_ Metres

Recommended pump rate (Litres/min): \_\_\_\_\_

If flowing give rate (Litres/min): \_\_\_\_\_

Draw Down	Recovery	
	Time (Min)	Water Level (Metres)
1	1	
2	2	
3	3	
4	4	
5	5	
10	10	
15	15	
20	20	
25	25	
30	30	
40	40	
50	50	
60	60	

**Method of Construction**

Cable Tool  Diamond  Rotary (Conventional)  Jetting  Rotary (Reverse)  Driving  Rotary (Air)  Digging  Air percussion  Boring  Other, specify: **GEOPOLAR**

**Water Use**

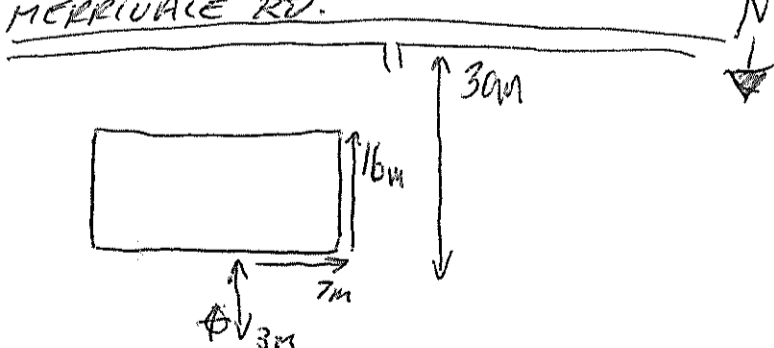
Public  Commercial  Not used  Domestic  Municipal  Dewatering  Livestock  Test Hole  Monitoring  Irrigation  Cooling & Air Conditioning  Industrial  Other, specify \_\_\_\_\_

**Status of Well**

Water Supply  Dewatering Well  Observation and/or Monitoring Hole  Replacement Well  Abandoned, Insufficient Supply  Alteration (Construction)  Test Hole  Abandoned, Poor Water Quality  Other, specify \_\_\_\_\_  Recharge Well  Abandoned, other, specify \_\_\_\_\_

**Location of Well**

Please provide a map below showing:  
 - all property boundaries, and measurements sufficient to locate the well in relation to fixed points,  
 - an arrow indicating the North direction  
 - detailed drawings can be provided as attachments no larger than legal size (8.5" by 14")  
 - digital pictures of inside of well can also be provided



**Water Details**

Water found at Depth: _____ Metres	Kind of Water: <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals
Water found at Depth: _____ Metres	Kind of Water: <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals
Water found at Depth: _____ Metres	Kind of Water: <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals

Casing Used	Screen Used	Casing and Well Details
<input type="checkbox"/> Galvanized <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete	<input type="checkbox"/> Galvanized <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete	Diameter of the Hole (Centimetres): <b>8.87</b> Depth of the Hole (Metres): <b>4.57</b> Wall Thickness (Metres): <b>0.25</b>
<input type="checkbox"/> Open Hole		Inside Diameter of the Casing (Metres): <b>3.81</b>
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No		Depth of the Casing (Metres): <b>1.5</b>

Date Well Completed (yyyy/mm/dd): **07/11/23** Was the well owner's information package delivered?  Yes  No Date the Well Record and Package Delivered to Well Owner (yyyy/mm/dd): \_\_\_\_\_

**Well Contractor and Well Technician Information**

Business Name of Well Contractor: **STARRA SOIL SAMPLING** Well Contractor's Licence No.: **72411**

Business Address (Street No./Name, number, RR): **147 WEST BEACON CREEK RD.** Municipality: **RICHMOND HILL**

Province: **ON** Postal Code: **L4B1K6** Business E-mail Address: **landean@starrasoil.com**

Bus. Telephone No. (inc. area code): **905-764-9304** Name of Well Technician (Last Name, First Name): **JOHAN FENELIUS**

Well Technician's Licence No.: **3069** Signature of Technician: \_\_\_\_\_ Date Submitted (yy/mm/dd): **07/11/07**

**Ministry Use Only**

Audit No.: **261709** Well Contractor No.: \_\_\_\_\_

Date Received (yyyy/mm/dd): **DEC 13 2007** Date of Inspection (yyyy/mm/dd): \_\_\_\_\_

Remarks: \_\_\_\_\_

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

**POSITION**

Environmental Engineer

**EDUCATION**

Carleton University, B.Eng. 2010  
Environmental Engineering

**EXPERIENCE**

*2010-present*

**Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Environmental Engineer

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Sciences**

**Hydrogeology**

**Archeological Services**

**SELECT LIST OF PROJECTS**

Rideau Street Reconstruction - Ottawa  
Main Street Reconstruction - Ottawa  
Woodroffe Avenue Reconstruction – Ottawa  
Westboro Connection Remediation - Ottawa  
Former Alcan Plant Redevelopment - Kingston  
Former Nordex Facility Redevelopment - Kingston  
Jack Garland Airport Remediation – North Bay  
Highway 17 Twinning Project – Arnprior  
Watermain Construction – North Bay  
Waste Audits – Various City of Ottawa Facilities  
Parks Recycling Pilot Program – Various City of Ottawa parks  
Special Events Recycling Pilot Program – Special Events with the City of Ottawa  
Groundwater Remediation and Monitoring Program Supervision – Ottawa  
Designated Substance Surveys – Residential and Commercial Sites – Ottawa  
Asbestos Air Testing – Various Locations - Ottawa  
Mould Testing – Various Locations - Ottawa  
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)

## Mark S. D'Arcy, P.Eng., QP<sub>ESA</sub> Senior Environmental/Geotechnical Engineer

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

### EDUCATION

B.A.Sc. 1991, Geological Engineering, Queen's University, Kingston, ON

### LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario  
ESA Qualified Person with MOECC  
Ottawa Geotechnical Group  
Consulting Engineers of Ontario

### YEARS OF EXPERIENCE

With Paterson: 26

### OFFICE LOCATION

154 Colonnade Road South,  
Nepean, Ontario, K2E 7J5

### SELECT LIST OF PROJECTS

- 222 Beechwood Avenue, Ottawa, Ontario ( Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario ( Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario ( Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario ( Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario( Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)



## **PROFESSIONAL EXPERIENCE**

May 2001 to present, **Manager of Environmental Division, Paterson Group Inc.,**  
Ottawa, Ontario

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.