



Geotechnical
Engineering

Environmental
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Hydrogeology

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Materials Testing

Building Science

Archaeological
Services

Phase I-Environmental Site Assessment

4623 Spratt Road
Ottawa, Ontario

Prepared For

Claridge Homes (Spratt Road) Limited Partnership

Paterson Group Inc.

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January 21, 2019

Report: PE4509-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Claridge Homes (Spratt Road) Limited Partnership to conduct a Phase I-Environmental Site Assessment (ESA) of the property addressed 4623 Spratt Road, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and Phase I study area and to identify any environmental concerns with the potential to have impacted the Phase I property.

According to the historical research, the subject site was occupied by a farmstead from at least 1976 until 2017 and was abandoned thereafter. The site has been vacant since. Neighbouring land uses were for residential and agricultural purposes. No potential contaminating activities were identified with the historical use of the subject site or surrounding lands.

Following the historical research, a site visit was conducted. The subject site is vacant and vegetated with tall grass, shrub and trees. The neighbouring properties in the Phase I Study Area were observed from publicly accessible roadways. No potentially contaminating activities were identified on the subject site or in the Phase I Study Area. Therefore, no areas of potential environmental concern with respect to the Phase I Property were identified.

Based on the results of the assessment, **in our opinion, a Phase II- Environmental Site Assessment is not required for the subject property.**

Recommendations

Based on the approximate age of the subject buildings (pre-1976), potential ACMs may be present within the buildings. Suspected ACMs observed at the time of our site visit included drywall joint compound and exterior wall finish (stucco). It should be noted, however, that an internal review of the residential dwelling could not be conducted.

Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the buildings. If the residence is going to be demolished, then a designated substance survey, which includes asbestos and lead-paint testing, must be conducted in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

It is also recommended that the potable well be decommissioned in accordance with O.Reg 903, if encountered during redevelopment.

1.0 INTRODUCTION

At the request of Claridge Homes (Spratt Road) Limited Partnership, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of the property addressed 4623 Spratt 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 Mr. Vincent Denomme with Claridge Homes. The head office is located at 210 Gladstone Avenue, Ottawa, Ontario. Mr. Denomme can be reached by telephone at (613) 233-6030.

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 (O.Reg.) 153/04, as amended, under the Environmental Protection Act, and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I-ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	4623 Spratt Road, Ottawa, Ontario.
Legal Description:	Part of Lot 22, Concession 1 Rideau Front, in the Township of Gloucester, in the City of Ottawa.
Property Identification Numbers:	04330-0423 and 04330-0424
Location:	The site is located on the southeast side of the Spratt Road and Cambie Road intersection, just south of Libra Street, in the City of Ottawa (formerly Gloucester), Ontario. Refer to Figure 1 - Key Plan in the Figures section following the text.
Latitude and Longitude:	45° 16' 6.37" N, 75° 41' 5.56" W
Site Description:	
Site Area:	2.7 hectares (approximate)
Configuration:	Irregular.
Zoning:	DR – Development Reserve Zone
Current Use:	The subject site is currently unutilized. The majority of the site is vacant land, covered with tall grass, brush and trees, although there is a residential dwelling and associated garage structure.
Services:	Older homes in the area may be serviced by private wells and sewage systems while all new development to the north is municipally serviced.

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 O.Reg. 269/11 amended 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 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

An aerial photograph from 1976 indicated that the subject site was developed with a farmstead while the rest of the site consisted of agricultural fields.

Fire Insurance Plans

Fire Insurance Plans (FIPs) are not available for the subject area.

City of Ottawa Street Directories

City directories are not available for the area of the subject site.

Chain of Title

A Chain of Title for the subject site was acquired from READ Abstracts Limited. The subject site has always been privately owned. The property was first registered in 1898. The property is currently owned by Mr. Nic Sala and has been since 1989. Based on the Chain of Title, no potential environmental concerns were noted with regard to the subject site. A copy of the chain of title is included in Appendix 1.

Environmental Reports

Paterson Group has conducted environmental and geotechnical investigations in the immediate vicinity of the subject site including a geotechnical investigation on site. Based on a review of our files, no potential environmental concerns were identified on the subject site or neighbouring lands.

Plan of Survey

A draft plan of subdivision prepared by Annis, O’Sullivan, Vollebekk Ltd. was reviewed as part of this assessment. The plan depicts the Phase I Property in its current configuration. A copy of the survey plan is included in Appendix 1.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on December 5, 2018. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I study area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

Ministry of the Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the MECP Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. Based on the MECP FOI response, there was no information with regard to certificates of approvals, permits to take water, certificate of property use or any other similar MECP issued instruments for the subject site. A copy of the MECP FOI response is included in Appendix 2.

MECP Submissions

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions for the property. Based on the MECP FOI response, no potential environmental concerns were noted with regard to the subject site. A copy of the MECP FOI response is included in Appendix 2.

MECP Waste Management Records

A request was submitted to the MECP FOI office for information with respect to waste management records. Based on the MECP FOI response, no issues were reported with regard to waste management practices on the subject site. A copy of the MECP FOI response is included in Appendix 2.

MECP Incident Reports

A request was submitted to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. Based on the MECP FOI response, no records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties were noted with regard to the subject site. A copy of the MECP FOI response is included in Appendix 2.

MECP Coal Gasification Plant Inventory

The MECP document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No Municipal Coal Gasification Plant Sites are located within the Phase I study area.

MECP Brownfields Environmental Site Registry

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

MECP 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 former waste disposal sites located within 250 m of the Phase I Study Area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I Study Area was conducted on the website of the Ontario Ministry of Natural Resources (MNR) on December 5, 2018. The search did not reveal areas of natural significance within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on December 5, 2018, 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 subject site or the adjacent properties. 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. There are no closed landfill sites within the vicinity of the Phase I 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 as part of this assessment. Based on the HLUI database, no activities associated with the subject site or properties within 50 m of the subject site were identified. No potential environmental concerns were noted with regard to the Phase I Property. A copy of the HLUI request form is provided in Appendix 2.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1976 | At this time, the subject site is occupied by a farmstead and garage on the northern portion of the property with an apparent barn structure located in the northwest corner of the site. The majority of the land is fields. Neighbouring lands are occupied with some farmsteads and agricultural fields. |
| 1991 | The subject site appears unchanged from the previous photograph. The adjacent lands are the same except for two (2) residential dwellings/farmsteads that can be seen southwest of the site. |
| 2002 | No significant changes have been made to the subject site or neighbouring properties. At this time, a residential subdivision is |

being developed further to the northwest, on the north side of Earl Armstrong Road.

- 2011 No significant changes have been made to the subject site or surrounding properties at this time. More residential development is noticeable further to the north.
- 2017 The subject site remains unchanged from the previous photograph. The neighbouring lands to the north are being developed with additional residential dwellings. Lands to the west appear as a newly developed residential subdivision. The remaining lands to the south and east are vacant and/or undeveloped at this time.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes down to the west in the direction of the Rideau River. The Rideau River is located to approximately 1.3 km to the west. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication, the site is situated within the Ottawa Clay Plain physiographic region.

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 consists of sandstone and dolomite of the March Formation. The site is located in an area of both nearshore marine sediments of sand and reworked glaciofluvial silt and clay and plain till is present in the southern part and northeastern part of the site, respectively, with an overburden thickness ranging from 5 to 15 meters.

Water Well Records

A well record search was conducted on December 5, 2018 for all drilled wells within 250 m of the subject site. The well record search returned six (6) records; one on-site potable water well, four (4) domestic wells off-site, approximately within 200 m of the search radius, and an abandoned well approximately 190 m north of the subject site. No potential environmental concerns regarding the well records were identified with respect to the subject site. A copy of the well records has been included in Appendix 2.

Water Bodies and Areas of Natural Significance

No water bodies or areas of natural significance are known to exist on the subject site and in the Phase I study area.

Geotechnical Investigation

Paterson conducted a Geotechnical Investigation at the subject property (Report: PG4730-1) in December 2018. The subsurface profile of the site (BH8 and BH9) generally consisted of a thin topsoil layer, underlain by silty sand to clayey silt and extended to depths ranging from 5.30 to 6.40 m below the existing grade.

Groundwater flow is interpreted to be in a westerly-northwesterly direction.

5.0 INTERVIEWS

Property Owner Representative

The current property owner was unavailable to interview as part of this assessment. Mr. Vincent Denomme with Claridge Homes was interviewed via email as part of this assessment. Very little is known about the subject property other than the property was a farmstead and had been abandoned for some time. According to Mr. Denomme, there are no above ground storage tanks (ASTs) on the property. The former barn was demolished in January 2018. Claridge Homes is currently under agreement to purchase the subject property. Mr. Denomme is not aware of any potential environmental concerns with respect to the subject or adjacent properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on December 5, 2018. Weather conditions were snowy and overcast with a temperature of approximately -5°C. Ms. Mandy Witteman from the Environmental Department of Paterson conducted the site assessment. In addition to the site use, neighbouring land use within the Phase I study area was also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

Two (2) abandoned structures were present on the subject site, a single storey residential dwelling and a detached garage. The residential structure was constructed with a poured concrete foundation and a sloped shingled roof with an exterior finished in red brick. Windows and doors were barricaded and locked. The exterior of the dwelling showed signs of a furnace vent and possibly a former AST in the basement of the building, which consisted of parged holes possibly for vent and fill pipes.

Remnants of an old barn on-site were noted, such as wood and sheet metal wreckage on the north eastern part of the site. Structure materials and home furnishing debris were observed along the west and south sides of the abandoned residential structure and garage.

Site Features

The subject property is largely vacant land covered in tall grass, brush and trees. The residential dwelling and associated structures were situated on the northern portion of the property fronting Libra Street.

The site topography is above grade, which is likely caused by the presence of left-over fill material from the newly developed residential subdivision, on the side of Libra Street, as well as, debris from the demolished barn that previously occupied the site. The site generally slopes down towards Spratt Road. The regional topography slopes down towards the west in the direction of the Rideau River, approximately 1.3 km from the subject site. Site drainage consists of infiltration.

No underground utilities were noted on-site. No drains or private sewage systems were observed at the subject property at the time of the site visit. However, the site is suspected to have been originally serviced by a private sewage system. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site visit. No areas of stained snow or unidentified substances were observed on-site at this time.

Interior

An interior inspection of the residence was not conducted as part of the Phase I – ESA. There was no access to the abandoned dwelling. Both building structures were deemed to be structurally unsound to conduct an interior inspection at the time of the site visit.

The interior of the private garage was assessed from an opened door. The floor throughout consisted of concrete. The walls and ceiling were finished with drywall and ceiling tiles, and while the lighting consisted of fluorescent fixtures.

Hazardous Building Materials

Based on the approximate age of the buildings (pre-1976) potential ACMs may be present within these structures. Suspected ACMs observed include exterior parking and drywall joint compound (garage).

Based on the approximate age of the buildings (at least 1976), lead-based paint may be present on originally painted surfaces within the building.

Other Potential Environmental Concerns

No signs indicating the presence of an above ground storage tank (AST) were observed on the interior of the building.

Four (4), 20-litre pails of engine oil, which appeared to be empty, were noted inside the private garage. No visual or unusual olfactory observations were noted at that time. A 20-litre pail, labelled as anti-freeze was also noted on the property exterior, west of the garage.

No floor drain was observed in the garage at time of the site assessment.

No mould growth was observed on the surfaces (walls and ceilings) of the garage.

Neighbouring Properties

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

- North - Libra Street, followed by a residential development;
- South - Vacant and undeveloped land;
- East - Vacant land, followed by Serenade Crescent;
- West - Vacant land, followed by Spratt Road.

The current use of the adjacent properties are not considered to pose an environmental concern to the subject site. No properties within the Phase I study area are occupied by potentially contaminating activities. Current land use in the Phase I Study area is illustrated on Drawing PE4509-2 – Surrounding Land Use Plan in the Figures section of this report.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site as well as any associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 - Land Use History – 4623 Spratt Road			
Time Period	Land Use	Potentially Contaminating Activities (PCAs)	Areas of Potential Environmental Concern (APECs)
1976 – 2017	Agricultural land with a residence and barn-like buildings	None	None
2017 - Present	Vacant	None	None

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No potentially contaminating activities (PCAs) were identified at the Phase I property or within the Phase I study area. Therefore, no Areas of Potential Environmental Concern (APECs) were identified on the subject site.

Contaminants of Potential Concern

No Contaminants of Potential Concern (CPCs) were identified on the subject site.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 5 to 15 m. The overburden on the southeastern part is comprised of nearshore marine sediments of sand and reworked glaciofluvial silt and clay and plain till on the northern and eastern parts of the subject site. Bedrock in the area is comprised of sandstone and dolomite from the March Formation.

Groundwater flow is interpreted to be in a westerly-northwesterly direction towards the Rideau River.

Existing Buildings and Structures

Two (2) abandoned structures, a former residential home and a detached garage exist on the subject site.

Water Bodies and Areas of Natural Significance

No water bodies or areas of natural significance were identified on the subject site or in the Phase I study area.

Drinking Water Wells

One potable water well record was identified on the subject site, however it was not located at the time of the site visit. No potential environmental concern has been identified with respect to the Phase I property.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of vacant, undeveloped land and/or residential dwellings.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, PCAs were not identified on the subject property or within the Phase I study area. Therefore, no APECs are present on the Phase I property.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I-ESA is considered to be sufficient to conclude that there are no APECs on the subject site. A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Claridge Homes (Spratt Road) Limited Partnership to conduct a Phase I-Environmental Site Assessment (ESA) of the property addressed 4623 Spratt Road, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and Phase I study area and to identify any environmental concerns with the potential to have impacted the Phase I property.

According to the historical research, the subject site was occupied by a farmstead from at least 1976 until 2017 and was abandoned thereafter. The site has been vacant since. Neighbouring land uses were for residential and agricultural purposes. No potential contaminating activities were identified with the historical use of the subject site or surrounding lands.

Following the historical research, a site visit was conducted. The subject site is vacant and vegetated with tall grass, shrub and trees. The neighbouring properties in the Phase I Study Area were observed from publicly accessible roadways. No potentially contaminating activities were identified on the subject site or in the Phase I Study Area. Therefore, no areas of potential environmental concern with respect to the Phase I Property were identified.

Based on the results of the assessment, **in our opinion, a Phase II-Environmental Site Assessment is not required for the subject property.**

Recommendations

Based on the approximate age of the subject buildings (pre-1976), potential ACMs may be present within the buildings. Suspected ACMs observed at the time of our site visit included drywall joint compound and exterior wall finish (stucco). It should be noted, however, that an internal review of the residential dwelling could not be conducted.

Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the buildings. If the residence is going to be demolished, then a designated substance survey, which includes asbestos and lead-paint testing, must be conducted in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

It is also recommended that the potable well be decommissioned in accordance with O.Reg 903, if encountered during redevelopment.

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 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 Claridge Homes (Spratt Road) Limited Partnership. Permission and notification from Claridge Homes (Spratt Road) Limited Partnership and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Mandy Witteman, M.A.Sc.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Claridge Homes (Spratt Road) Limited Partnership
- Paterson Group

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

MECP Freedom of Information and Privacy Office.
MECP Municipal Coal Gasification Plant Site Inventory, 1991.
MECP document titled “Waste Disposal Site Inventory in Ontario”.
MECP Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MECP Water Well Record Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

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

Local Information Sources

Personal Interviews.
Previous Engineering Reports.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4509-1 – SITE PLAN

DRAWING PE4509-2 – SURROUNDING LAND USE PLAN

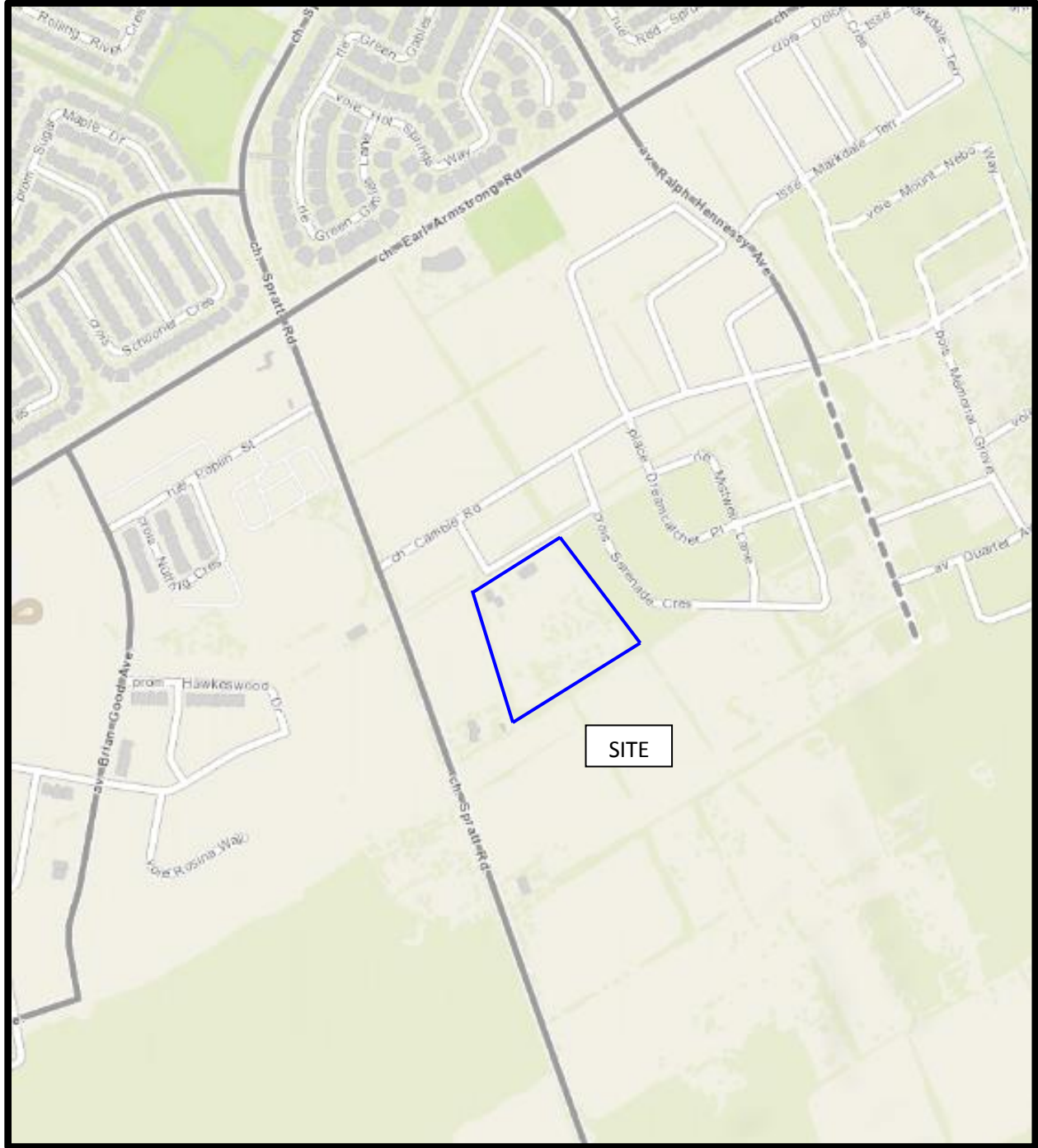


FIGURE 1
KEY PLAN

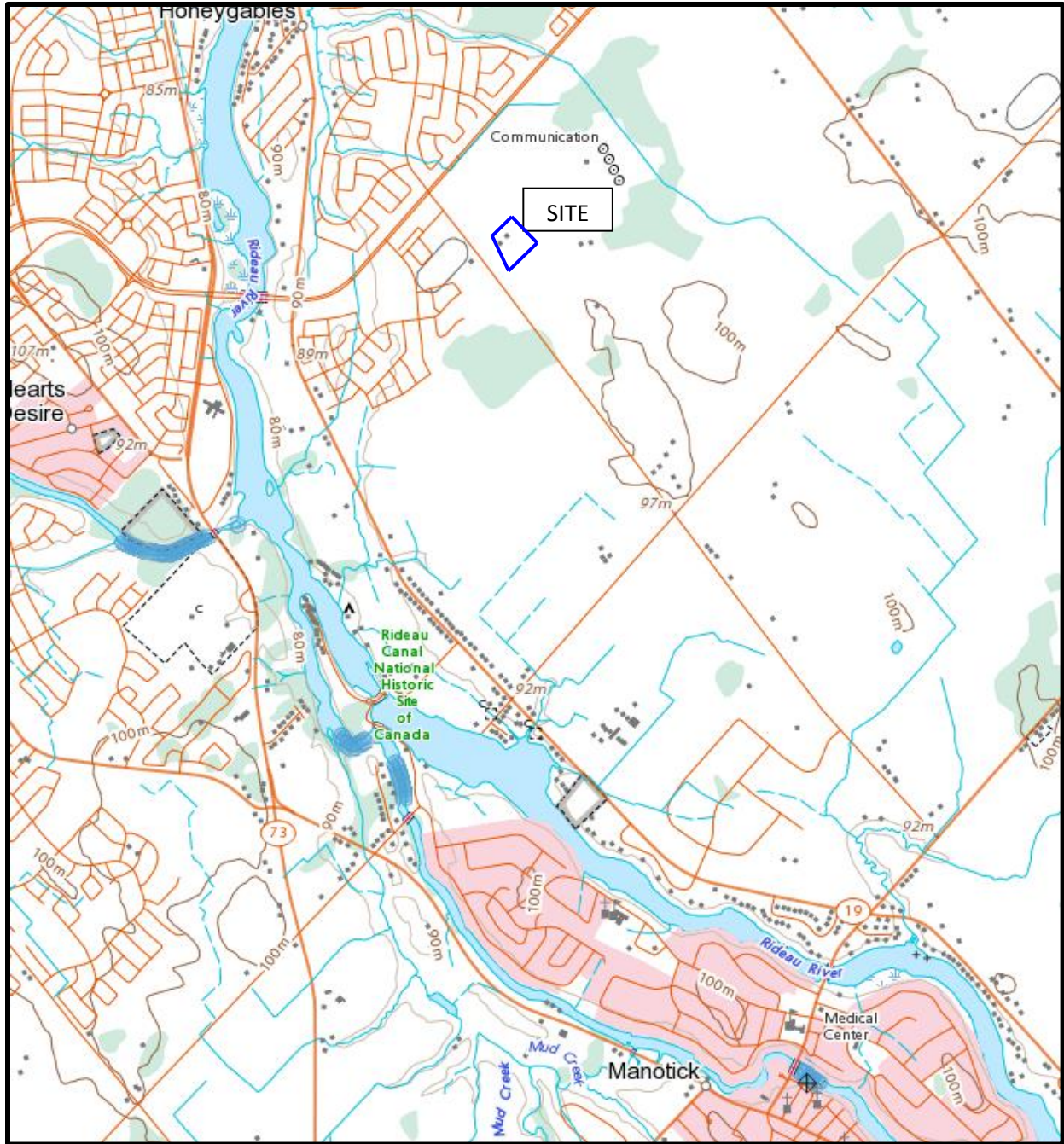
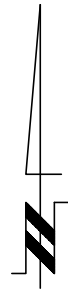


FIGURE 2
TOPOGRAPHIC MAP



RESIDENTIAL DEVELOPMENT

CAMBIE ROAD

TAURUS PLACE

RESIDENTIAL DEVELOPMENT

LIBRA STREET

DREAMCATCHER PLACE

MISTWELL LANE

RESIDENTIAL DEVELOPMENT

VACANT / GRASSED

ACCESS ROAD

RESIDENTIAL DWELLING
PRIVATE GARAGE

RESIDENTIAL DEVELOPMENT

SERENADE CRESCENT

SPRATT ROAD

ROAD

#4635 SPRATT ROAD
VACANT / AGRICULTURAL

**#4623 SPRATT ROAD
VACANT
(TALL GRASS, BRUSH, TREES)**

#4725 SPRATT ROAD
VACANT / AGRICULTURAL

#4725 SPRATT ROAD
VACANT / AGRICULTURAL

#4661 SPRATT ROAD
RESIDENTIAL

VACANT

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

NO.	REVISIONS	DATE	INITIAL
0			

CLARIDGE HOMES (SPRATT ROAD) LIMITED
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
4623 SPRATT ROAD

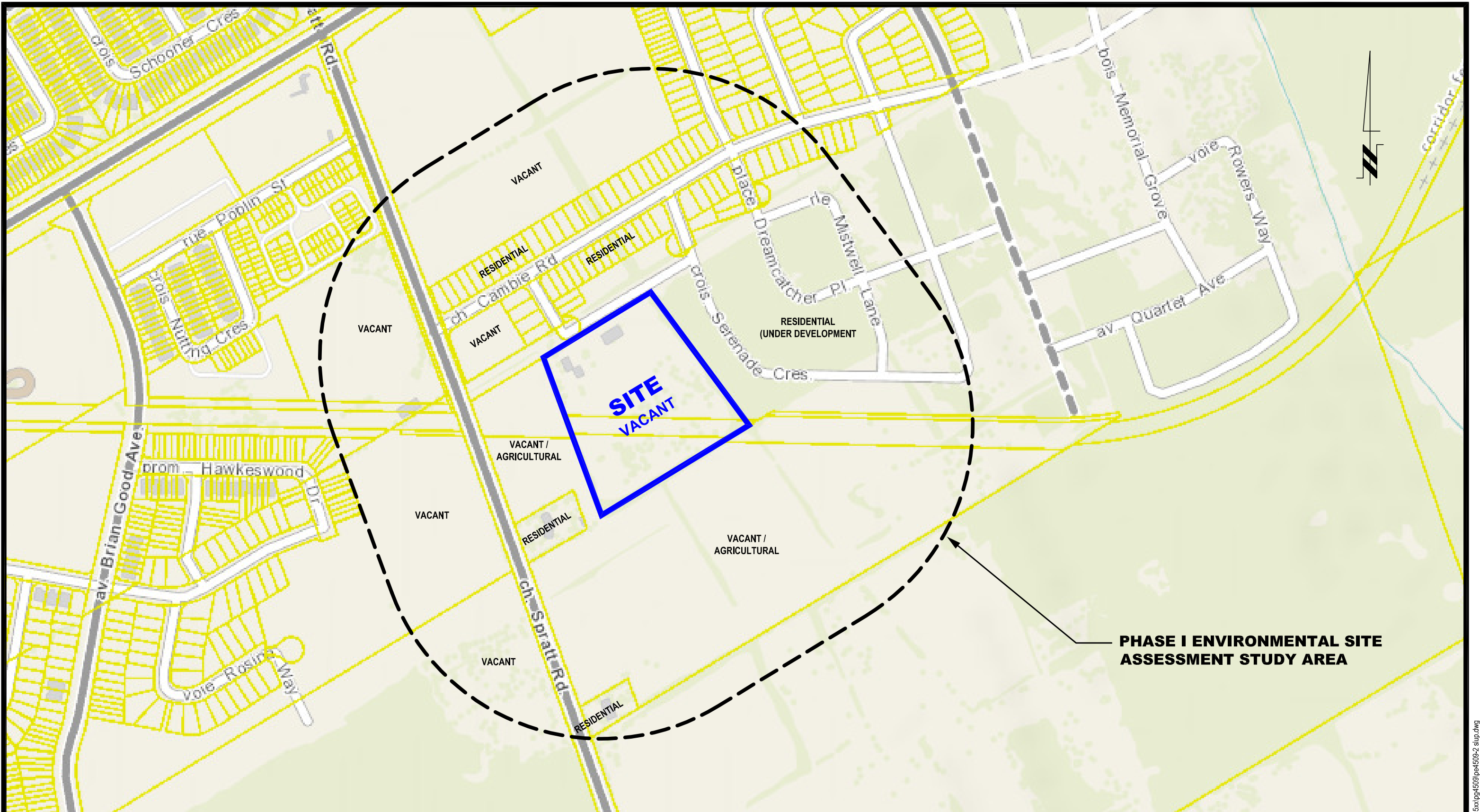
OTTAWA,
Title:

ONTARIO

SITE PLAN

Scale: 1:1500
Drawn by: MPG
Checked by: MW
Approved by: MSD

Date: 12/2018
Report No.: PE4509-1
Dwg. No.: **PE4509-1**
Revision No.: 0



PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL
0			

OTTAWA,
Title:

CLARIDGE HOMES (SPRATT ROAD) LIMITED
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
4623 SPRATT ROAD

ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:4000	Date:	12/2018
Drawn by:	MPG	Report No.:	PE4509-1
Checked by:	MW	Dwg. No.:	PE4509-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

CHAIN OF TITLE

SURVEY PLAN

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



READ Abstracts Limited

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

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

Patersongroup
Attn: Mandy Witteman

BRIEF DESCRIPTION OF LAND:

4623 Spratt Road., Ottawa
Part of Lot 22, Concession 1 RF Gloucester, as in N508683, lying north of Part 1 on 4R21491 and lying south of Part 1 on 4R21491

PIN: 04330-0423
04330-0424

LAST REGISTERED OWNER: SALA, Nic

CHAIN OF TITLE:

Plan 190 registered Sep 14, 1898
By T. W. McDermott and R. P. Robinson

Deed RO11486 registered Sep 26, 1852
From John Dawson to Edmund O'Connell

Deed GL464 registered Jun 27, 1870
From Edmund O'Connell to Thomas O'Connell

Deed GL12477 registered Feb 24, 1892
From Jane Landers, James Landers, and Mary O'Connell (estate of Thomas O'Connell) to William Kennedy

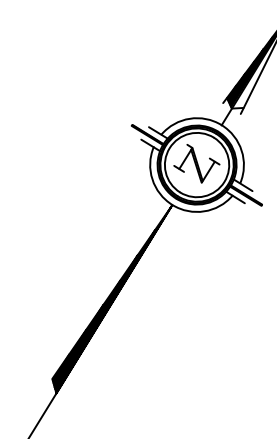
Deed GL29868 registered Jun 17, 1919
From Estate of William F. Kennedy to John T. Brownrigg

Deed GL53450 registered May 30, 1955
From John T. Brownrigg to Joseph Stephen Brownrigg

Deed NS83540 registered Apr 11, 1980
From estate of Stephen Joseph Brownrigg (aka Joseph Stephen) to Joan E. Brownrigg

Deed N414040 registered October 30, 1987
From Joan E. Brownrigg to Dennis Stephen Brownrigg and Kimberly Ann Brownrigg

Deed N508683 registered Oct 20, 1989
From Dennis Stephen Brownrigg and Kimberly Ann Brownrigg to Nic Sala



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____

DON HERVEYER, MCIP RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

KEY MAP
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 22
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Prepared by Annis , O'Sullivan , Vollebek Ltd.
October 12, 2018

Scale 1 : 1000

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 :
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date _____
Andre Roy
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

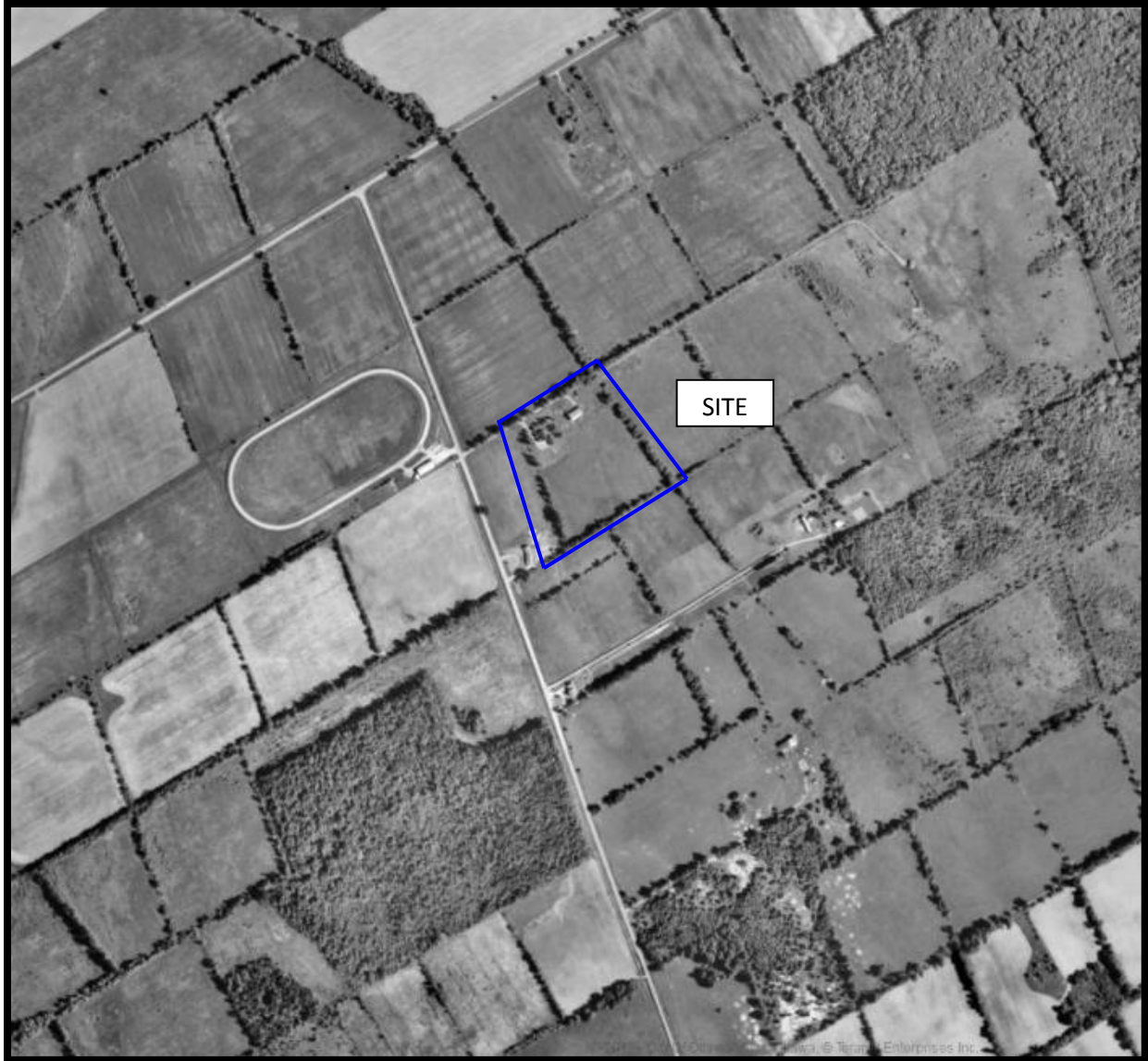
Date _____
Jim Burghout
Claridge Homes (Spratt Road) Inc.
I have the authority to bind the corporation

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT**
- (a) see plan
 - (b) see plan
 - (c) see plan
 - (d) (purpose for which lots are to be used)
 - (e) see plan
 - (f) see plan
 - (g) see plan
 - (h) City of Ottawa
 - (i) see soils report
 - (j) see plan
 - (k) (municipal services available or to be available)
 - (l) see plan





AERIAL PHOTOGRAPH
1976



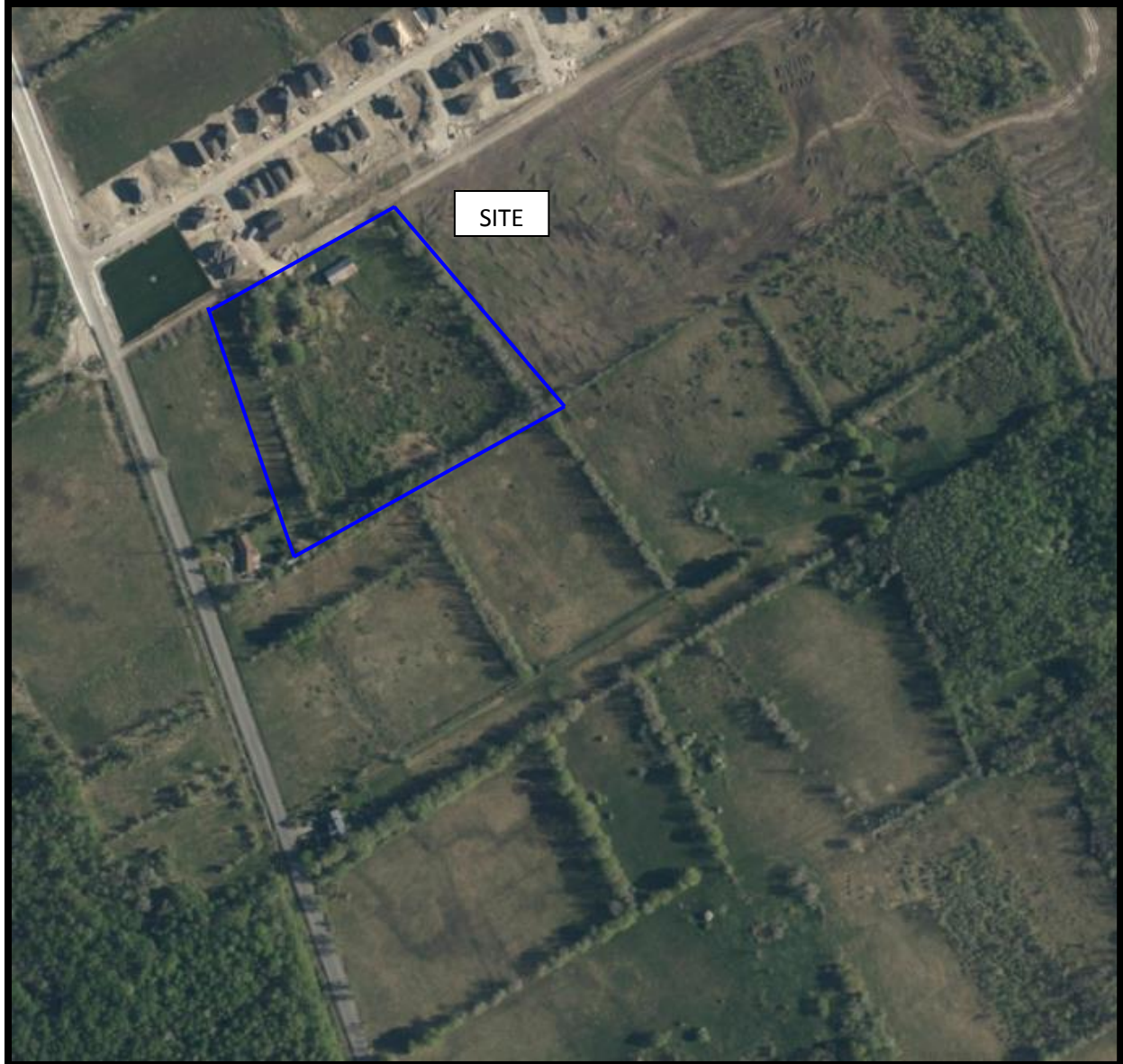
AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4509

4623 Spratt Road, Ottawa, ON

December 5, 2018



Photograph 1: View of the abandoned residential dwelling and detached garage, taken from Libra Street looking southwest.



Photograph 2: Central view of the subject site, looking southeast.

Site Photographs

PE4509

4623 Spratt Road, Ottawa, ON

December 5, 2018



Photograph 3: Central view of the of the subject site, looking south.



Photograph 4: Southwest view of the subject site, taken from the south side of the garage, looking onto Spratt Road.

APPENDIX 2

MECP FREEDOM OF INFORMATION

TSSA CORRESPONDENCE

MECP WELL RECORDS

HLUI RESPONSE

Ministry of the Environment,
Conservation and Parks

Ministère de l'Environnement, de
la Protection de la nature et des
Parcs



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

Bureau de l'accès à l'information et
de la protection de la vie privée
12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075

January 4, 2019

Mandy Witteman
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Mandy Witteman:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2018-08093, Your Reference #: PE4509**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 4623 Spratt Road, Ottawa.

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

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

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 13 pages @ \$0.20/page	\$2.60
• Delivery	3.00
• Total	\$ 35.60
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 5.60

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Daniel Gouthro at daniel.gouthro@ontario.ca.

Yours truly,

Janet Dadufalza
Manager, Access and Privacy
Attachments

for



ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4644-AQBJRW
Issue Date: August 22, 2017

Urbandale Corporation
2192 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Riverside South Phase 13
4623 and 4721 Spratt Road, 980 Earl Armstrong Road
Part of Lots 21, 22, and 23, Concession 1
City of Ottawa, Ontario

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

the establishment of stormwater management Works to serve the Riverside Phase 13 subdivision in the City of Ottawa, to attenuate post-development peak flows to allowable peak flows for a total catchment area of approximately 43 hectares, for all storm events up to and including the 100-year storm event, discharging to storm sewers, comprising of:

one (1) dry pond, located on Mount Nebo Way adjacent to the Thomas Gamble Municipal Drain serving a total drainage area of 15.23 hectares, having a maximum available storage volume of 420 cubic metres and a maximum depth of 0.65 metre, one (1) outlet structure, consisting of a 200 mm diameter storm outlet pipe equipped with an 83 mm diameter orifice, allowing a maximum discharge of 12.4 litres per second under the 100-year storm event to storm sewers on Mount Nebo Way;

Interim Works:

one (1) temporary dry pond, located south of Ralph Hennessey Avenue serving a total drainage area of 19.6 hectares, having a maximum available storage volume of 4900 cubic metres and a maximum depth of 1.5 metre, one (1) outlet structure, consisting of a 300 mm diameter storm outlet pipe equipped with a 109 mm diameter orifice, allowing a maximum discharge of 40 litres per second under the 100-year storm event to storm sewers on Ralph Hennessey Avenue;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works;

all in accordance with the submitted application and all supporting documents listed in Schedule "A",

3. Where there is a conflict between a provision of any document in the schedule referred to in this *Approval* and the conditions of this *Approval*, the conditions in this *Approval* shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.
4. Where there is a conflict between the documents listed in Schedule 'A' and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
5. The conditions of this *Approval* are severable. If any condition of this *Approval*, or the application of any requirement of this *Approval* to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this *Approval* shall not be affected thereby.

2. EXPIRY OF APPROVAL

1. This *Approval* will cease to apply to those parts of the *Work* which have not been constructed within five (5) years of the date of this *Approval*.
2. In the event that completion and commissioning of any portion of the *Works* is anticipated to be delayed beyond the specified expiry period, the *Owner* shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of *Approval* of the *Works* are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.
3. This *Approval* to the Interim Works shall expire and become null and void on August 30, 2022.

3. CHANGE OF OWNER

1. The *Owner* shall notify the *District Manager* and the *Director*, in writing, of any of the following changes within thirty (30) days of the change occurring:
 - a. change of *Owner*;
 - b. change of address of the *Owner*;
 - c. change of partners where the *Owner* is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the *District Manager*; or
 - d. change of name of the corporation where the *Owner* is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager*.
2. In the event of any change in ownership of the *Works*, other than a change to a successor municipality, the *Owner* shall notify in writing the succeeding owner of the existence of this *Approval*, and a copy of such notice shall be forwarded to the *District Manager* and the *Director*.

recording any follow-up actions taken.

7. The *Owner* shall maintain the operations manual current and retain a copy at the location of the *Works* for the operational life of the *Works*. Upon request, the *Owner* shall make the manual available to *Ministry* staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

1. The *Owner* shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every two (2) weeks and after each significant storm event (a significant storm event is defined as a minimum of 25 mm of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.
2. The *Owner* shall maintain records of inspections and maintenance which shall be made available for inspection by the *Ministry*, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

6. REPORTING

1. One (1) week prior to the start-up of the operation of the *Works*, the *Owner* shall notify the *District Manager* (in writing) of the pending start-up date.
2. The *Owner* shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to *Ministry* staff.
3. The *Owner* shall prepare and submit a performance report to the *District Manager* on an annual basis, within ninety (90) days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the *Works* and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:
 - a. a description of any operating problems encountered and corrective actions taken;
 - b. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the *Works*, including an estimate of the quantity of any materials removed from the *Works*;
 - c. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
 - d. a summary of all spill or abnormal discharge events; and
 - e. any other information the *District Manager* requires from time to time.

7. SOURCE WATER PROTECTION

1. The *Owner* shall ensure, if applicable, that the design, construction and operation of the *Works* conforms to any Significant Threat Policies in any Source Protection Plan that applies to the location of the *Works*.

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

1. Condition 1 is imposed to ensure that the *Works* are constructed and operated in the manner in which they were described and upon which approval was granted. This condition is also included to emphasize the precedence of conditions in the *Approval* and the practice that the *Approval* is based on the most current document, if several conflicting documents are submitted for review.
2. Condition 2 is included to ensure that, when the *Works* are constructed, the *Works* will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the *Ministry* records are kept accurate and current with respect to approved *Works* and to ensure that subsequent owners of the *Works* are made aware of the *Approval* and continue to operate the *Works* in compliance with it.
4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the *Works* are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the *Works*. The Condition also ensures that adequate storage is maintained in the *Works* at all times as required by the design. Furthermore, this Condition is included to ensure that the *Works* are operated and maintained to function as designed.
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
6. Condition 6 is included to provide a performance record for future references, to ensure that the *Ministry* is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this *Approval*, so that the *Ministry* can work with the *Owner* in resolving any problems in a timely manner.
7. Condition 7 is included to ensure that the *Works* conform to the policies of the local Source Water Protection Plan.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;

ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 9695-APNR4V
Issue Date: August 8, 2017Urbandale Corporation
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Riverside Phase 13
Part of Lots 21, 22, and 23, Concession 1, Gloucester
City of Ottawa, Ontario

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

sanitary and storm sewers to be constructed in the City of Ottawa, as follows:

- sanitary sewers on Libra Street (from Station 0+000.6 to Station 0+176.6), Serenade Crescent (from Station 0+001.5 to Station 0+678.2), Mistwell Lane (from Station 0+009.0 to Station 0+250.5), Dreamcatcher Place (from Station 0+001.0 to Station 0+187.5), Ralph Hennessey Avenue (from 0+024.5 to Station 0+406.1), Octave Grove (from Station 0+027.7 to Station 0+184.0), Rowers Way (from Station 0+009.0 to Station 0+587.9), Quartet Avenue (from Station 0+029.4 to Station 0+266.0), Mount Nebo Way (from Station 0+105.0 to Station 0+738.6), Memorial Grove (from Station 0+050.0 to Station 0+544.2), and Pathfinder Way (from 0+009.0 to Station 0+240.0), discharging to existing sanitary sewers located within the Riverside Phase 8 Subdivision; and
- storm sewers on Libra Street (from Station 0+000.6 to Station 0+174.6), Serenade Crescent (from 0+001.8 to Station 0+664.6), Mistwell Lane (from Station 0+007.5 to Station 0+252.2), Dreamcatcher Place (from 0+001.3 to Station 0+316.3), Ralph Hennessey Avenue (from Station 0+024.5 to Station 0+405.5), Octave Grove (from Station 0+031.3 to Station 0+182.4), Rowers Way (from Station 0+007.5 to Station 0+589.1), Quartet Avenue (from Station 0+011.5 to Station 0+264.5), Mount Nebo Way (from 0+063.9 to Station 0+740.1), Memorial Grove (from Station 0+048.5 to Station 0+542.7), and Pathfinder Way (from Station 0+011.8 to Station 0+178.5), discharging to existing storm sewers located within the Riverside Phase 8 Subdivision;

all in accordance with the submitted application and supporting documents listed in Schedule 'A' forming part of this Approval.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes

2. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Work which have not been constructed within five (5) years of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

3. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
 - a. change of Owner;
 - b. change of address of the Owner;
 - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or
 - d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval.
4. Notwithstanding any other requirements in this Approval, upon transfer of the ownership or assumption of the Works to a municipality if applicable, any reference to the District Manager shall be replaced with the Water Supervisor.

4. OPERATION AND MAINTENANCE

1. If applicable, any proposed storm sewers or other stormwater conveyance in this Approval can be constructed but not operated until the proposed stormwater management facilities in this Approval or any other Approval that are designed to service the storm sewers or other stormwater conveyance are in operation.

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

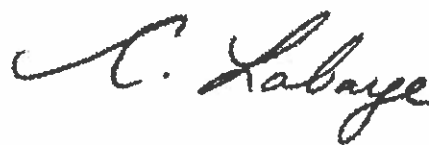
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 8th day of August, 2017



Christina Labarge, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

DN/

c: District Manager, MOECC Ottawa District Office
Linda Carkner, Program Manager, ROW Unit, City of Ottawa
M. Rick O'Connor, City Clerk, City of Ottawa
Jeff Shillington, P. Eng., Project Manager, Development Review, City of Ottawa (File No. D07-16-13-0034)
Karin Smadella, P. Eng., Stantec Consulting Ltd.

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: December-05-18 2:31 PM
To: Mandy Witteman
Subject: RE: Search Records Request (PE4509)

Good afternoon Mandy,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Sarah



Sarah Quibell | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-877-682-8772 | Fax: +1-416-231-6183 | E-Mail: squibell@tssa.org
www.tssa.org



From: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: December 5, 2018 11:38 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request (PE4509)

Good Morning,

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

Spratt Rd: 4623, 4661, 4624, 4725, 4729,
Cambie St: 100,

Thank you.

Best Regards,

Mandy Witteman

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 339
Fax: (613) 226-6344
Email: mwitteman@patersongroup.ca

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.

December 20, 2018

Paterson Group
154 Colonnade Drive
Ottawa, ON K2E 7J5

Sent via email [mwitteman@patersongroup.ca]

Dear Paterson Group,

**Re: Information Request
4623 Spratt Road, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- No information was returned on the Subject Property from Departmental circulation.

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 Property.

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

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

- There are no activities associated with the properties located within 50m of the Subject Property.

Additional information may be obtained by contacting:

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

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 de la planification, de l'infrastructure et
du développement économique

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

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

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 Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

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

Sincerely,

Colette Gorni

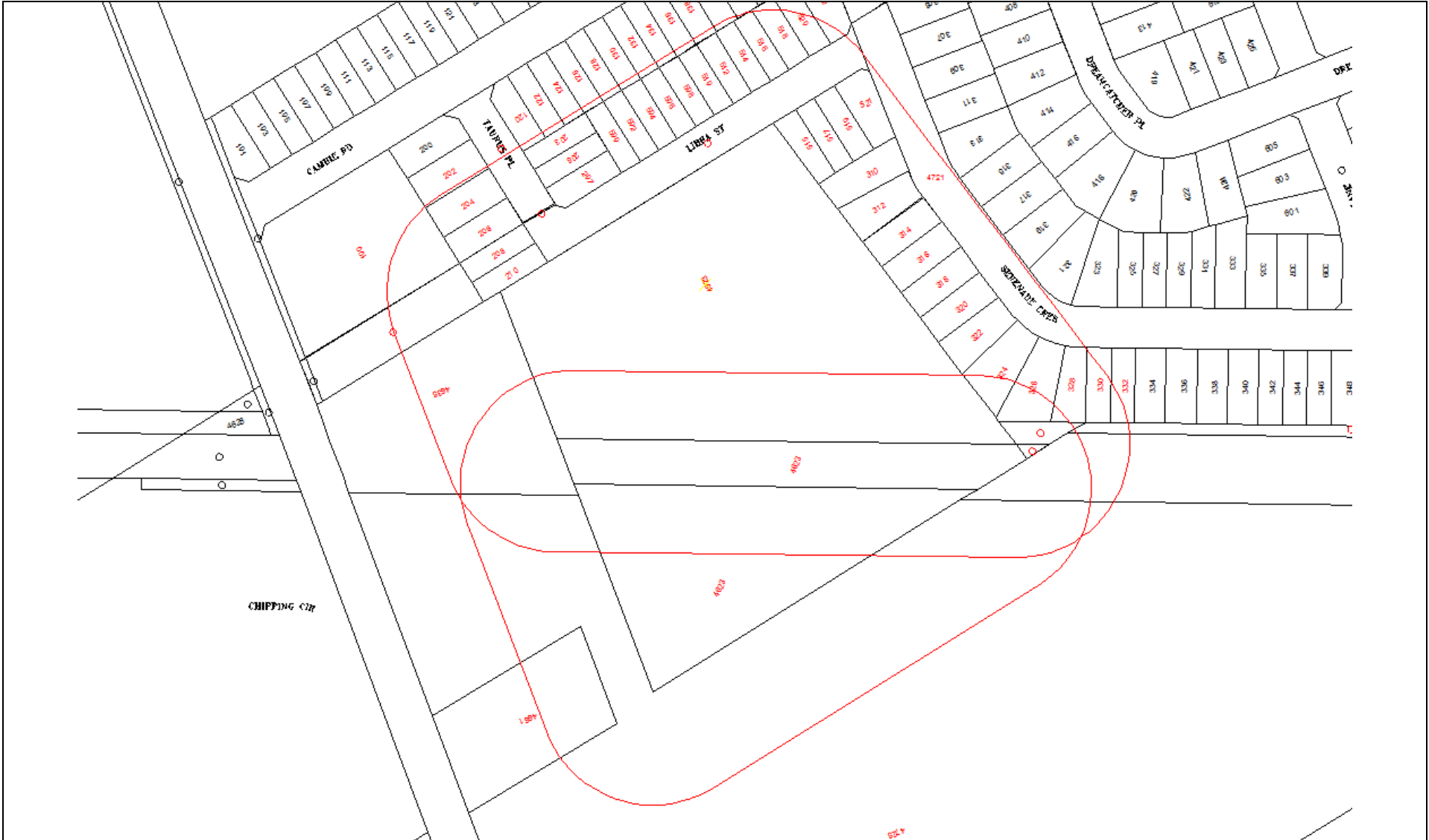
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/CG

Attach: 1

cc: File no. D06-03-18-0091




Scale 1: n/a

4623 Sprat Road
 Ottawa, ON
 File # D06-03-18-0091
 Colette Gorni



Overview

ID# = Activity Identification Number

 = Subject Site



WATER WELL RECORD

319/56

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11 1514951-15 15002 02 01

COUNTY OR DISTRICT: [REDACTED] TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **Clowater** CON. BLOCK, TRACT, SURVEY, ETC: **1 R P** LOT 25-27: **022**

1 Manotick, Ontario DATE COMPLETED 48-53: **02** MO: **09** YR: **75**

RC. ELEVATION: **4 308** RC. BASIN CODE: **4 26** II: **JUN 28, 1977** III: **300** IV:

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
brown	sand	boulders	packed	0	8
grey	clay		sticky	8	28
black	limestone		medium hard	28	105
white	sandstone	odd limestone streak	hard	105	140
white	sandstone		hard	140	223

31 00086281379 0028210586 0105815 01401181574 0223118179

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
0145	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
0220	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
	20-23 1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
	25-28 1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
	30-33 1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
188	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE		0	0030
06	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE		30	223

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE: _____ DEPTH TO TOP OF SCREEN: 41-44 FEET

61 PLUGGING & SEALING RECORD

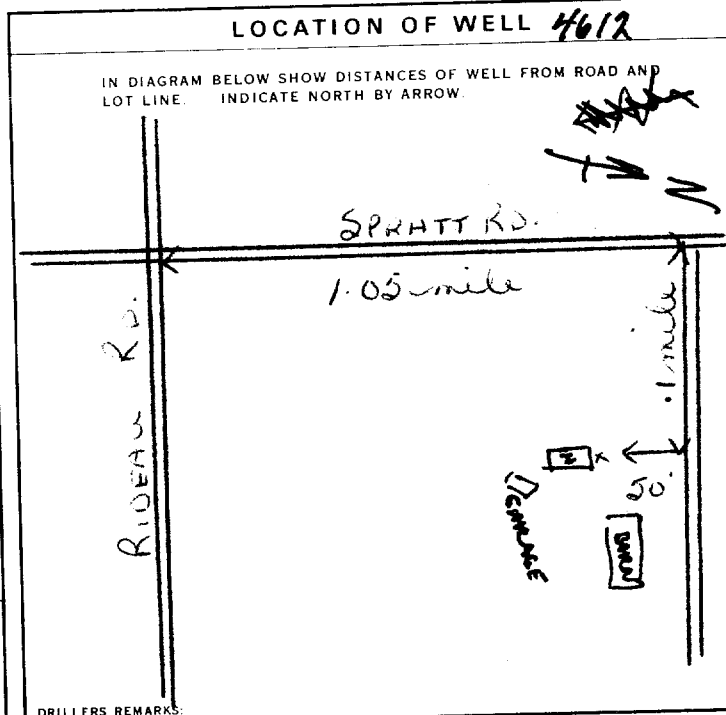
DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
10-13	14-17
18-21	22-25
26-29	30-33

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE GPM	DURATION OF PUMPING HOURS
1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER	0005	0.1

STATIC LEVEL FEET	WATER LEVEL END OF PUMPING FEET	WATER LEVELS DURING
020	100	15 MINUTES: 100, 30 MINUTES: 100, 45 MINUTES: 100, 60 MINUTES: 100

RECOMMENDED PUMP TYPE: SHALLOW DEEP
RECOMMENDED PUMP SETTING: 125 FEET
RECOMMENDED PUMPING RATE: 0005 GPM



FINAL STATUS OF WELL: 1 WATER SUPPLY, 2 OBSERVATION WELL, 3 TEST HOLE, 4 RECHARGE WELL, 5 ABANDONED, INSUFFICIENT SUPPLY, 6 ABANDONED, POOR QUALITY, 7 UNFINISHED

WATER USE: 01
1 DOMESTIC, 2 STOCK, 3 IRRIGATION, 4 INDUSTRIAL, 5 COMMERCIAL, 6 MUNICIPAL, 7 PUBLIC SUPPLY, 8 COOLING OR AIR CONDITIONING, 9 NOT USED

METHOD OF DRILLING: 5
1 CABLE TOOL, 2 ROTARY (CONVENTIONAL), 3 ROTARY (REVERSE), 4 ROTARY (AIR), 5 AIR PERCUSSION, 6 BORING, 7 DIAMOND, 8 JETTING, 9 DRIVING

CONTRACTOR: Capital Water Supply Ltd. LICENCE NUMBER: 1558
ADDRESS: Box 490 Stittsville, Ontario
NAME OF DRILLER OR BORER: M. Hamilton
SIGNATURE OF CONTRACTOR: [Signature] COMMISSION DATE: 3 MO. 9 YR. 75

OFFICE USE ONLY: DATA SOURCE: 1 CONTRACTOR: 1558 DATE RECEIVED: 061075
DATE OF INSPECTION: 10 May 76 INSPECTOR: [Signature]
REMARKS: P
WI

WATER WELL RECORD

1520426

1. PRINT ONLY IN SPACES PROVIDED

CHECK CORRECT BOX WHERE APPLICABLE

COUNTY OR DISTRICT: Rideau Front TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Manotick Ont CON. BLOCK, TRACT, SURVEY, ETC: 1 LOT: 22

DATE COMPLETED: DAY 11 MO 11 YR 84

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
	claystones			0	36
grey	limestone			36	115

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13 110	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			13-16
17-18 6 1/4	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	1 1/8	0	41
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			27-30

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES	FEET
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN
		FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER	5 GPM	15-16 HOURS 30 17-18 MINS
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING
19-21 50 FEET	22-24 90 FEET	15 MINUTES 26-28 90 FEET 30 MINUTES 29-31 90 FEET 45 MINUTES 32-34 90 FEET 60 MINUTES 35-37 90 FEET
IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
	GPM	1 <input checked="" type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	100 FEET	5 GPM

8756 LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

DRILLERS REMARKS:

FINAL STATUS OF WELL

1 <input checked="" type="checkbox"/> WATER SUPPLY	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
2 <input type="checkbox"/> OBSERVATION WELL	6 <input type="checkbox"/> ABANDONED, POOR QUALITY
3 <input type="checkbox"/> TEST HOLE	7 <input type="checkbox"/> UNFINISHED
4 <input type="checkbox"/> RECHARGE WELL	

WATER USE

1 <input checked="" type="checkbox"/> DOMESTIC	5 <input type="checkbox"/> COMMERCIAL
2 <input type="checkbox"/> STOCK	6 <input type="checkbox"/> MUNICIPAL
3 <input type="checkbox"/> IRRIGATION	7 <input type="checkbox"/> PUBLIC SUPPLY
4 <input type="checkbox"/> INDUSTRIAL	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING
<input type="checkbox"/> OTHER	9 <input type="checkbox"/> NOT USED

METHOD OF DRILLING

1 <input type="checkbox"/> CABLE TOOL	6 <input type="checkbox"/> BORING
2 <input checked="" type="checkbox"/> ROTARY (CONVENTIONAL)	7 <input type="checkbox"/> DIAMOND
3 <input type="checkbox"/> ROTARY (REVERSE)	8 <input type="checkbox"/> JETTING
4 <input type="checkbox"/> ROTARY (AIR)	9 <input type="checkbox"/> DRIVING
5 <input type="checkbox"/> AIR PERCUSSION	

CONTRACTOR

NAME OF WELL CONTRACTOR	LICENCE NUMBER
<u>Air-Rock Drilling Co Ltd</u>	<u>1119</u>
ADDRESS	
<u>RR # 2 Jasper, Ont</u>	
NAME OF DRILLER OR BORER	LICENCE NUMBER
<u>Wallace Desaulniers</u>	<u>1119</u>
SIGNATURE OF CONTRACTOR	SUBMISSION DATE
<u>Wallace Desaulniers</u>	<u>MAY 10 1984</u>

OFFICE USE ONLY

DATA SOURCE	CONTRACTOR	RECEIVED
		200286
DATE OF INSPECTION	INSPECTOR	
REMARKS		



Ministry
of the
Environment
Ontario

The Ontario Water Resources Act
WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11

1521467

MUNICIP

CON

COUNTY OR DISTRICT Ottawa Carleton	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE Glebe	CON. BLOCK, TRACT, SURVEY, ETC. 1 R F	LOT 25-27 22
Forehead Drive, Fitzroy Ont. KOA 1X0			DATE COMPLETED 48-53 DAY 16 MO 6 YR 87

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Sandy Clay			0	6
Gray	Sandy Clay	Boulders		6	23
Gray	Sandstone		Hard	23	50

31

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
40	<input checked="" type="checkbox"/> FRESH 3 <input checked="" type="checkbox"/> SALTY 4 <input type="checkbox"/> SULPHUR 14 <input type="checkbox"/> MINERAL 19
15-13	<input type="checkbox"/> FRESH 3 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> SULPHUR 19 <input type="checkbox"/> MINERAL 24
20-23	<input type="checkbox"/> FRESH 3 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> SULPHUR 24 <input type="checkbox"/> MINERAL 29
25-28	<input type="checkbox"/> FRESH 3 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> SULPHUR 29 <input type="checkbox"/> MINERAL 34
30-33	<input type="checkbox"/> FRESH 3 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> SULPHUR 34 <input type="checkbox"/> MINERAL 40

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/4	<input checked="" type="checkbox"/> STEEL 12 <input type="checkbox"/> GALVANIZED 17 <input type="checkbox"/> CONCRETE 22 <input checked="" type="checkbox"/> OPEN HOLE 27	.188	0	25
6	<input type="checkbox"/> STEEL 19 <input type="checkbox"/> GALVANIZED 24 <input type="checkbox"/> CONCRETE 29 <input checked="" type="checkbox"/> OPEN HOLE 34		25	50
	<input type="checkbox"/> STEEL 26 <input type="checkbox"/> GALVANIZED 31 <input type="checkbox"/> CONCRETE 36 <input checked="" type="checkbox"/> OPEN HOLE 41			27-30

SCREEN

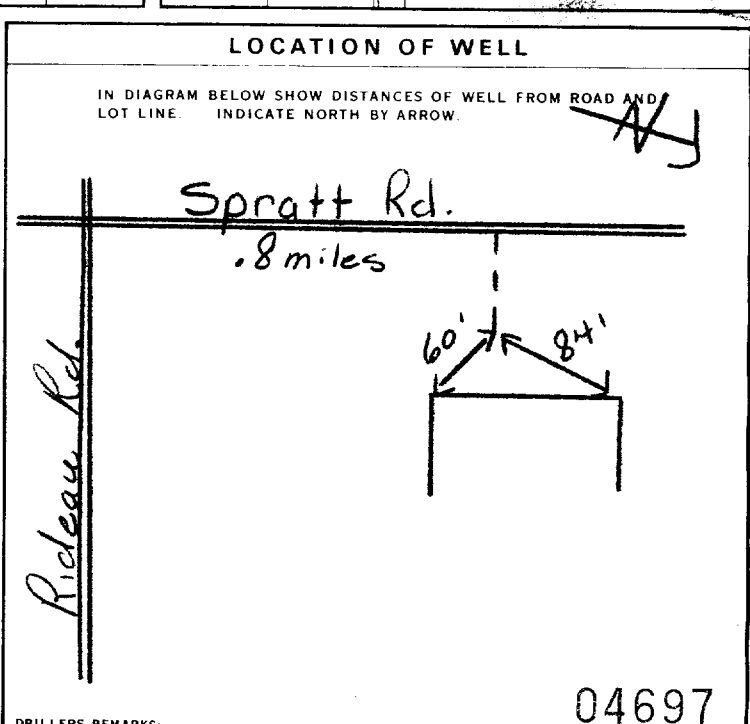
SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES	FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN 41-44 30	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM	TO
10-13	14-17
18-21	22-25
26-29	30-33 80

71 PUMPING TEST

PUMPING TEST METHOD <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER	PUMPING RATE 10 GPM	DURATION OF PUMPING 1 15-16 HOURS 17-18 MINS
STATIC LEVEL 19-21 2 FEET	WATER LEVEL END OF PUMPING 22-24 15 FEET	WATER LEVELS DURING 15 MINUTES 26-28 15 FEET 30 MINUTES 29-31 15 FEET 45 MINUTES 32-34 15 FEET 60 MINUTES 35-37 15 FEET
IF FLOWING, GIVE RATE 38-41 GPM	PUMP INTAKE SET AT 15 FEET	WATER AT END OF TEST 42 <input checked="" type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 30 FEET	RECOMMENDED PUMPING RATE 5 GPM



FINAL STATUS OF WELL

1 WATER SUPPLY 5 ABANDONED, INSUFFICIENT SUPPLY
 2 OBSERVATION WELL 6 ABANDONED, POOR QUALITY
 3 TEST HOLE 7 UNFINISHED
 4 RECHARGE WELL

WATER USE

1 DOMESTIC 5 COMMERCIAL
 2 STOCK 6 MUNICIPAL
 3 IRRIGATION 7 PUBLIC SUPPLY
 4 INDUSTRIAL 8 COOLING OR AIR CONDITIONING
 OTHER 9 NOT USED

METHOD OF DRILLING

1 CABLE TOOL 6 BORING
 2 ROTARY (CONVENTIONAL) 7 DIAMOND
 3 ROTARY (REVERSE) 8 JETTING
 4 ROTARY (AIR) 9 DRIVING
 5 AIR PERCUSSION

CONTRACTOR

NAME OF WELL CONTRACTOR
Capital Water Supply Ltd. LICENCE NUMBER 1558

ADDRESS
Box 490, Stittsville, Ont KOA 3G0

NAME OF DRILLER OR BORER
S. Miller LICENCE NUMBER

SIGNATURE OF CONTRACTOR
S. Miller

SUBMISSION DATE
DAY 17 MO 6 YR 87

OFFICE USE ONLY

DATE RECEIVED
JUL 09 1987

CONTRACTOR 58 59-62

DATE OF INSPECTION

INSPECTOR

REMARKS



Ministry
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Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
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11

1523059

MUNICIPALITY 15002

CON. 10 14 15 22 23 24

COUNTY OR DISTRICT Ottawa Carleton	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE Gloucester	CON. BLOCK, TRACT, SURVEY ETC 1	LOT 22
OWNER (SURNAME FIRST) Douglas MacDonald Corporation	ADDRESS 210 Colonnade Rd. Nepean, Ontario K2E 7L5	DATE COMPLETED DAY 21 MO 11 YR 88	

21

ZONE EASTING NORTHING RC ELEVATION RC BASIN CODE II III IV

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)					
GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Clay		Packed	0	16
Gray	Clay		Sticky	16	45
Gray	Sand		Packed	45	62
Gray	Limestone			62	190
Gray, White	Sandstone			190	250

31

32

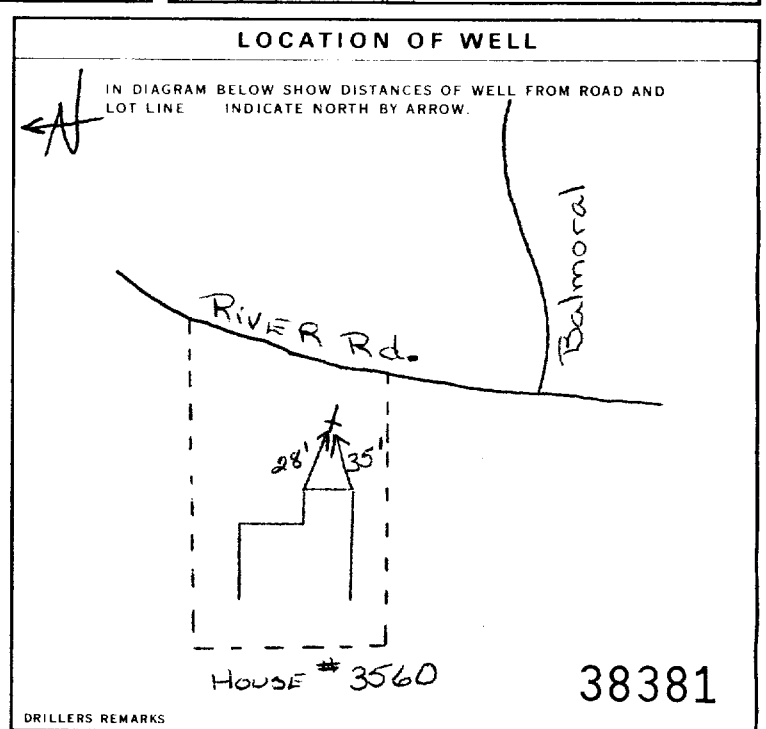
41 WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
10-13 245	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS

51 CASING & OPEN HOLE RECORD				
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11 6 1/4	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC	.188	0	65
17-18 6 1/16	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC		65	250
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC			27-30

SCREEN	SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
		INCHES	FEET

61 PLUGGING & SEALING RECORD			
DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)	
FROM	TO		
10-13	14-17		
18-21	22-25		
26-29	30-33		

71 PUMPING TEST	
PUMPING TEST METHOD 1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER	PUMPING RATE 10 GPM
STATIC LEVEL 30 FEET	WATER LEVEL END OF PUMPING 60 FEET
WATER LEVELS DURING	
15 MINUTES 60 FEET	30 MINUTES 60 FEET
45 MINUTES 60 FEET	60 MINUTES 60 FEET
IF FLOWING, GIVE RATE	PUMP INTAKE SET AT 60 FEET
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 100 FEET
	RECOMMENDED PUMPING RATE 5 GPM



FINAL STATUS OF WELL	1 <input type="checkbox"/> WATER SUPPLY 2 <input type="checkbox"/> OBSERVATION WELL 3 <input type="checkbox"/> TEST HOLE 4 <input type="checkbox"/> RECHARGE WELL	8 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY 9 <input type="checkbox"/> ABANDONED, POOR QUALITY 7 <input type="checkbox"/> UNFINISHED 9 <input type="checkbox"/> DEWATERING
WATER USE	1 <input type="checkbox"/> DOMESTIC 2 <input checked="" type="checkbox"/> STOCK 3 <input type="checkbox"/> IRRIGATION 4 <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	5 <input type="checkbox"/> COMMERCIAL 6 <input type="checkbox"/> MUNICIPAL 7 <input type="checkbox"/> PUBLIC SUPPLY 8 <input type="checkbox"/> COOLING OR AIR CONDITIONING 9 <input type="checkbox"/> NOT USED
METHOD OF CONSTRUCTION	1 <input type="checkbox"/> CABLE TOOL 2 <input type="checkbox"/> ROTARY (CONVENTIONAL) 3 <input type="checkbox"/> ROTARY (REVERSE) 4 <input type="checkbox"/> ROTARY (AIR) 5 <input checked="" type="checkbox"/> AIR PERCUSSION	6 <input type="checkbox"/> BORING 7 <input type="checkbox"/> DIAMOND 8 <input type="checkbox"/> JETTING 9 <input type="checkbox"/> DRIVING <input type="checkbox"/> DIGGING <input type="checkbox"/> OTHER

NAME OF WELL CONTRACTOR Capital Water Supply Ltd.	WELL CONTRACTOR'S LICENCE NUMBER 1558
ADDRESS Box 490 Stittsville, Ontario K0A 3G0	WELL TECHNICIAN'S LICENCE NUMBER T0097
NAME OF WELL TECHNICIAN S. Miller	SUBMISSION DATE DAY 21 MO 11 YR 88

DATA SOURCE	CONTRACTOR 1558	DATE RECEIVED DEC 21 1988
DATE OF INSPECTION	INSPECTOR	
REMARKS		



Measurements recorded in: Metric Imperial

Well Owner's Information

First Name: Colautt, Construction, Ltd. Last Name / Organization: Mailing Address: 2562 Del Zotto Av. Municipality: Gloucester Province: Ontario Postal Code: K1T3V7 Telephone No. (inc. area code): 6138221940

Well Location

Address of Well Location (Street Number/Name): Earl Armstrong Rd. Township: Concession: County/District/Municipality: Ottawa City/Town/Village: Ottawa Province: Ontario Postal Code: UTM Coordinates: Zone: Easting: Northing: Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To

Annular Space: Depth Set at (m/ft) From: 14 To: 0 Type of Sealant Used (Material and Type): Moleplug Volume Placed (m³/ft³):

Method of Construction: Cable Tool, Rotary (Conventional), Rotary (Reverse), Boring, Air percussion, Other, specify. Well Use: Public, Commercial, Not used, Domestic, Municipal, Dewatering, Livestock, Test Hole, Monitoring, Irrigation, Cooling & Air Conditioning, Industrial, Other, specify.

Construction Record - Casing: Inside Diameter (cm/in): 48" Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel): Open Hole Wall Thickness (cm/in): W/A Depth (m/ft) From: 14 To: 0 Status of Well: Water Supply, Replacement Well, Test Hole, Recharge Well, Dewatering Well, Observation and/or Monitoring Hole, Alteration (Construction), Abandoned, Insufficient Supply, Abandoned, Poor Water Quality, Abandoned, other, specify Construction, Other, specify.

Construction Record - Screen: Outside Diameter (cm/in): 48" Material (Plastic, Galvanized, Steel): Slot No.: Depth (m/ft) From: 14 To: 0

Results of Well Yield Testing: After test of well yield, water was: Clear and sand free, Other, specify. Draw Down: Time (min), Water Level (m/ft). Recovery: Time (min), Water Level (m/ft). Pump intake set at (m/ft): Pumping rate (l/min / GPM): Duration of pumping (hrs + min): Final water level end of pumping (m/ft): If flowing give rate (l/min / GPM): Recommended pump depth (m/ft): Recommended pump rate (l/min / GPM): Well production (l/min / GPM): Disinfected? Yes No

Map of Well Location

Please provide a map below following instructions on the back.

Water Details: Water found at Depth (m/ft) Kind of Water: Fresh Untested Gas Other, specify. Hole Diameter: Depth (m/ft) From: To: Diameter (cm/in):


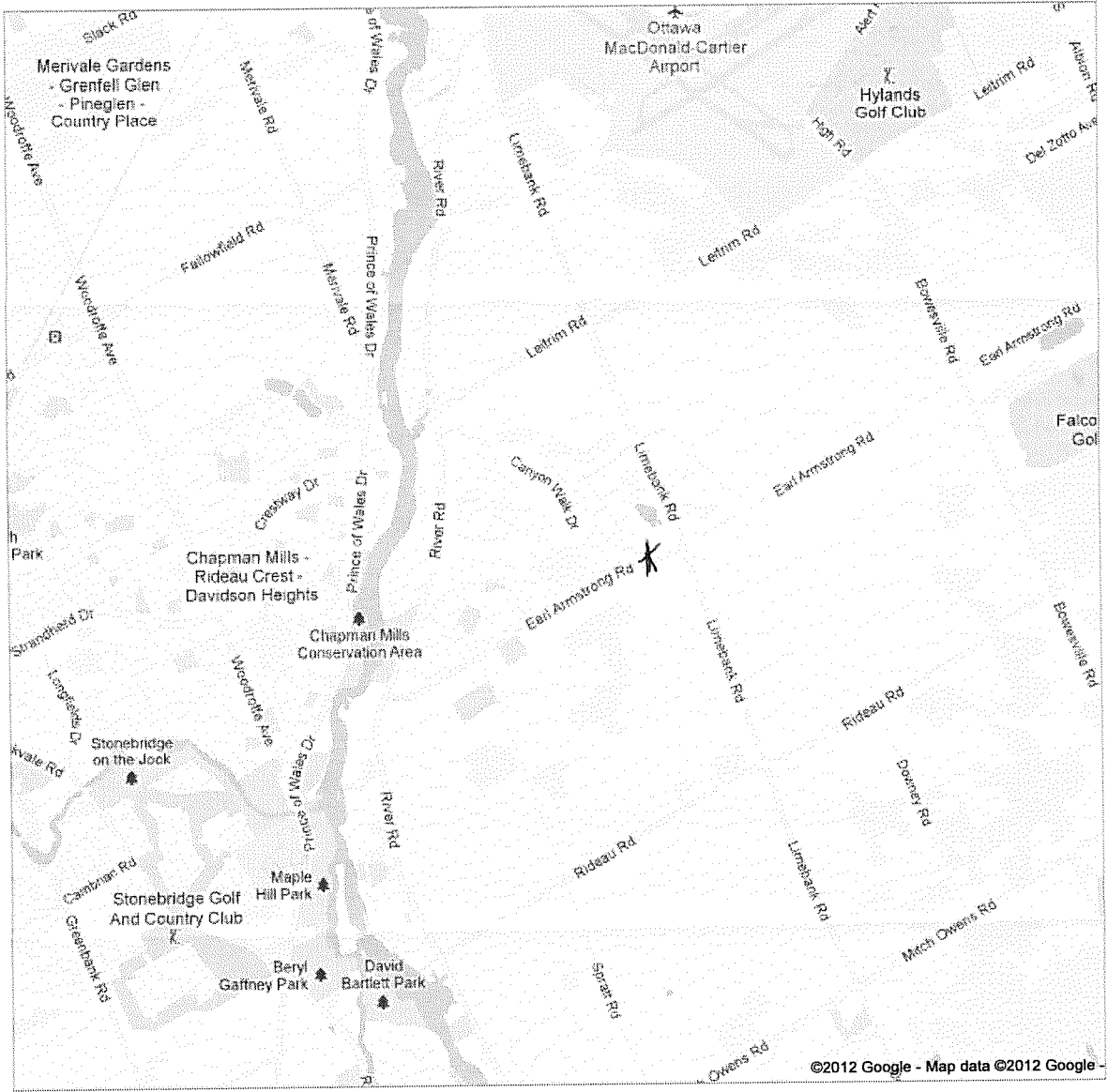
Well Contractor and Well Technician Information: Business Name of Well Contractor: Marathon Drilling Co. Ltd. Well Contractor's Licence No.: 6894 Business Address (Street Number/Name): 6847 Hiram Dr. Municipality: Ottawa Province: On Postal Code: K4P1A2 Business E-mail Address: jscell@marathondrilling.com Bus. Telephone No. (inc. area code): 6138220571 Name of Well Technician (Last Name, First Name): Signature of Technician and/or Contractor: Date Submitted: 3279 Webb, Matthew 20120607

Comments:

Well owner's information package delivered: Yes No Date Package Delivered: YYY YMMDD Date Work Completed: 20120606 Ministry Use Only: Audit No. z126081 JUN 11 2012 Received



Get Google Maps on your phone
Text the word "GMAPS" to 466453

JUN 11 2012

C-6894
2126081

<https://maps.google.com/maps?hl=en&ie=UTF8&ll=45.276698,-75.68327&spn=0.094099,...> 6/7/2012



316/C.L. B

1509612

The Ontario Water Resources Commission Act WATER WELL RECORD

18-4467510
47501131410
0305
215

County or District Carleton Township, Village, Town or City Gloucester
Con. 1 R. FRONT. Lot 9 22 22 Date completed 15 May 1968.
Owner P. E. Blais Const. (Radio C.J.R.C.) Job Job Address Manotick, Ont.

Casing and Screen Record

Pumping Test

Inside diameter of casing 5 1/2"
Total length of casing 32'
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 5 1/2"

Static level 3'
Test-pumping rate 18 G.P.M.
Pumping level 20'
Duration of test pumping 2 hrs.
Water clear or cloudy at end of test clear
Recommended pumping rate 6 G.P.M.
with pump setting of 20 feet below ground surface

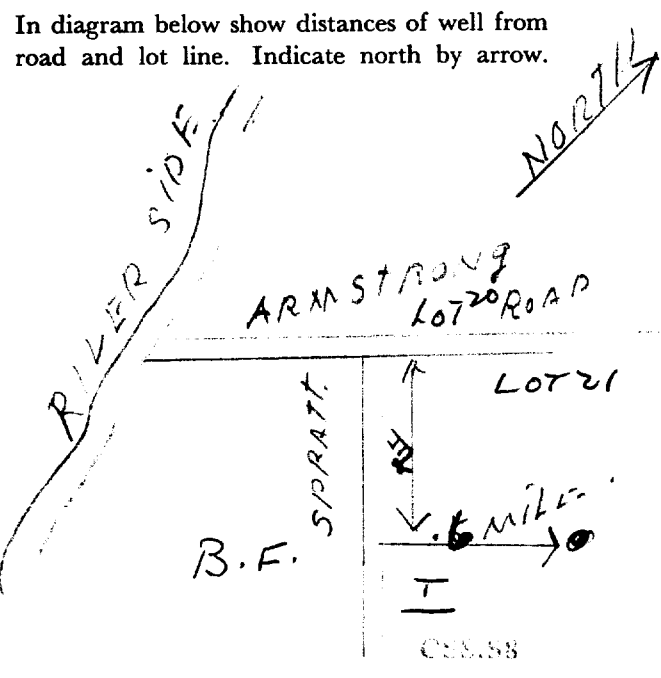
Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>blue clay</u>	<u>0</u>	<u>29</u>	<u>33</u>	<u>fresh</u>
<u>grey hard limestone</u>	<u>29</u>	<u>33</u>		

For what purpose(s) is the water to be used? domestic
Is well on upland, in valley, or on hillside? valley 1/2
Drilling or Boring Firm G. Charbonneau, Diamond & Cable Drilling,
Address R. R. 1, Box 194, Orleans, Ont.
Licence Number 3039
Name of Driller or Borer G. Charbonneau
Address R. R. 1, Box 194, Orleans, Ont.
Date 15 May 1968.
G. Charbonneau
(Signature of Licensed Drilling or Boring Contractor)

Location of Well



APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Engineer

EDUCATION

Carleton University, M.A.Sc., Environmental Engineering, 2013
Carleton University, B.Eng., Environmental Engineering, 2008

MEMBERSHIPS & AWARDS

Alberta Professional Engineers and Geoscience Association
NSERC Industry R&D Scholarship

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Environmental Engineer

2014 – 2015

Thurber Engineering Limited

Oil Sand Tailings Group
Tailings Engineer

2014 – 2013

Carleton University

Department of Civil & Environmental Engineering
Research Engineer

2013 - 2009

Carleton University

Department of Civil & Environmental Engineering
Research Assistant and Teachers Assistant

2008 – 2009

SLR Consulting Limited

Contaminated Sites
Junior Environmental Engineer

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

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