



Geotechnical  
Engineering

Environmental  
Engineering

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Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## Phase I-Environmental Site Assessment

760 River Road  
Ottawa, Ontario

Prepared For

Claridge Homes

### Paterson Group Inc.

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October 22, 2018

Report: PE4467-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Claridge Homes to conduct a Phase I-Environmental Site Assessment (ESA) of the property addressed 760 River 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 residential dwelling/farmstead prior to 1946 until 2016 and has since been vacant land. Neighbouring land use has been residential and agricultural. No potentially 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 site was observed to be undergoing the initial stages of site development with some grading taking place and the construction of a sales centre. At the time of the visit, neighbouring properties within the Phase I study area were observed from publicly accessible roadways. Potentially contaminating activities were not 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.

### **Conclusion**

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

## 1.0 INTRODUCTION

At the request of Claridge Homes, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of the property addressed 760 River 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:	760 River Road, Ottawa, Ontario.
Legal Description:	Part of Lots 22 and 23, Broken Front Concession Rideau Front, Township of Gloucester, in the City of Ottawa
Property Identification Numbers:	04589-1857
Location:	The site is located on the west side of River Road, 620 meters north of the intersection with Nicolls Island Road, 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° 15' 30.14" N, 75° 15' 30.14" W
<b>Site Description:</b>	
Configuration:	Irregular.
Zoning:	DR – Development Reserve Zone
Current Use:	The subject site is currently undergoing preliminary grading for the proposed residential development.
Services:	The subject site and adjacent lands are currently serviced by private wells and sewage systems.

### **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 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 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 1946 indicated that the subject site was occupied by a farmstead. It is unknown when the subject site was first developed, but it was first used for agricultural /residential purposes.

#### **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**

Paterson did not request a Chain of Title for the subject site as it was determined that sufficient information was gathered from other sources, such as personal interviews, aerials photographs and previous engineering reports.

#### **Environmental Reports**

Paterson Group has conducted an environmental and geotechnical investigations in the immediate vicinity of the subject 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 as well as part of the proposed residential. 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 October 18, 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. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **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. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **MECP Waste Management Records**

A request was submitted to the MECP FOI office for information with respect to waste management records. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **MECP 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 Municipal Coal Gasification Plant Sites are located within the Phase I study area.

### **MECP Submissions**

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **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 1 km 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 October 18, 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 October 18, 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. At the time of issuance of this report, the HLUI search results had not been received. 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:

- |      |   |
|------|---|
| 1946 | The subject site appears to be occupied by a couple of large barn-like structures, a private garage and residential dwelling. The majority of the subject land is agricultural fields. The surrounding lands appear as vacant agricultural land with occasional residential dwellings. The Rideau River is present to the west and River Road is present to the east. |
| 1956 | No significant changes are apparent on the subject site or adjacent properties.   |
| 1968 | No significant changes are apparent to the subject site. The adjacent property to the north appears to be occupied by a farmstead as well. No significant changes have been made to the surrounding lands.  |
| 1976 | No apparent changes have been made to the subject site or surrounding area.   |
| 1991 | No significant changes are apparent to the subject site or surrounding area, with the exception of more tree coverage on the subject property.  |

- 2002      No significant changes have been made to the subject site or surrounding properties. Residential development is beginning to occur further to the north.
- 2017      All of the previous structures on the subject site have been demolished and no longer exist at this time. The subject site and adjacent properties to the north, east, and south appear as vacant lands. The surrounding lands appear unchanged from the previous photograph, with the exception of further to the north, where there has been an increase in residential development.

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 significantly down to the west in the direction of the Rideau River. The Rideau River is located to the immediate west of the subject site. A couple of its tributaries are located on the south and east portions of the subject site. 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 southern area of the site consists of dolomite of the Oxford Formation, while the northern area consists of sandstone and dolomite of the March Formation. The site is located in an area where both offshore marine sediments and marine sediments of clay and silt are present, respectively, beneath the western and eastern areas of the subject site. The drift thickness in the area ranges from 10 to 25 m.

## **Water Well Records**

A Well Record search was conducted on October 18, 2018 for all drilled wells within 250 m of the subject site. The well record search returned thirteen (13) domestic well records, six (6) of which were located on-site, while three (3) were identified north and four (4) identified south of the subject site. No potential environmental concern has been 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**

A couple of small tributaries exist on the subject site and flow southwest and west in the direction of the Rideau River, which is located immediately west of the site. No areas of natural significance are known to exist in the Phase I study area.

# **5.0 INTERVIEWS**

## **Property Owner Representative**

Mr. Vincent Denomme with Claridge Homes was interviewed via email as part of this assessment. Claridge Homes purchased the subject property in 2013 and demolished the residential home and associated buildings located on the northeast corner of the property in 2016. The subject site has since been vacant. 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 October 18, 2018. Weather conditions were sunny and windy with a temperature of approximately 4°C. Ms. Mandy Witteman from the Environmental Department of Paterson conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

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

### **Buildings and Structures**

There is one structure currently under construction on the southeast corner of the subject site; a sales centre for the future residential development. No

aboveground storage tanks (ASTs) or evidence of underground storage tanks (USTs) or other chemical storage were observed at the subject site.

### **Site Features**

The site is vacant and in the initial grading stages for the proposed residential development. The site is covered by soil and some gravel along the eastern edge of the property, while the majority of the remaining land along the western and northern edges is grass, brush and tree covered.

The site topography is relatively at grade with River Road, and slopes down towards the west. The regional topography slopes down towards the west as well, in the direction of the Rideau River. Site drainage consists primarily of infiltration.

No underground structures, drains, or private sewage systems were observed or suspected at the subject land at the time of the site visit. 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 soil or unidentified substances were observed on-site at this time.

### **Fill Material**

Evidence of some fill placement was observed on-site. The fill consisted of native soil that most likely originated from the subject site. Some gravel was also observed on site to create an access lane. The fill was not considered to be deleterious and does not pose an environmental issue.

### **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 - Vacant land, followed by Residential dwellings;
- South - Residential dwellings and vacant land;
- East - River Road, followed by vacant, undeveloped land;
- West - The Rideau River, followed by Beryl Gaffney Park.

The current use of the immediately adjacent properties is 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 PE4467-2 – 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 associated potentially contaminating activities dating back to the first developed use of the site.

<b>Table 1 - Land Use History – 760 River Road</b>			
<b>Time Period</b>	<b>Land Use</b>	<b>Potentially Contaminating Activities (PCAs)</b>	<b>Areas of Potential Environmental Concern (APECs)</b>
1946 – 2016	Farmstead/residential	None	None
2016 - present	Vacant land	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 10 to 15 m on the southern edge and up to 25 m on the northern edge of the subject site. The overburden on the eastern part is comprised of offshore marine deposits of clay and silt and offshore marine sediments of erosional terraces on the western part of the subject site. Bedrock in the area is comprised of dolomite, and dolomite

with some sandstone of the Oxford Formation and March Formation, respectively.

### **Fill Material**

Based on the site inspection, some fill material was observed to have been placed along the eastern edge of the property. The fill material consisted of some gravel as well as native reworked soil, consistent with typical construction sites. The fill material is not considered to pose a risk to 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.

### **Existing Buildings and Structures**

The subject site is currently an active construction site with one partially completed structure (sales centre).

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

A small tributary on the subject site flows west into the Rideau River. No areas of natural significance were identified on the site or in the Phase I study area.

### **Drinking Water Wells**

Six (6) potable water wells were located on the subject site. All wells on-site were drilled to fresh water at depths ranging from 13 to 30.5 m. 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.

## **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 to conduct a Phase I-Environmental Site Assessment (ESA) of the property addressed 760 River 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 residential dwelling/farmstead prior to 1946 until 2016 and has since been vacant land. Neighbouring land use has been residential and agricultural. No potentially 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 site was observed to be undergoing the initial stages of site development with some grading taking place and the construction of a sales centre. At the time of the visit, neighbouring properties within the Phase I study area were observed from publicly accessible roadways. Potentially contaminating activities were not 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.**



## 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. Permission and notification from Claridge Homes 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
- 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.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4467-1 – SITE PLAN**

**DRAWING PE4467-2 – SURROUNDING LAND USE PLAN**

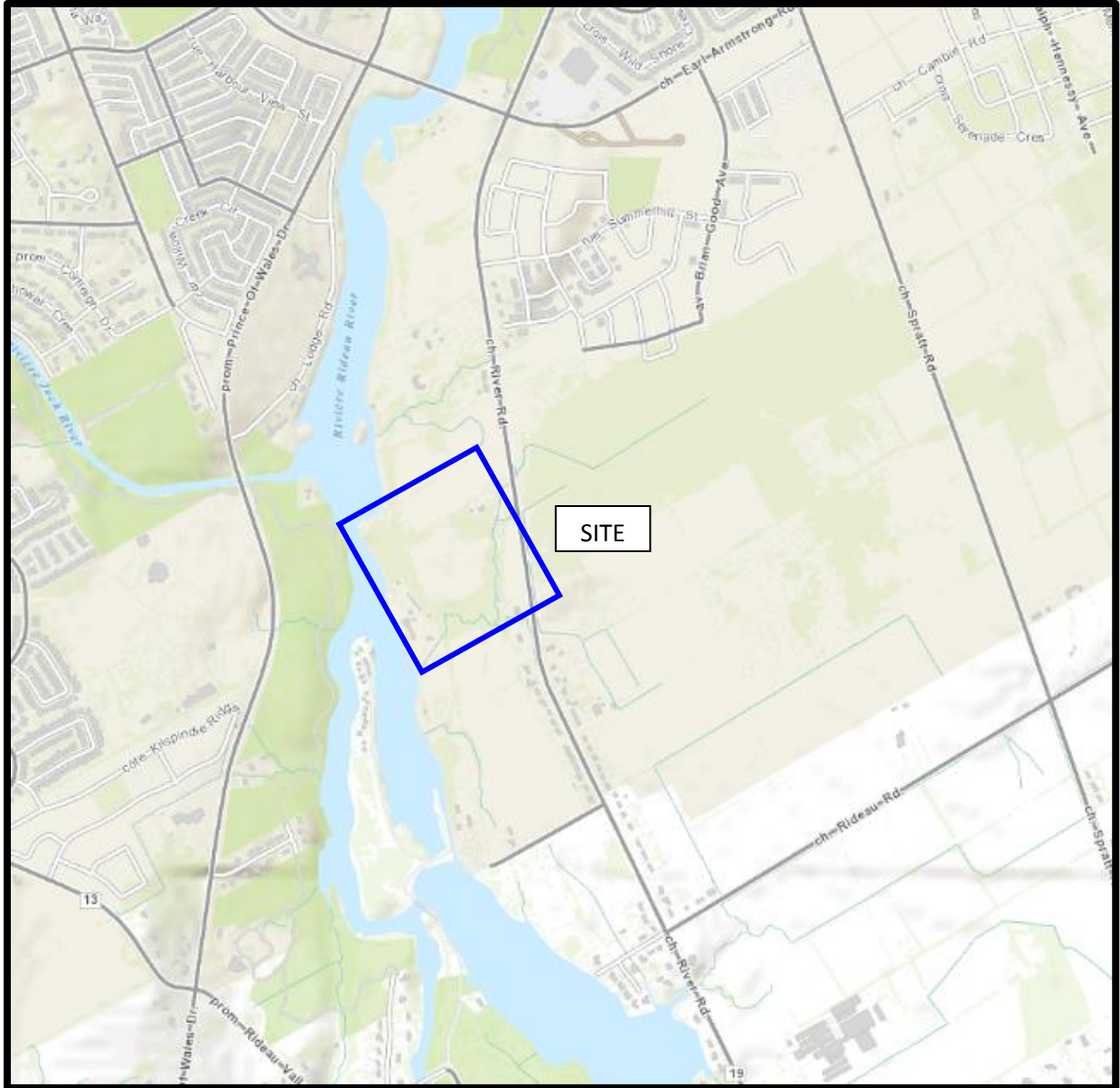


FIGURE 1  
KEY PLAN

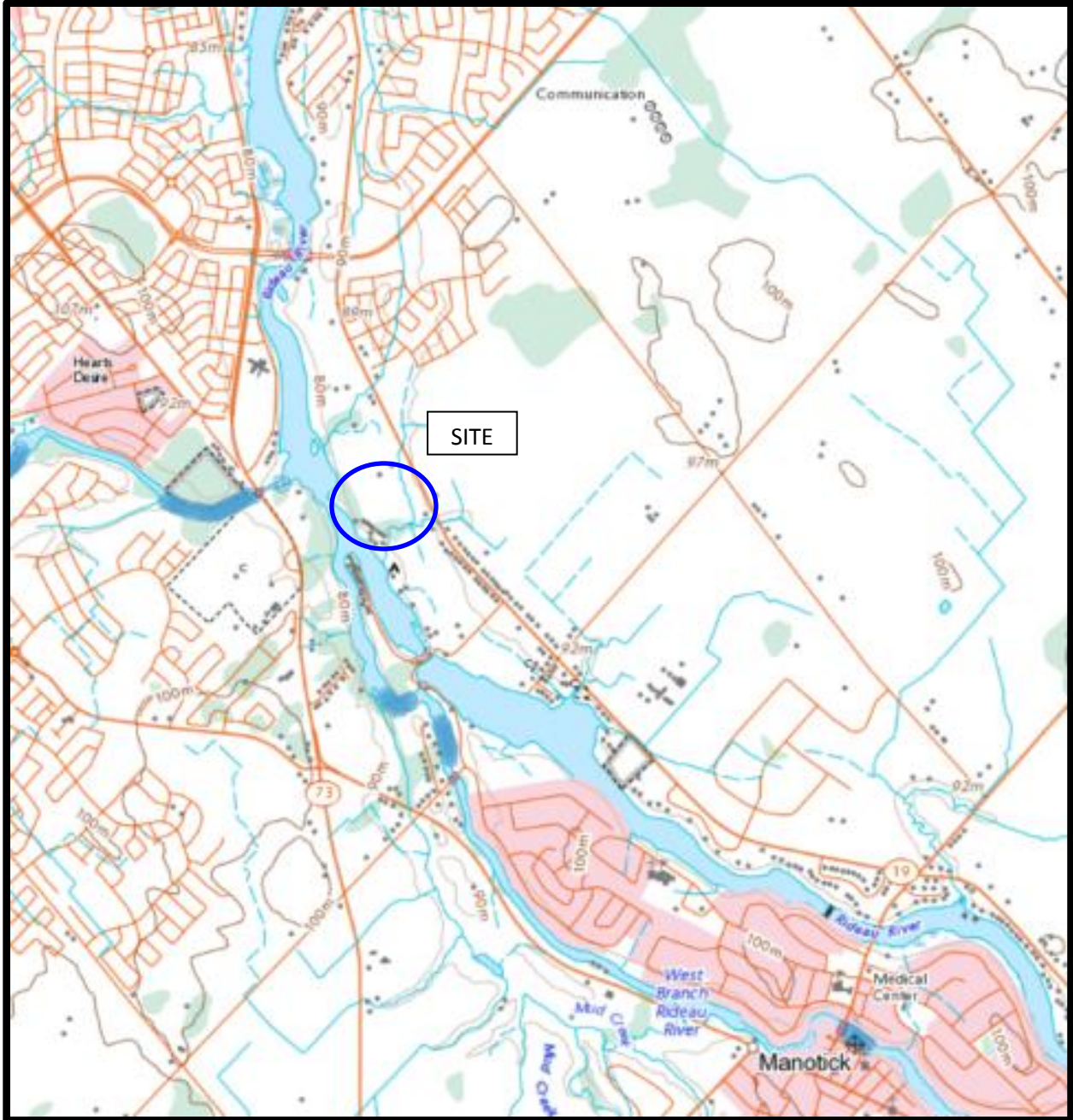
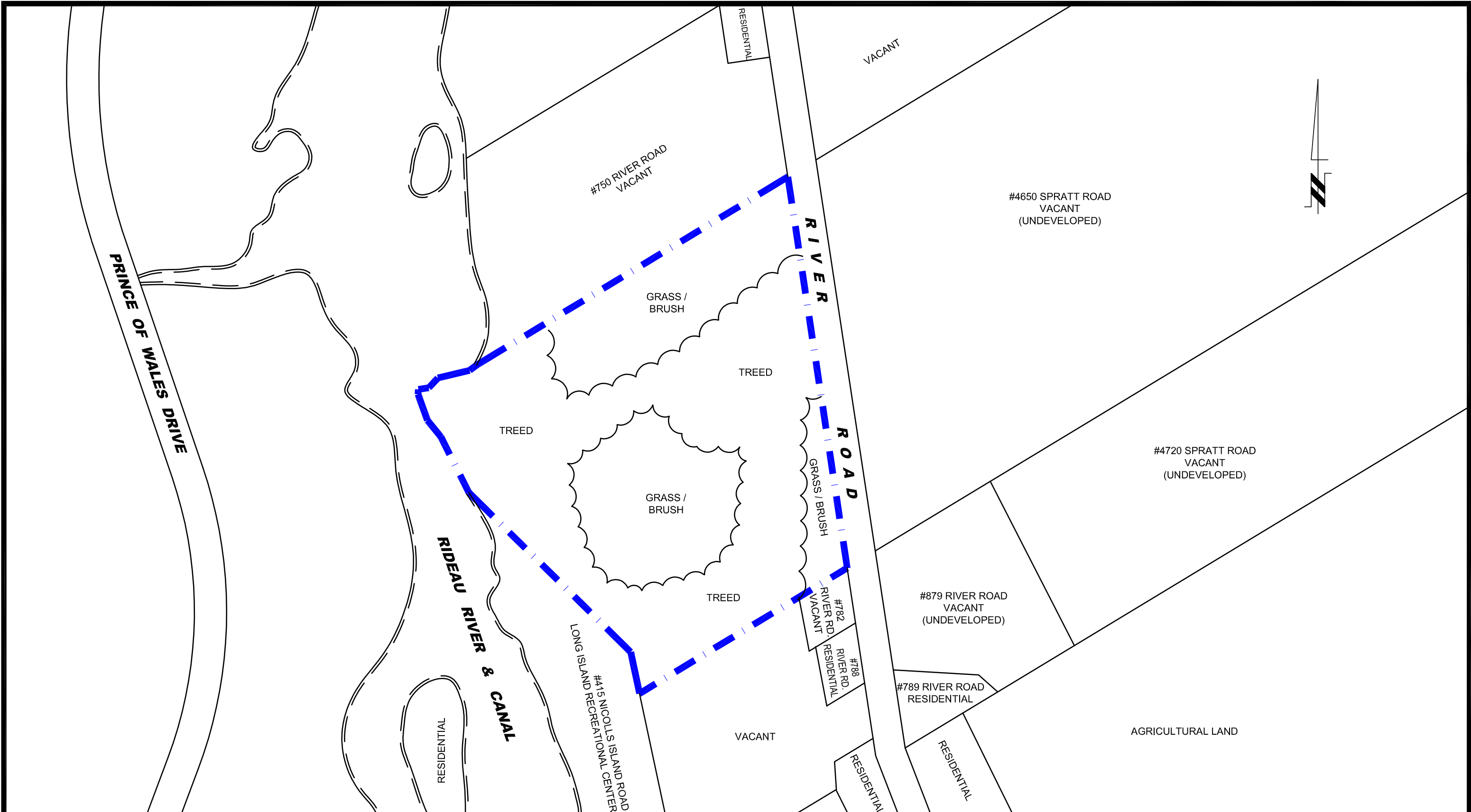


FIGURE 2  
TOPOGRAPHIC MAP



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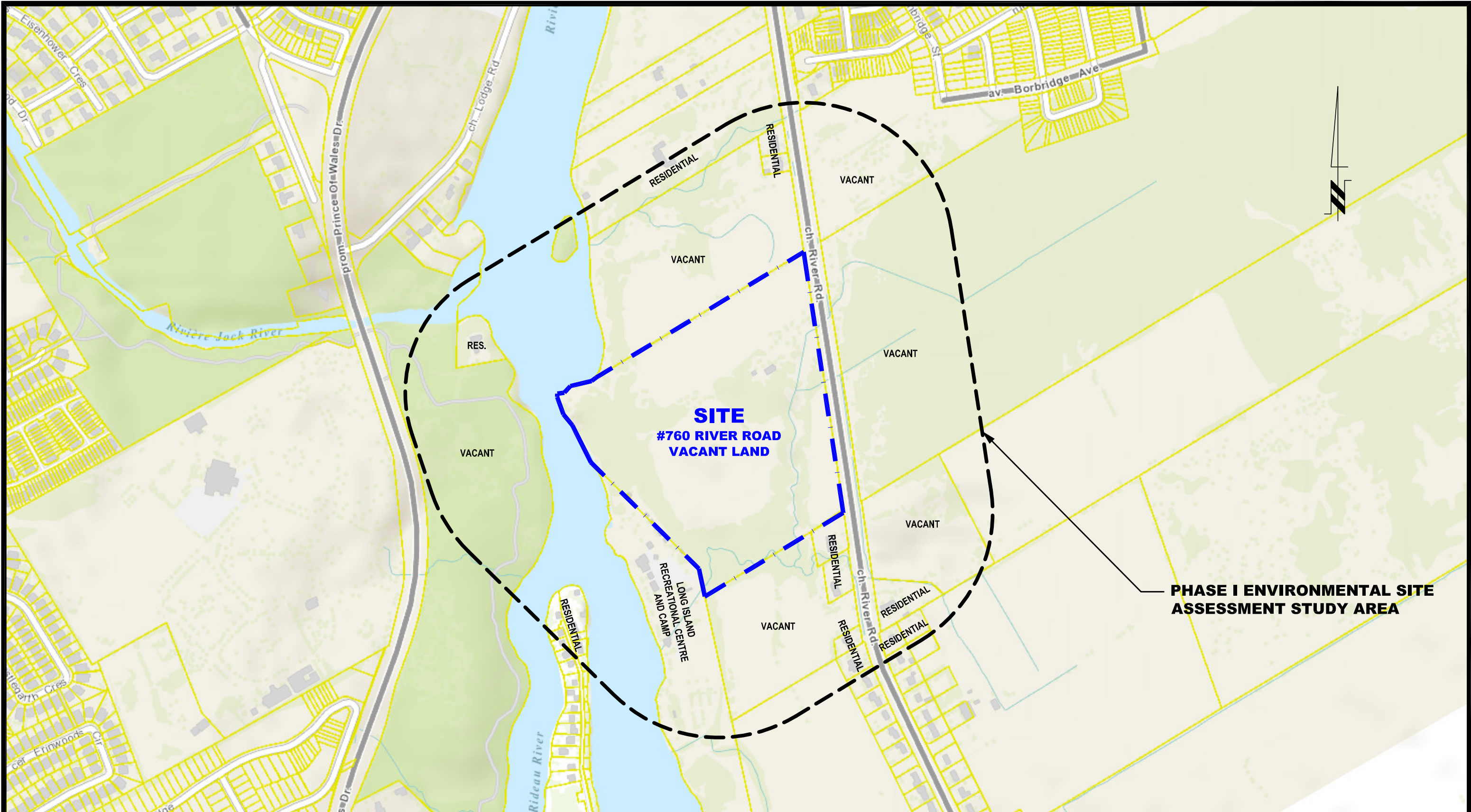
NO.	REVISIONS	DATE	INITIAL
0			

**CLARIGE HOMES**  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
**VACANT LAND - 760 RIVER ROAD**

OTTAWA, ONTARIO

**Site: SITE PLAN**

Scale:	1:4000	Date:	10/2018
Drawn by:	MPG	Report No.:	PE4467-1
Checked by:	MW	Dwg. No.:	<b>PE4467-1</b>
Approved by:	MSD	Revision No.:	0



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NO.	REVISIONS	DATE	INITIAL
0			

CLARIGE HOMES  
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
 VACANT LAND - 760 RIVER ROAD

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

Scale:	1:6000	Date:	10/2018
Drawn by:	MPG	Report No.:	PE4467-1
Checked by:	MW	Dwg. No.:	<b>PE4467-2</b>
Approved by:	MSD	Revision No.:	0

# **APPENDIX 1**

**SURVEY PLAN**

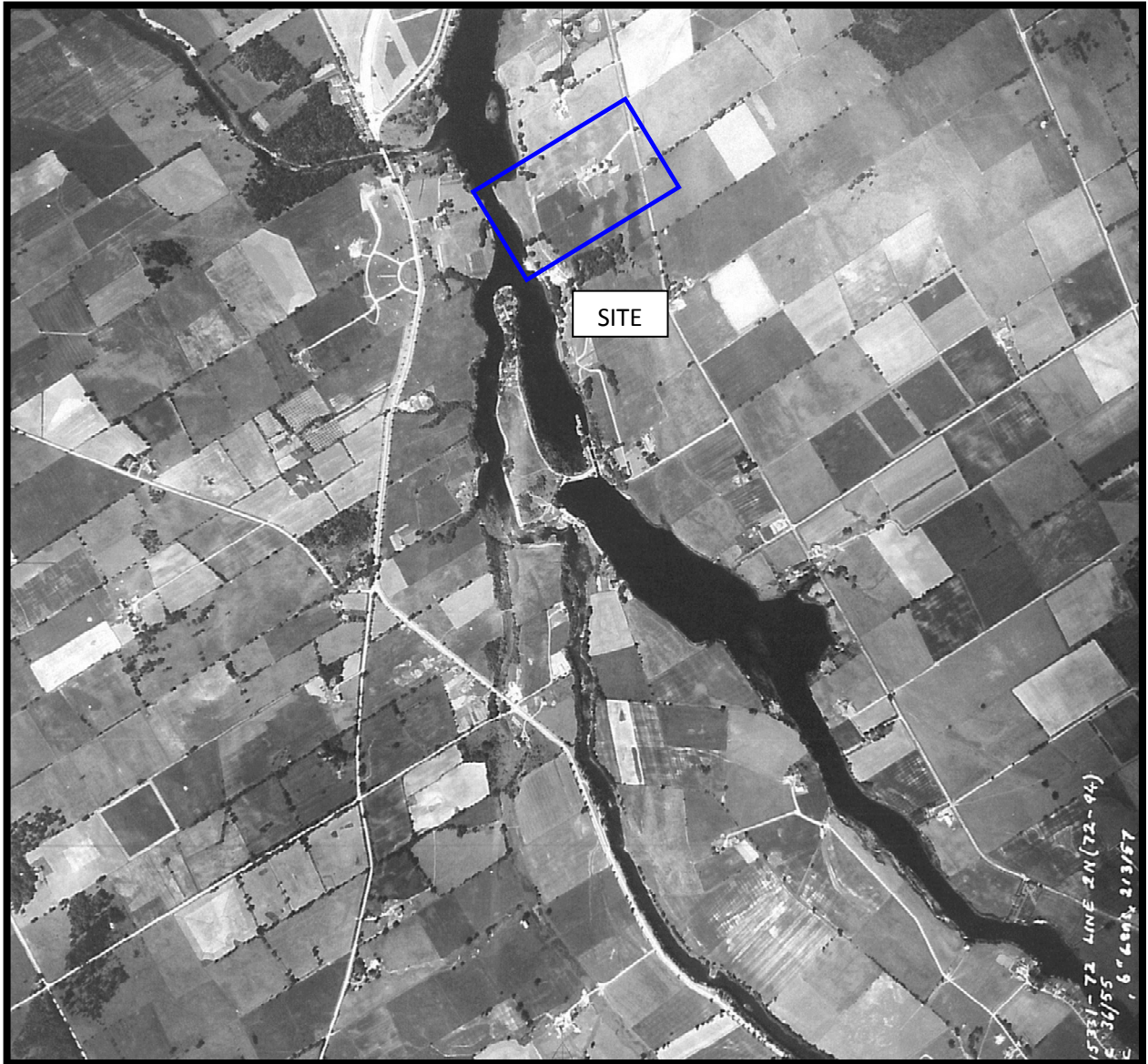
**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**





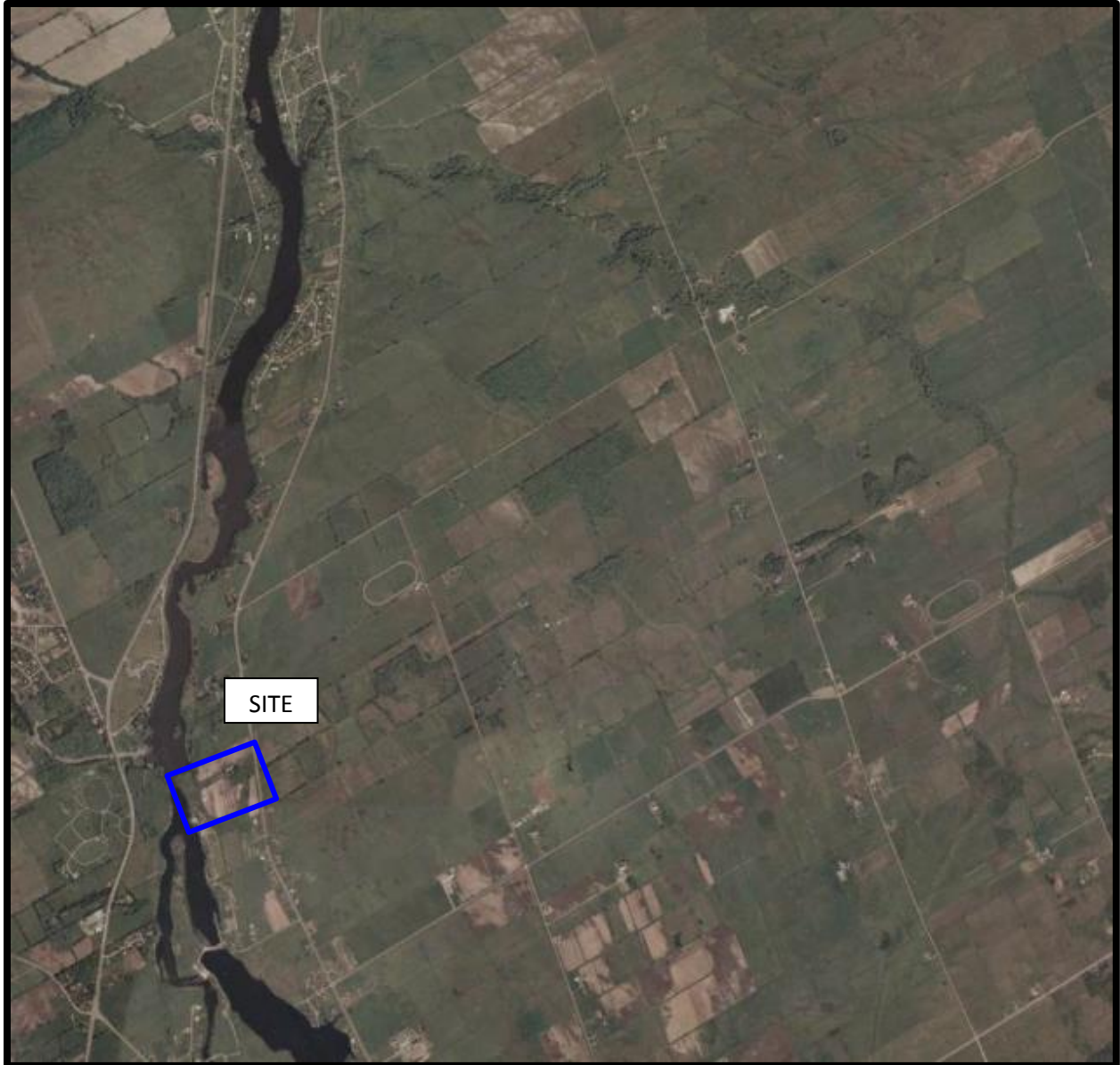
AERIAL PHOTOGRAPH  
1946



AERIAL PHOTOGRAPH  
1956



AERIAL PHOTOGRAPH  
1968



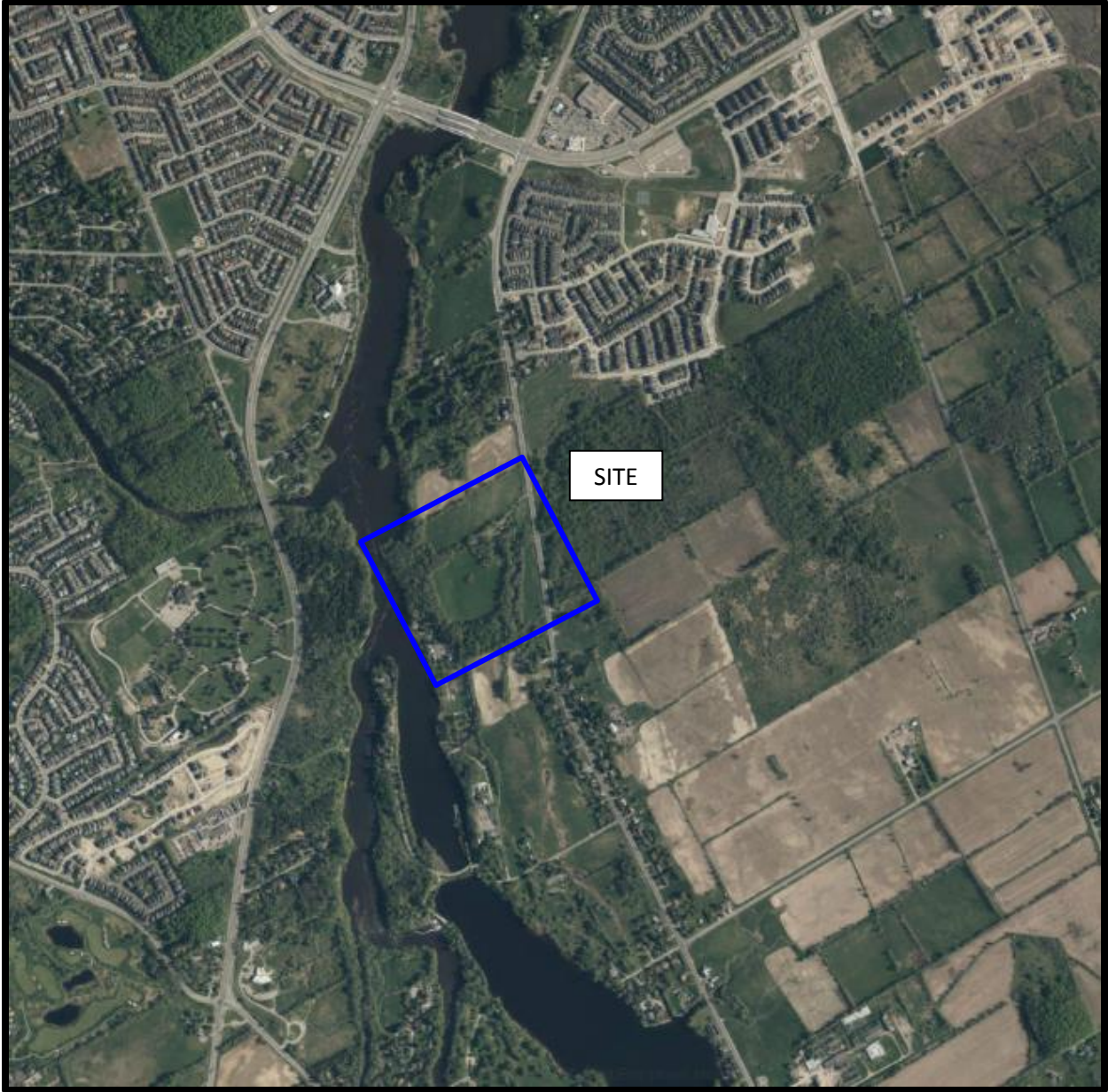
AERIAL PHOTOGRAPH  
1976



AERIAL PHOTOGRAPH  
1991



AERIAL PHOTOGRAPH  
2002



AERIAL PHOTOGRAPH  
2017

## Site Photographs

PE4467

760 River Road, Ottawa, ON

October 26, 2018



Photograph 1: View of the southeast end of the subject property, looking onto a future sales office.



Photograph 2: View of the central portion of the subject site, taken from River Road.



## Site Photographs

PE4467

760 River Road, Ottawa, ON

October 26, 2018



Photograph 3: View of the northeast side of the subject site, along River Road, looking north.

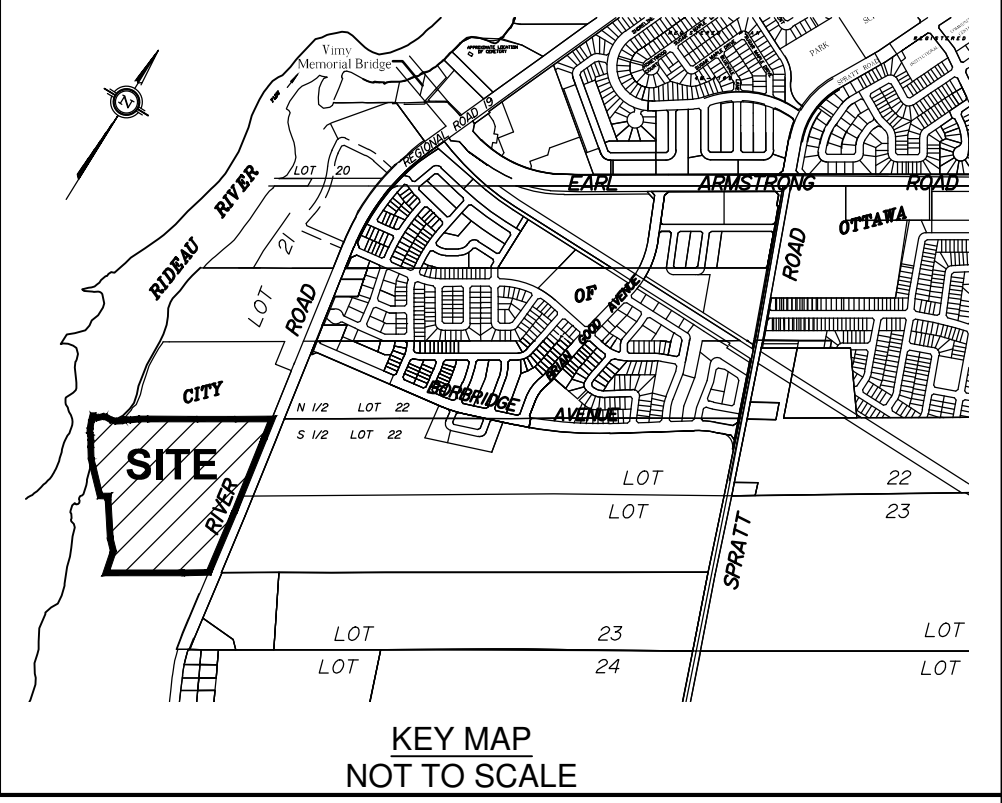


Photograph 4: View of the central portion of the subject site, looking west.

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 HERWEYER, MCIP RPP, MANAGER ---  
DEVELOPMENT REVIEW-SOUTH  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 22 And 23 BROKEN FRONT CONCESSION RIDEAU FRONT**  
Geographic Township of Gloucester  
CITY OF OTTAWA  
Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 1000  
40 30 20 10 0 10 20 30 40 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 :  
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

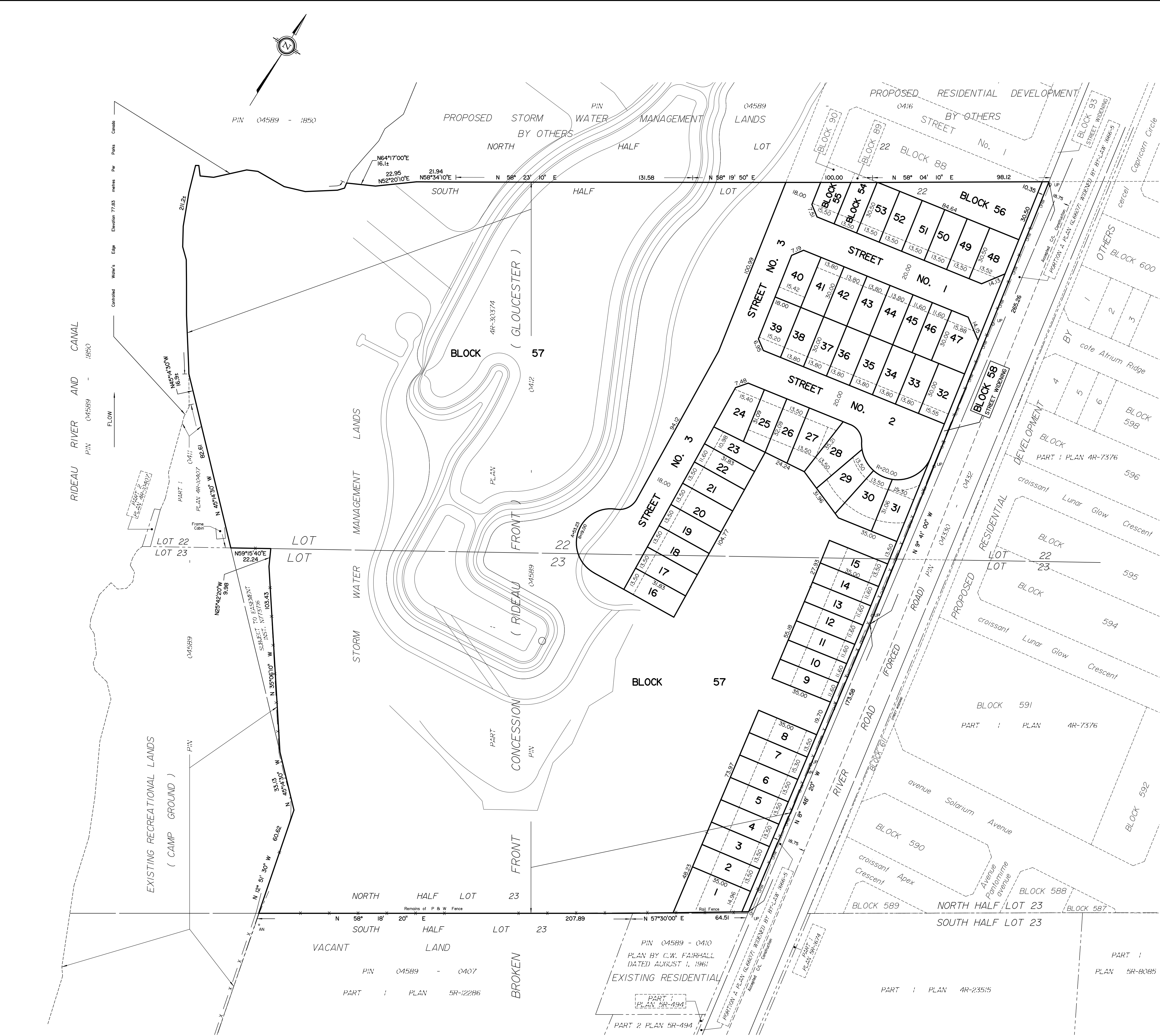
**OWNER'S CERTIFICATE**

This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Date \_\_\_\_\_ Jim Burghout  
Authorized Signing Officer  
Claridge Homes Corporation  
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) single family residential housing and storm water management lands
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see soils report
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan



# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION**

**TSSA CORRESPONDENCE**

**MECP WELL RECORDS**

**HLUI RESPONSE**

Ministry of the Environment,  
Conservation and Parks

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

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

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



October 29, 2018

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-2018-06989, Your Reference PE4467**


This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 760 River Road, Ottawa.

After a thorough search through the files 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, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

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 Rebeka Bogdan at the **Freedom of Information Office at 416-314-4075**.

Yours truly,

FOR 

Janet Dadufalza  
FOI Manager

## Mandy Witteman

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** October-18-18 5:12 PM  
**To:** Mandy Witteman  
**Subject:** RE: Search records request (PE4467)

Hello 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](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [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.

Kind regards,

Yalini



**Yalini Kanagendran | Public Information Agent**

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3449 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



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**From:** Mandy Witteman <MWitteman@Patersongroup.ca>  
**Sent:** October 18, 2018 1:25 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Search records request (PE4467)

Good Afternoon,

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:

River Road: 760, 782, 788, 792, 798, 879, 750, 746

Spratt Rd: 4650

Nicolls Island Rd: 415,

Thank you

[Go Back to Map](#)

## Well ID

Well ID Number: 1509609

Well Audit Number:

Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

### Address of Well Location

<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	022
<b>Concession</b>	BF
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 444750.70 Northing: 5011772.00

### Municipal Plan and Sublot Number

Other

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
GREY	CLAY SNDS	BLDR		0 ft 40 ft	40 ft 57 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

### Method of Construction Well Use

Cable Tool

Domestic

## Status of Well

Water Supply

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5 inch	STEEL		40 ft
2 inch	STEEL		50 ft

2 inch OPEN HOLE

57 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1301

## Results of Well Yield Testing

After test of well yield, water was CLEAR

If pumping discontinued, give reason

Pump intake set at

Pumping Rate 10 GPM

Duration of Pumping 1 h:0 m

Final water level 8 ft

If flowing give rate

Recommended pump depth 25 ft

Recommended pump rate 10 GPM

Well Production PUMP

Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	6 ft		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
55 ft	Fresh

319/56.



ONTARIO

Meagher 45 No 326

UTM 118Z 445040E

5R 50112140N

Elev. 4R 02911

Basin Broken Front Lot 22

The Water-well Drillers Act, 1954  
Department of Mines

GROUND WATER BRANCH  
AUG 14 1957  
ONTARIO WATER RESOURCES COMMISSION

# Water-Well Record

County or Territorial District Parleton Township, Village, Town or City Gloucester  
Address W. Manolich  
(day) (month) (year)

### Pipe and Casing Record

### Pumping Test

Casing diameter(s) 4" Static level 11'  
Length(s) 46' Pumping rate 300 G.P.H.  
Type of screen NONE Pumping level 16'  
Length of screen ..... Duration of test 1 hr.

### 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)
<u>Clay</u>	<u>0'</u>	<u>46'</u>			
<u>limestone grey</u>	<u>46'</u>	<u>21'</u>	<u>51'</u>	<u>40'</u>	<u>fresh</u>

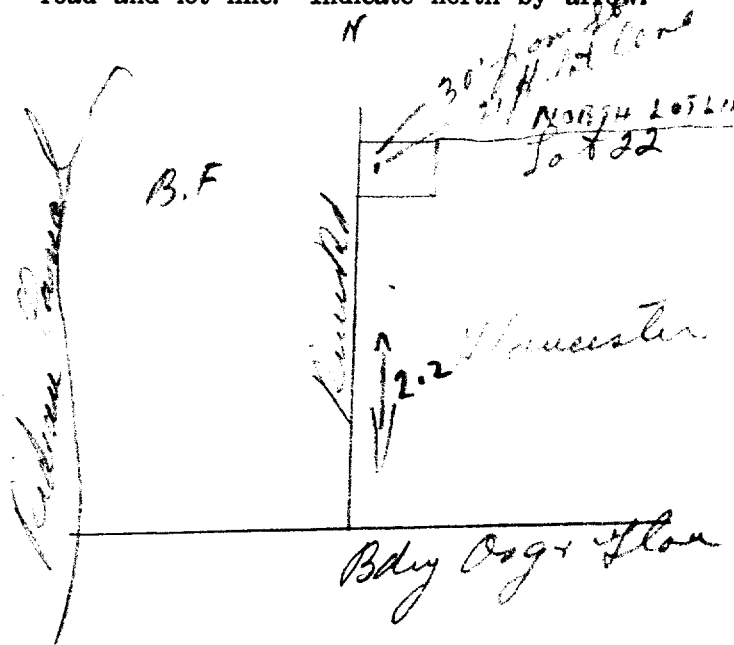
For what purpose(s) is the water to be used? home  
Is water clear or cloudy? clear  
Is well on upland, in valley, or on hillside? valley  
Drilling firm M. Meagher  
Address 639 Howardwood Ave  
Name of Driller M. Meagher  
Licence Number 171

I certify that the foregoing statements of fact are true.

Date July 8 M. Meagher  
Signature of Licensee

### Location of Well

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





31G/56.

UTM 118Z 445101510E

5R 51011211010N

Block 44R 62492

Basin 230



ONTARIO

The Water-well Drillers Act, 1954  
Department of Mines

GROUND WATER BRANCH  
15 No 327  
AUG 14 1957  
ONTARIO WATER  
RESOURCES COMMISSION

# Water-Well Record

County or Territorial District RF Peleton Township, Village, Town or City Gloucester  
Address Manotick  
(day) (month) (year)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) 4"  
Length(s) 46'  
Type of screen NONE  
Length of screen

Static level 11'  
Pumping rate 300 G.P.M.  
Pumping level 16'  
Duration of test 1 hr.

## 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)
<u>Clay</u>	<u>0</u>	<u>46'</u>			
<u>Sandstone GREY</u>	<u>46'</u>	<u>51'</u>	<u>51'</u>	<u>40'</u>	<u>fresh</u>

For what purpose(s) is the water to be used?  
Home

Is water clear or cloudy? clear

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

Drilling firm M. M. Teacher

Address 639 Hawthood Ave

Name of Driller M. M. Teacher

Address

Licence Number 171

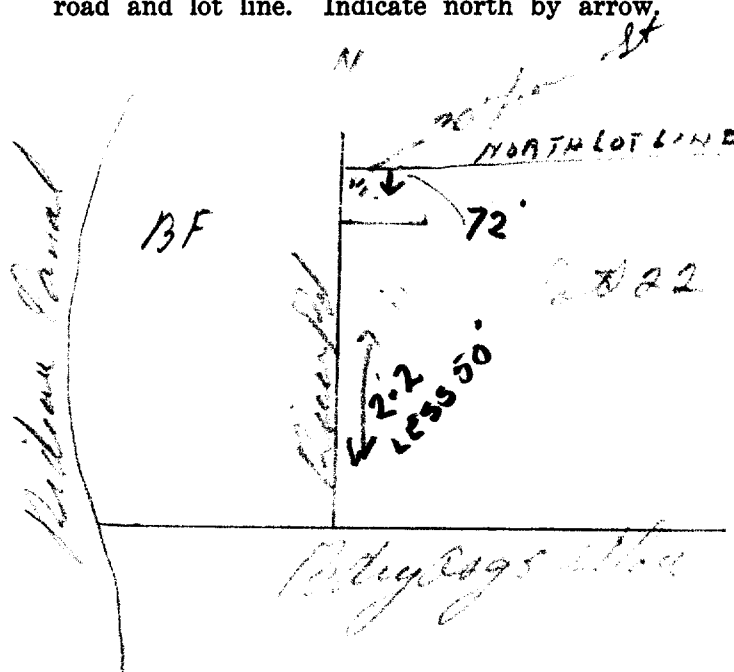
I certify that the foregoing statements of fact are true.

Date July 18 1950

Signature of Licensee

## Location of Well

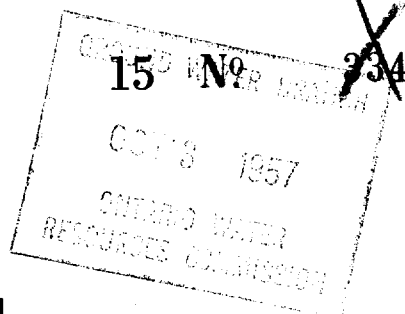
In diagram below show distances of well from road and lot line. Indicate north by arrow.



316/56.



ONTARIO



UTM 118 2 445101710 E

5 R 51011141810 N

Elev. 4 R 0121910

The Water-well Drillers Act, 1954

Department of Mines

Basin 215

# Water-Well Record

Broken Front lot 23 RF

County or Territorial District Carleton Township, Village, Town or City Gloucester

Village, Town or City

Address Bulling Bridge

(day) (month) (year)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) 3"  
Length(s) 80 ft  
Type of screen  
Length of screen

Static level 23 ft  
Pumping rate 300 G.P.H  
Pumping level 30 ft  
Duration of test 2 hr

## 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)
<u>Hard clay</u>	<u>0</u>	<u>80</u>	<u>100</u>	<u>77</u>	<u>sulphur</u>
<u>Sand stone</u>	<u>80</u>	<u>100</u>			

For what purpose(s) is the water to be used? Home

Is water clear or cloudy? clear

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

Drilling firm J. R. Cosette

Address 1652 Base Line R.D.

Name of Driller J. R. Cosette

Address

Licence Number 395

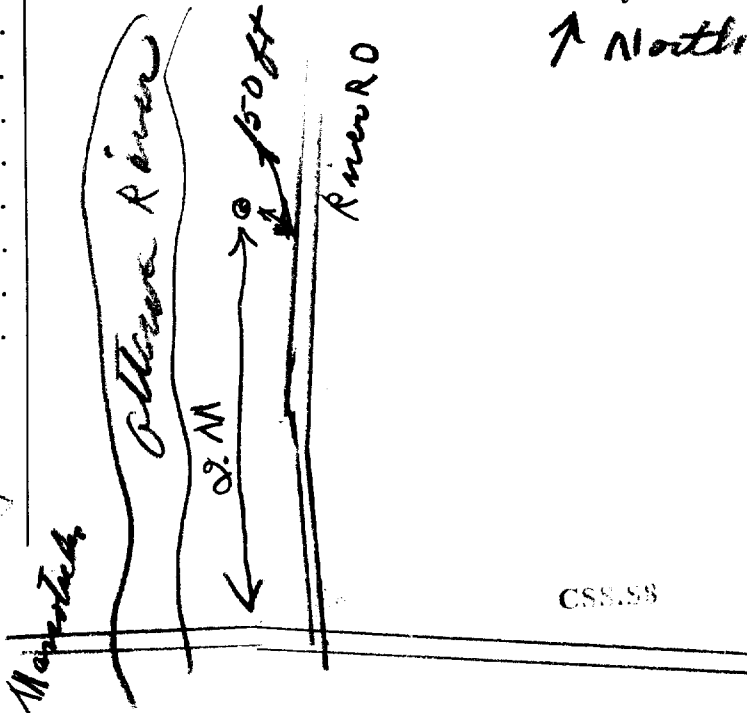
I certify that the foregoing statements of fact are true.

Date Sept. 19/57 J. R. Cosette

Signature of Licensee

## Location of Well

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



CSS-58

JTM 118-4447210  
 191501115010 CODED  
 Elev. 101260  
 Basin 25

Con. B.F.  
 R.E.  
 L22



1509609

WATER RESOURCES  
 DIVISION

AUG 27 1968

ONTARIO WATER  
 RESOURCES COMMISSION  
 Gloucester

B

The Ontario Water Resources Commission Act

# WATER WELL RECORD

County or District Carleton Place Township, Village, Town or City Gloucester  
 Con. B.F. R.F. Lot 22 Date completed 20 August 1968  
 (day month year)  
 Address 64 Delaware Ave., Ottawa, Ont.

### Casing and Screen Record

Inside diameter of casing 40' of 5" & 10' of 2"  
 Total length of casing 40' " 5" - 10"  
 Type of screen nil  
 Length of screen n/a  
 Depth to top of screen n/a  
 Diameter of finished hole 2"

### Pumping Test

Static level 6'  
 Test-pumping rate 10 G.P.M.  
 Pumping level 8  
 Duration of test pumping 1 Hour  
 Water clear or cloudy at end of test clear  
 Recommended pumping rate 10' G.P.M.  
 with pump setting of 25' feet below ground surface

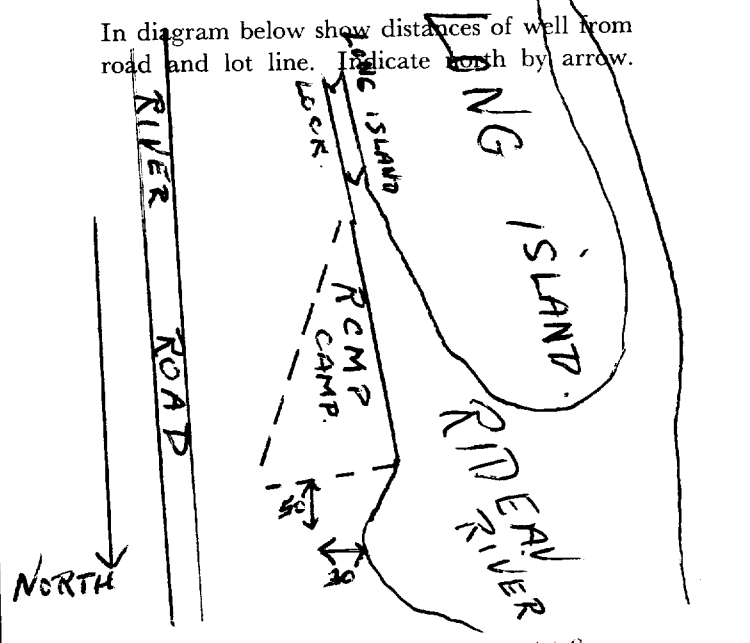
### Well Log

### Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>Grey Clay - Boulders</u>	<u>0</u>	<u>40</u>		
<u>SANDSTONE</u>	<u>40</u>	<u>57</u>	<u>55'</u>	<u>FRESH</u>

For what purpose(s) is the water to be used? Winterized cottage  
 Is well on upland, in valley, or on hillside? valley  
 Drilling or Boring Firm Blair Phillips Drilling Co. Ltd.,  
 Address 1119 Malise Rd.,  
Ottawa 5, Ontario.  
 Licence Number 2779  
 Name of Driller or Borer Ron. Phillips  
 Address 1440 Mayview Apt. #207 Ottawa, Ont.  
 Date 20 August 1968  
 (Signature of Licensed Drilling or Boring Contractor)

### Location of Well



[Go Back to Map](#)

## Well ID

Well ID Number: 1500334

Well Audit Number:

Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	023
<b>Concession</b>	BF
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445100.80 Northing: 5011702.00
Municipal Plan and Sublot Number	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	CLAY			0 ft	80 ft
	SNDS			80 ft	100 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

Method of Construction	Well Use
Cable Tool	Domestic

## Status of Well

Water Supply

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
3 inch	STEEL		80 ft
3 inch	OPEN HOLE		100 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1603

## Results of Well Yield Testing

After test of well yield, water was	CLEAR
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	5 GPM
Duration of Pumping	3 h:0 m
Final water level	30 ft
If flowing give rate	
Recommended pump depth	
Recommended pump rate	
Well Production	PUMP
Disinfected?	

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	23 ft		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
100 ft	Sulphur

[Go Back to Map](#)

## Well ID

Well ID Number: 1500334

Well Audit Number:

Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	023
<b>Concession</b>	BF
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445100.80 Northing: 5011702.00
Municipal Plan and Sublot Number	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	CLAY			0 ft	80 ft
	SNDS			80 ft	100 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

Method of Construction	Well Use
Cable Tool	Domestic

## Status of Well

Water Supply

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
3 inch	STEEL		80 ft
3 inch	OPEN HOLE		100 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1603

## Results of Well Yield Testing

After test of well yield, water was	CLEAR
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	5 GPM
Duration of Pumping	3 h:0 m
Final water level	30 ft
If flowing give rate	
Recommended pump depth	
Recommended pump rate	
Well Production	PUMP
Disinfected?	

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	23 ft		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
100 ft	Sulphur

[Go Back to Map](#)

## Well ID

Well ID Number: 1500338

Well Audit Number:

Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

### Address of Well Location

<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	023
<b>Concession</b>	BF
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 444790.80 Northing: 5011632.00

### Municipal Plan and Sublot Number

Other

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	CLAY	BLDR		0 ft	25 ft
	GRVL			25 ft	44 ft
	LMSN			44 ft	55 ft
	SNDS			55 ft	59 ft
	LMSN			59 ft	64 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

### Method of Construction Well Use

Cable Tool

Public

## Status of Well

Water Supply

## Construction Record - Casing

Inside	Open Hole or material	Depth	Depth
--------	-----------------------	-------	-------



Diameter		From	To
5 inch	STEEL		47 ft
5 inch	OPEN HOLE		64 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1503

## Results of Well Yield Testing

After test of well yield, water was	CLEAR
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	10 GPM
Duration of Pumping	0 h:30 m
Final water level	2 ft
If flowing give rate	2 GPM
Recommended pump depth	50 ft
Recommended pump rate	10 GPM
Well Production	PUMP
Disinfected?	

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	FLW		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

[Go Back to Map](#)

## Well ID

Well ID Number: 1500337

Well Audit Number:

Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

### Address of Well Location

<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	023
<b>Concession</b>	BF
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 444840.80 Northing: 5011582.00

### Municipal Plan and Sublot Number

Other

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	CLAY			0 ft	15 ft
	BLDR	MSND		15 ft	28 ft
	GRVL	MSND		28 ft	52 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

### Method of Construction Well Use

Cable Tool

Public

## Status of Well

Water Supply

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5 inch	STEEL		45 ft

5 inch

52 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1503

## Results of Well Yield Testing

After test of well yield, water was CLEAR

If pumping discontinued, give reason

Pump intake set at

Pumping Rate 10 GPM

Duration of Pumping 1 h:0 m

Final water level 2 ft

If flowing give rate

Recommended pump depth 40 ft

Recommended pump rate 5 GPM

Well Production PUMP

Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	2 ft		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
51 ft	Fresh

[Go Back to Map](#)

## Well ID

Well ID Number: 1500335

Well Audit Number:

Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

### Address of Well Location

<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	023
<b>Concession</b>	BF
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445090.80 Northing: 5011912.00

### Municipal Plan and Sublot Number

Other

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLUE	CLAY			0 ft	21 ft
	MSND	BLDR	GRVL	21 ft	49 ft
	SNDS			49 ft	85 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

Method of Construction	Well Use
Cable Tool	Domestic

## Status of Well

Water Supply

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
2 inch	STEEL		51 ft

2 inch OPEN HOLE

85 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1802

## Results of Well Yield Testing

After test of well yield, water was CLEAR

If pumping discontinued, give reason

Pump intake set at

Pumping Rate 5 GPM

Duration of Pumping 1 h:0 m

Final water level 35 ft

If flowing give rate

Recommended pump depth 35 ft

Recommended pump rate 5 GPM

Well Production PUMP

Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	23 ft		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
82 ft	Fresh



Well ID Number: 7287853  
 Well Audit Number: Z237339  
 Well Tag Number:

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	793 RIVER RD
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445196.00 Northing: 5011539.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
----------------	----------------------	-----------------	---------------------	------------	----------

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
6 ft	0 ft	BACKFILL	
72 ft	6 ft	3/8 HOLEPLUG 2BAGS	
0 ft	72 ft	2" DRILLED WELL ABANDONMENT	

## Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

## Status of Well

Abandoned-Other

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1119

## Results of Well Yield Testing

---

 After test of well yield, water was

---

 If pumping discontinued, give reason

---

 Pump intake set at

---

 Pumping Rate

---

 Duration of Pumping

---

 Final water level

---

 If flowing give rate

---

 Recommended pump depth

---

 Recommended pump rate

---

 Well Production

---

 Disinfected? Y

## Draw Down & Recovery

---

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
---------------------	-----------------------	--------------------	----------------------

---

SWL

1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

---

Water Found at Depth	Kind
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---

## Hole Diameter

---

Depth From	Depth To	Diameter
------------	----------	----------

---

Audit Number: Z237339

Date Well Completed: April 28, 2017

Date Well Record Received by MOE: June 07, 2017

Updated: June 28, 2018

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Well ID Number: 7287916  
 Well Audit Number: Z237345  
 Well Tag Number: A207611

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	793 RIVER ROAD
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	MANOTICK
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445201.00 Northing: 5011532.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
GREY	CLAY			0 ft	36 ft
WHIT	SNDS	LMSN		36 ft	53 ft
WHIT	SNDS	LMSN		53 ft	72 ft
WHIT	SNDS	LMSN		72 ft	74 ft
WHIT	SNDS	LMSN		74 ft	81 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
42 ft	0 ft	NEAT CEMENT	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Domestic

## Status of Well

Water Supply

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
6.25 inch	STEEL	-2 ft	42 ft
6 inch	OPEN HOLE	42 ft	81 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1119

### Results of Well Yield Testing

After test of well yield, water was	OTHER
If pumping discontinued, give reason	
Pump intake set at	70 ft
Pumping Rate	20 GPM
Duration of Pumping	1 h:0 m
Final water level	24.25 ft
If flowing give rate	
Recommended pump depth	70 ft
Recommended pump rate	20 GPM
Well Production	
Disinfected?	Y

### Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	19.75 ft		
1	22 ft	1	22.5 ft
2	22.333 ft	2	19.75 ft
3	22.5 ft	3	19.75 ft
4	22.667 ft	4	19.75 ft
5	22.75 ft	5	19.75 ft
10	23.5 ft	10	19.75 ft
15	24.083 ft	15	19.75 ft
20	24.083 ft	20	19.75 ft
25	24.167 ft	25	19.75 ft
30	24.25 ft	30	19.75 ft
40	24.25 ft	40	19.75 ft
45		45	
50	24.25 ft	50	19.75 ft
60	24.25 ft	60	19.75 ft

### Water Details

Water Found at Depth	Kind
53 ft	Untested
72 ft	Untested
74 ft	Untested

### Hole Diameter

Depth From	Depth To	Diameter
0 ft	42 ft	9.75 inch
42 ft	81 ft	6 inch

Audit Number: Z237345

Date Well Completed: April 26, 2017

Date Well Record Received by MOE: June 07, 2017

Updated: June 28, 2018

Rate [Rate](#)

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

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

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

October 17, 2018  
File: PE4467-HLUI

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

**Subject: Authorization Letter, HLUI Search  
Phase I-Environmental Site Assessment  
760 River Road  
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

**Name of Company/Property Owner:**

Claridge Homes (River Road) Inc.

**Name of Representative**

Vincent Denomme

**Authorization of Representative**



**Date**

2018-10-17

# **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., 2013  
Carleton University, B.Eng., 2008  
Environmental Engineering

## 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 Division  
Research Engineer

*2013 - 2009*

### **Carleton University**

Department of Civil & Environmental Engineering Division  
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