July 15, 2025
File: PE5304-LET.01

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Environmental Engineering
Hydrogeology
Materials Testing
Building Science
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Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Double Deck Regional Inc.
c/o Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, Ontario
K2C 0P9

Attention: **Ms. Stefanie Kaminski**

Subject: **Phase I - Environmental Site Assessment Update**
560 Hazeldean Road
Ottawa, Ontario

Dear Madam,

Further to your request and authorization, Paterson Group (Paterson) carried out a Phase I – Environmental Site Assessment (Phase I ESA) Update for the aforementioned site (Phase I Property). This report updates a previous Phase I ESA, completed by Paterson in May 2021.

This letter report is intended to meet the requirements for an updated Phase I ESA, as per Ontario Regulation 153/04, and is to be read in conjunction with the previous 2021 Phase I ESA report.

1.0 Site Information

The Phase I Property is located on the south side of Hazeldean Road, approximately 150 metres east of Mantra Street, in the City of Ottawa, Ontario. The site is currently occupied by a golf driving range, with a small pro shop structure and associated parking lot. The Phase I Property is situated within a suburban setting consisting of residential and commercial properties.

2.0 Previous Engineering Reports

A summary of the previous engineering reports is provided below:

- "*Phase I - Environmental Site Assessment, 560 Hazeldean Road, Ottawa, Ontario*" prepared by Paterson Group Inc. (Report No. PE5304-1, dated May 25, 2021).

According to historical research conducted as part of the 2021 Phase I ESA, the Phase I Property was historically utilized for agricultural purposes until initially developed with a golf driving range and pro shop circa 2001. The surrounding lands were similarly utilized for agricultural purposes until developed for residential and commercial use in the early 2000's.

Based on the historical research, in conjunction with the findings of the site inspection, two (2) potentially contaminating activities (PCAs) were identified on the Phase I Property, resulting in areas of potential environmental concern (APECs). These APECs are listed as follows:

APEC #1 – The presence of two (2) aboveground fuel storage tanks, located in the northwestern portion of the Phase I Property, adjacent to the south side of the subject building.

APEC #2 – The presence of a pole-mounted electrical transformer, located in the northwestern portion of the Phase I Property, adjacent to the main vehicle parking lot.

The findings of the assessment concluded that a Phase II ESA was recommended to address these APECs on the Phase I Property.

3.0 Historical Records Review

Phase I ESA Study Area Determination

A radius of approximately 250 m was deemed appropriate for defining the study area for this assignment (Phase I Study Area). Properties located outside of the Phase I Study Area are not considered to have had the potential to impact the Phase I Property, based on their significant distances away from the site.

First Developed Use Determination

Based on a review of available historical information, the Phase I Property was historically vacant and used for agricultural purposes until first developed for commercial purposes with the existing golf driving range circa 2001.

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. This federally managed database provides various reports and tracking information relating to the release of solid, liquid, or gaseous pollutants from industrial facilities into the natural environment.

A search of this database did not identify any pollutant release records pertaining to the Phase I Property or any properties situated within the Phase I Study Area.

Ontario PCB Waste Storage Site Inventory

The Ontario Ministry of Environment, Conservation and Parks document entitled, *"Ontario Inventory of PCB Storage Sites, April 1995"* was reviewed as part of this assessment. This document identifies all recorded active and closed PCB waste storage sites situated in the Province of Ontario.

A review of this document did not identify any former PCB waste storage sites situated on the Phase I Property or within the Phase I Study Area.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment, Conservation and Parks document entitled, *"Waste Disposal Site Inventory in Ontario, 1991"* was reviewed as part of this assessment. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants, and coal tar distillation plants situated in the Province of Ontario.

A review of this document did not identify any such sites situated on the Phase I Property or within the Phase I Study Area.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment, Conservation and Parks document entitled, *"Municipal Coal Gasification Plant Site Inventory, 1991"* was reviewed as part of this assessment. This document provides a reference to the locations of former plants with respect to the Phase I Property.

A review of this document did not identify any former coal gasification plants located on the Phase I Property or within the Phase I Study Area.

MECP Instruments

As part of this assessment, a request was submitted to the MECP Freedom of Information 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 Phase I Property. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

MECP Submissions

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the Phase I Property. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

MECP Waste Management Records

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to waste management records for the Phase I Property. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

MECP Incident Reports

As part of this assessment, a request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants, or inspections maintained by the MECP for the Phase I Property or any of the neighbouring properties. The response from the MECP indicated that one incident record was available for the Phase I Property. The record describes a water main break which occurred on July 22, 2008 and discharged water into a tributary of the Carp River immediately to the north of the Phase I Property. The record indicates that no environmental impact was anticipated and that no remedial work would be required.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment. This database contains publicly available information on Records of Site Condition (RSCs) filed in the Province of Ontario since 2004.

A review of the registry did not identify any Records of Site Condition (RSCs) filed for the Phase I Property or for any properties situated within the Phase I Study Area.

OMNRF Areas of Natural and Scientific Interest

A search for areas of natural and scientific interest situated within the Phase I Study Area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website. The search did not identify any natural features of 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, as part of this assessment, to inquire about current and former fuel storage tanks, spills, and historical incidents for the Phase I Property as well as the neighbouring properties.

The response from the TSSA indicated that no relevant records were identified pertaining to the Phase I Property. One record was returned identifying a propane cylinder exchange program for the Rona+ hardware store approximately 240 m west of the Phase I Property. Given the volatile nature of propane fuel, as well as its separation distance, this activity is not considered to pose an environmental concern to the Phase I Property. A copy of the correspondence with the TSSA has been appended to this letter.

City of Ottawa Historical Land Use Inventory (HLUI) Database

As part of this assessment, a requisition form was submitted to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI) database for any environmental records pertaining to the Phase I Property as well as any properties situated within the Phase I Study Area.

The response from the City indicated that no records were identified pertaining to the Phase I Property.

City of Ottawa Former Landfill Sites

The document prepared by Golder Associates entitled, *"Old Landfill Management Strategy, Phase I - Identification of Sites, City of Ottawa"*, was reviewed as part of this assessment. This document identifies the details and locations of all recorded former landfill sites situated in the City of Ottawa.

A review of this document did not identify any former landfill sites situated on the Phase I Property or within the Phase I Study Area.

Aerial Photographs

The most recent aerial photograph reviewed in the 2021 Phase I ESA report was taken in 2019. For this update, a more recent aerial photograph, taken in 2024, was reviewed as part of this assessment.

In the 2024 aerial photograph, no significant changes were apparent with respect to the Phase I Property since the time of the previous 2019 aerial photograph, though much of the neighbouring lands to the south appear to have been developed with low-density residential housing.

The Phase I Property and the surrounding lands appear in this photograph as they exist today. A copy of the 2024 aerial photograph has been appended to this letter.

Water Bodies

No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is the Carp River, located approximately 20 m to the east.

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 the available geological mapping information, the bedrock within the area of the Phase I Property consists of interbedded limestone and dolomite of the Gull River Formation, whereas the surficial geology consists of offshore marine sediments (clay and silt) with an overburden thickness ranging from approximately 5 m to 10 m.

Topographic Maps

A topographic map of the Phase I Property was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as part of this assessment.

The topographic map indicates that the general elevation of the Phase I Property is approximately 95 m above sea level, while the regional topography within the greater area is depicted as sloping downwards to the north, in the general direction of the Carp River.

An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this letter.

Physiographic Maps

A physiographic map was obtained from the Natural Resources Canada – The Atlas of Canada website and reviewed as a part of this assessment.

According to the publication and available mapping information, the Phase I Property is situated within the St. Lawrence Lowlands. According to the description provided: *"…the lowlands are plain-like areas that were affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets."* The Phase I Property is specifically located within the Central St. Lawrence Lowland area, which is rarely more than 150 m above sea level.

MECP Water Well Records

A search of the MECP Well Records website was conducted as part of this assessment. This database provides information for all recorded water wells installed within the Province of Ontario.

A search of the database identified 4 well records situated within the Phase I Study Area. One of the records pertains to wells installed on the Phase I Property in October 2021 as part of a preliminary Phase II ESA program completed by Paterson Group. The remaining records pertain to wells installed between 1960 and 2020 and used for either commercial or domestic household purposes. Given the presence of municipal services, no potable water wells are anticipated to remain in use within the Phase I Study Area.

According to the well records, the overburden stratigraphy in the general area of the Phase I Property consists of topsoil underlain by clay. Bedrock, consisting of limestone, was typically encountered at depths ranging from approximately 7 m to 10 m below ground surface.

Personal Interview

Ms. Lisa Haime, the current property owner, was available at the time of the site inspection to respond to questions regarding the history of the Phase I Property.

According to Ms. Haime, the Phase I Property has been owned by her family since 2000 and was initially developed with the existing golf driving range in 2001. Ms. Haime stated that two aboveground fuel storage tanks are maintained on-site, though there have been no reported spills or leaks since their installation on-site in 2005.

Ms. Haime stated that she was unaware of any potential environmental concerns associated with the historical or current use of the Phase I Property.

4.0 Site Reconnaissance

The site inspection was conducted on April 15, 2025, between 8:00 AM and 9:00 AM, by personnel from Paterson's environmental department. In addition to the Phase I Property, the present-day uses of the neighbouring properties within the Phase I Study Area were also assessed at the time of the site inspection.

Exterior Assessment

Site Description

At the time of the site inspection, the Phase I Property was observed to be occupied by a one-storey commercial retail building, currently utilized as a golf driving range pro shop. The remainder of the Phase I Property is largely landscaped with grass lawns, a golf driving range, and occasional mature trees.

The Phase I Property is considered to be slightly below grade with respect to Hazeldean Road, as well as the adjacent properties. The site topography is relatively flat, whereas the regional topography slopes very gently down towards the northeast, in the general direction of the Carp River.

Water drainage on the subject site occurs primarily via infiltration throughout the property, as well as via surface run-off towards a drainage ditch present along Hazeldean Road. No ponded water, stressed vegetation, or any other indications of potential sub-surface contamination were observed on-site at the time of the site inspection.

Buildings and Structures

At the time of the site inspection, the Phase I Property was occupied by a one-storey commercial retail building, currently utilized as a golf driving range pro shop. Built circa 2001, the building is constructed with wood framing, a poured slab-on-grade concrete foundation, and is finished on the exterior with vinyl siding and a sloped shingled roof. The building is currently heated via a natural gas-fired furnace, located inside a utility room.

Potential Environmental Concerns

- **Fuels and Chemical Storage**

  At the time of the site inspection, two aboveground fuel storage tanks were identified adjacent to the south side of the subject building. The tanks were each noted to be constructed and vacuum sealed with double-steel walls and contain a capacity for 1,360 litres of gasoline and coloured diesel fuel. The tanks were observed to be in good condition, with no signs of fuel leakage or corrosion visible on the exterior shell or underlying ground surface. In addition, the pressure gauges on the tanks were noted to display negative pressures, indicating that the interior vacuum seals were intact. Due to the potential for soil and/or groundwater impacts resulting from fuel leaks and/or spillages, these fuel tanks are considered to represent an APEC on the Phase I Property.

  No other aboveground fuel storage tanks, or signs of underground fuel storage tanks were observed elsewhere on the exterior of the Phase I Property.

- **Hazardous Materials and Unidentified Substances**

  At the time of the site inspection, no hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the exterior of the Phase I Property.

- **Polychlorinated Biphenyls (PCBs) and Transformer Oil**

  At the time of the site inspection, a pole mounted electrical transformer was identified in the northern portion of the main parking lot. The transformer was observed to be in good condition, with no signs of any cooling oil leakage or corrosion noted on the exterior shell.

  Due to the potential for soil and/or groundwater impacts resulting from cooling oil leaks, this transformer is considered to represent an APEC on the Phase I Property.

- **Waste Management**

  Solid, non-hazardous domestic waste and recyclable products are stored in plastic and metal bins on the exterior of the pro shop building and are collected by a licensed contractor on a regular basis. No environmental concerns were identified with respect to waste management practices on the Phase I Property.

Interior Assessment

A general description of the interior of the pro shop building is as follows:

- The floors consist of poured concrete;
- The walls consist of drywall;
- The ceilings consist of drywall;
- Lighting throughout the building is provided by LED, incandescent, and fluorescent light fixtures.

Potentially Hazardous Building Materials

- **Asbestos Containing Materials (ACMs)**

  Based on the age of the subject building (c.2001), no asbestos containing building materials are suspected to be present within the structure.

❒ **Lead-Based Paints**

Based on the age of the subject building (c.2001), lead-based paints are not suspected to be present within the structure.

❒ **Polychlorinated Biphenyls (PCBs)**

At the time of the site inspection, no potential sources of PCBs were identified inside the subject building.

❒ **Urea Formaldehyde Foam Insulation (UFFI)**

Based on the age of the subject building (c.2001), UFFI is not suspected to be present within the structure.

Other Potential Environmental Concerns

❒ **Fuels and Chemical Storage**

At the time of the site inspection, no aboveground fuel storage tanks, or signs of underground fuel storage tanks were observed inside the subject building.

Chemical products stored within the subject building were observed to be limited to domestically available cleaning products, stored in their original containers. No environmental concerns were identified with respect to chemical storage practices on the Phase I Property.

❒ **Ozone Depleting Substances (ODSs)**

Potential sources of ODSs observed on-site include fire extinguishers, a refrigerator, and an exterior wall-mounted air conditioner unit. These appliances appeared to be in good condition at the time of the site inspection and should be regularly maintained by a licensed contractor.

❒ **Wastewater Drainage**

At the time of the inspection, no sump pits or floor drains were identified inside the subject building.

Wastewater (wash water and sewage) generated from the subject building is discharged into the City of Ottawa sanitary sewer system. Roof drainage is discharged via infiltration into the landscaped areas on the Phase I Property or via surface runoff towards catch basins located on the adjacent street. No concerns were noted with respect to any wastewater discharges on the Phase I Property.

Neighbouring Properties

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

- North: Hazeldean Road, followed by the Carp River, residential dwellings, and parkland;
- East: The Carp River, followed by residential dwellings.
- South Residential dwellings;
- West: Residential dwellings (under construction), followed by vacant land.

No environmental concerns were identified with respect to the current use of the neighbouring properties. Current land use within the Phase I Study Area is illustrated on Drawing PE5304-2R – Surrounding Land Use Plan, appended to this letter.

5.0 Review and Evaluation of Information

Land Use History

Based on a review of available historical information, the Phase I Property was historically utilized as agricultural land until first developed with the existing golf driving range circa 2001. The Phase I Property has not changed significantly since that time.

Potentially Contaminating Activities (PCAs)

Based on the findings of the Phase I ESA, two potentially contaminating activities (PCAs), resulting in areas of potential environmental concern (APECs), were identified on the Phase I Property.

As per Table 2 – Column A of O. Reg. 153/04, as amended, the PCAs resulting in APECs on the Phase I Property are described as follows:

- *Item 28: Gasoline and Associated Products Storage in Fixed Tanks*; associated with the presence of two (2) aboveground fuel storage tanks, located in the western portion of the Phase I Property, adjacent to the south side of the subject building.
- *Item 55: Transformer Manufacturing, Processing, and Use*; associated with the presence of a pole-mounted electrical transformer located in the western portion of the Phase I Property, adjacent to the main vehicle parking lot.

Areas of Potential Environmental Concern (APECs)

The areas of potential environmental concern identified in this Phase I ESA are summarized below in Table 1:

Table 1
Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of APEC on Phase I Property	Potentially Contaminating Activity (Table 2 – O. Reg. 153/04)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1 Existing Aboveground Fuel Storage Tanks	Western Portion of Phase I Property	*"Item 28: Gasoline and Associated Products Storage in Fixed Tanks"*	On-Site	BTEX PHCs F_1-F_4	Soil and Groundwater
APEC 2 Existing Pole-Mounted Electrical Transformer	Western Portion of Phase I Property	*"Item 55: Transformer Manufacturing, Processing, and Use"*	On-Site	PHCs (F_1-F_4) PAHs PCBs	Soil and Groundwater

Contaminants of Potential Concern (CPC)

The contaminants of potential concern (CPCs) associated with the aforementioned APECs are considered to be:

- ❒ Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX).
- ❒ Petroleum Hydrocarbons, fractions 1 – 4 (PHCs F_1-F_4).
- ❒ Polycyclic Aromatic Hydrocarbons (PAHs).
- ❒ Polychlorinated Biphenyls (PCBs).

These CPCs have the potential to be present in the soil matrix (and/or the groundwater situated beneath the Phase I Property.

6.0 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the available geological mapping information, the bedrock within the area of the Phase I Property consists of interbedded limestone and dolomite of the Gull River Formation, whereas the surficial geology consists of offshore marine sediments (clay and silt) with an overburden thickness ranging from approximately 5 m to 10 m.

Groundwater is known to be encountered within the overburden and flow in an easterly direction towards the Carp River.

Existing Buildings and Structures

The Phase I Property is currently occupied by a one-storey commercial building, currently utilized as a golf driving range pro shop. The building was constructed circa 2001 and has not changed significantly since that time.

Water Bodies and Areas of Natural and Scientific Interest

No water bodies are present on the Phase I Property.

The nearest named water body with respect to the Phase I Property is the Carp River, located approximately 20 m to the east.

Drinking Water Wells

Based on the availability of municipal services, no potable groundwater wells are anticipated to be present within the Phase I Study Area.

Neighbouring Land Use

The surrounding lands within the Phase I Study Area consist largely of residential and commercial properties. Current land use is depicted on Drawing PE5304-2R – Surrounding Land Use Plan, in the Figures section of this report.

Potentially Contaminating Activities and Areas of Potential Environmental Concerns

Based on the findings of this Phase I ESA Update, two potentially contaminating activities (PCAs), considered to result in areas of potential environmental concern (APECs), were identified on the Phase I Property.

APEC #1 – The presence of two (2) aboveground fuel storage tanks, located in the northwestern portion of the Phase I Property, adjacent to the south side of the subject building.

APEC #2 – The presence of a pole-mounted electrical transformer, located in the northwestern portion of the Phase I Property, adjacent to the main vehicle parking lot.

No other existing or historical off-site PCAs were identified on properties situated within the Phase I Study Area.

Contaminants of Potential Concern

The contaminants of potential concern (CPCs) associated with the aforementioned APECs are considered to be:

- ❒ Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX).
- ❒ Petroleum Hydrocarbons, fractions 1 – 4 (PHCs F_1-F_4).
- ❒ Polycyclic Aromatic Hydrocarbons (PAHs).
- ❒ Polychlorinated Biphenyls (PCBs).

These CPCs have the potential to be present in the soil matrix (and/or the groundwater situated beneath 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 Update is considered to be sufficient to conclude that there are PCAs and APECs associated with the Phase I Property.

The presence of these PCAs was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

7.0 Conclusions and Recommendations

A review of more recent historical information, in combination with observations made during the site inspection, generally confirmed the findings presented in the 2021 and Phase I ESA report. Since that time, no significant changes have been made to the Phase I Property and no new potential environmental concerns were identified.

Based on the findings of the original 2021 Phase I ESA, in addition to this Phase I ESA Update, it is our opinion that **a Phase II ESA will be required for the Phase I Property to address the APECs identified on-site.**

8.0 Statement of Limitations

This Phase I - Environmental Site Assessment (Phase I ESA) Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of this Phase I ESA Update 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.

Should any conditions be encountered at the Phase I Property 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 Double Deck Regional Inc. (c/o Regional Group). Permission and notification from Double Deck Regional Inc. (c/o Regional Group) and Paterson Group will be required prior to the release of this report to any other party.

Paterson Group Inc.

Nick Sullivan, B.Sc.

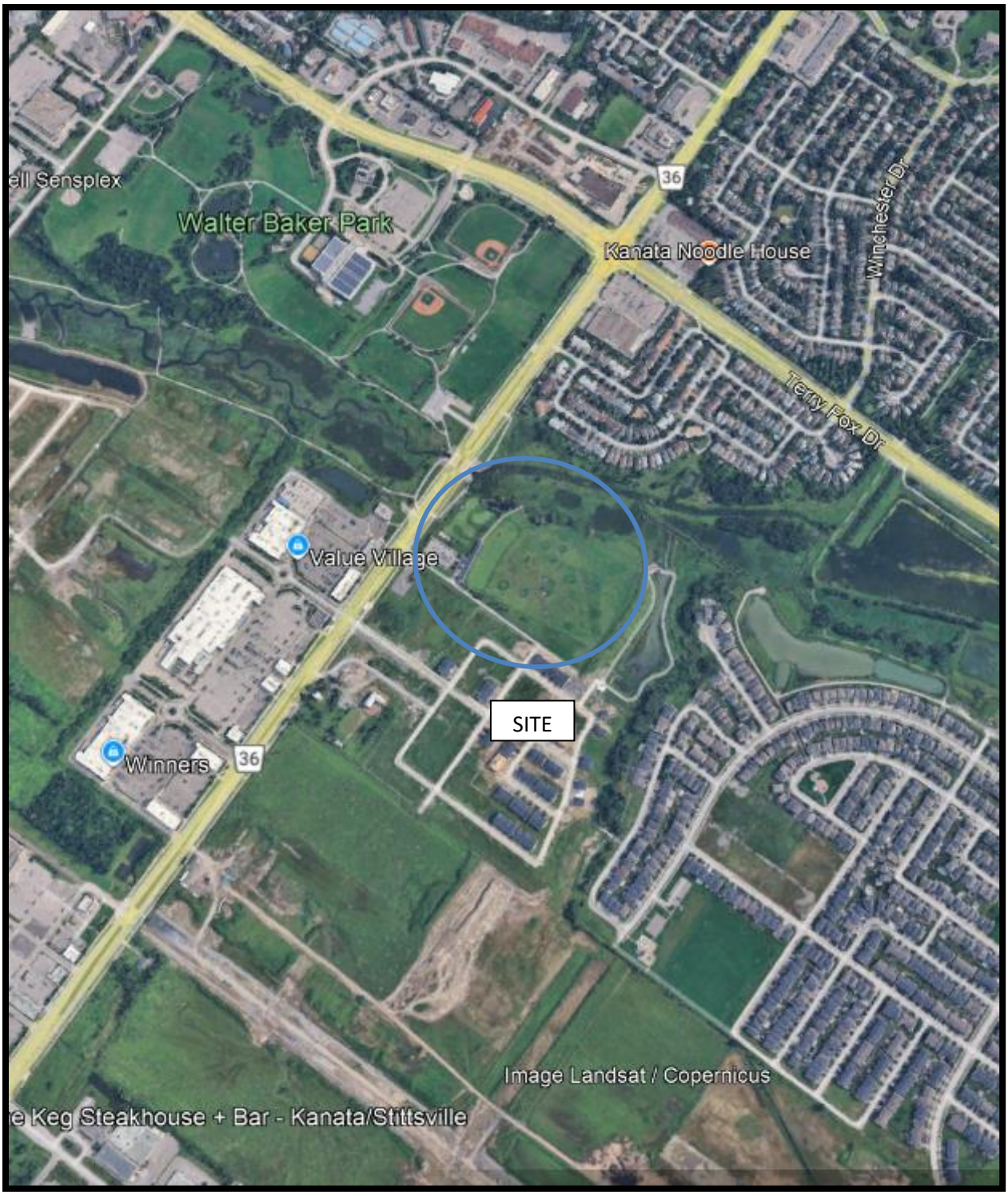
Mark D'Arcy, P.Eng., QP_{ESA}

Report Distribution

- ❒ Double Deck Regional Inc. (c/o Regional Group)
- ❒ Paterson Group Inc.

Attachments

- ❒ Aerial Photograph (2024)
- ❒ Site Photographs (April 2025)
- ❒ MECP FOI Response Package
- ❒ HLUI Response Package
- ❒ TSSA Correspondence
- ❒ Figure 1 – Key Plan
- ❒ Figure 2 – Topographic Plan
- ❒ Drawing PE5304-1R – Site Plan
- ❒ Drawing PE5304-2R – Surrounding Land Use Plan



AERIAL PHOTOGRAPH

2024

PATERSON GROUP

Site Photographs

PE5304 | 560 Hazeldean Road, Ottawa, Ontario | April 15, 2025

Photograph 1: View of the southeastern portion of the Phase I Property, facing northwest.

Photograph 2: View of the central portion of the Phase I Property, facing east.

Photograph 3: View of the gold driving range pro shop building, facing north.

Photograph 4: View of the aboveground fuel storage tanks, located within the southwestern portion of the Phase I Property, adjacent to the south side of the golf driving range pro shop building.

Ministry of the Environment, Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2

Ontario

June 3, 2025

Nick Sullivan
Paterson Group
9 Auriga Drive
Ottawa, Alberta K2E 7T9
nsullivan@patersongroup.ca

Dear Nick Sullivan:

RE: MECP FOI A-2025-02736, Your Reference #: PE5304 – Record Release Letter

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

560 Hazeldean Road, Ottawa

Time Period: 1986/01/01 to 2025/04/24

Your final fee payment was received by this office. If payment was not in Canadian dollars, please contact our office immediately.

Attached is a copy of the records.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at http://www.ipc.on.ca. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Christian Brodersen at christian.brodersen@ontario.ca.

Yours truly,

Christian Brodersen

for
Josephine DeSouza
Manager, Access and Privacy Office

Attachment

Ontario

Ministry of the Environment
Ministère de l'Environnement

INCIDENT REPORT

Reference Number:	4330-7GTML5	**File Storage Number:**	SI OC KA HA 100
Module:	Incident Reporting	**Module Type:**	Other
Cross Reference:	(doc link)	**Task Link:**	4438-7GTN34
Originating Document:		**Created by:**	Tabatha Baker
Incident Report Reference Number:		4330-7GTML5	
Date Created:	2008/07/23	**Date Completed:**	2008/11/26
Bring Forward Date:		**Bring Forward Reason:**	
Status:	Closed		
Program	Water - Ground & Surface	**Activity:**	Notifications

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

○ Yes ● No ○ To be determined ***Click here for Guidance***

Caller or PO Information

Reported By:		**Name of Company:**
First Name Chris	**Last Name** Hamilton	City of Ottawa

Contact Mailing Address

Civic Address:			**Unit Identifier:**
Delivery Designator:			**Delivery Identifier:**
Municipality:	**Postal Station:**	**Province/State:**	**Postal Code:**
Ottawa		Ontario	
Telephone Number:	**Extension:**	**Other Number:**	**Email Address:**
(613)580-2424	22280		

Reported By:	

MOE Information

Date & Time Reported to MOE:	2008/07/23 11:08		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	Tabatha Baker		
MOE Response:	No Field Response	**Site Region:**	Eastern
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			

SAC Action Class:	Notifications		
Non-Standard Procedure:	No		
ERP Call-out Initiated:	No		

Client(s)

Client Details
City of Ottawa Mailing Address: 101 Centrepointe Dr, Nepean, Ontario, Canada, K2G 5K7 Physical Address: 101 Centrepointe Dr, Ottawa, City, Ontario, Canada, K2G 5K7 Telephone: (613)580-2424, Extension: 41305, FAX: (613)580-2718, email: raymond.duffy@ottawa.ca Client #: 6737-4XLK2Z, Client Type: Municipal Government

Site(s)

Site Details
560 Hazeldean Road, Kanata<UNOFFICIAL> Address: Lot: , Part: , 560 Hazeldean Road, Kanata, Ottawa, City, District Office: Ottawa

Incident Information

Incident Summary:	Ottawa: Water main break to Carp Ditch *cannot be longer than 60 characters*
Incident Description:	caller is reporting a watermain break that occurred 2008/07/22 at approx. 19:00. Caller advises that the water is going into the Carp Ditch which is the end of the Carp River system. The watermain broke between the road and the ditch. At 19:30 they started to dechlorinate the water with sodium thiosulfate pucks. This discharge is still ongoing but they have throttled down (decreased the flow) so that the flow was not as night. Caller reports that last night the initial flow was approx. at 10sec/5 gal on a 24in watermain. Caller advises that there is no chance of infiltration or loss of pressure. Caller advises there is a marsh/meadow area beside the ditch. Silt management is taking place as they have made a dam out of clear stone and will have 10 strawbails delivered to the site. Chlorination was at 2mg/L and the residuals at the site were unknown at this time.

Attachments, Links & Comments:	

Date & Time of Incident	**Incident Date Confirmation?** Actual 2008/07/22 19:00		
Source Type:	Other	**Sector Type:**	
Nearest Watercourse:		**Watershed Category Code:**	
Environmental Impact:	Not Anticipated		
Nature of Impact:	Other Impact(s)		
Incident Cause:	Other Discharges	**Incident Reason:**	
Damaged Party:	No		

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

WATER	99					

Controller of Material:	City of Ottawa	**Owner of Material:**	City of Ottawa
Estimated Clean Up Cost:		**Who Cleaned Up:**	
% Clean Up:	0 **%**	**Agencies Involved:**	

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	○ Yes	● No	○ To be determined

Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList

Offence(s)

Suspected Violation (s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Bryan Dickman
Badge No: 580

Work Unit:
District/Area Office: Ottawa District Office
Date: 2008/11/18

Signature:

Area Supervisor:

Name: Paul Kehoe

Work Unit:
District/Area Office:
Date: 2008/11/26

Signature:

Paul Kehoe.

File Number: D06-03-25-0038

June 9th, 2025

Nick Sullivan
Paterson Group

Sent via email : nsullivan@patersongroup.ca

Dear Nick Sullivan,

Re: Information Request
560 Hazeldean 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:

- **Environmental Remediation Unit:** The City's Environmental Remediation Unit (ERU) does not have any environmental records for this property.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website: https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx
- **Sewer Use Program:** No records found for this property.
- **Solid Waste Services:** No records found for this property.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the Overview and User Guide."

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at https://ero.ontario.ca/ 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 keys 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

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: Public Health Inspections - Ottawa Public Health

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

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 HLUI@ottawa.ca.

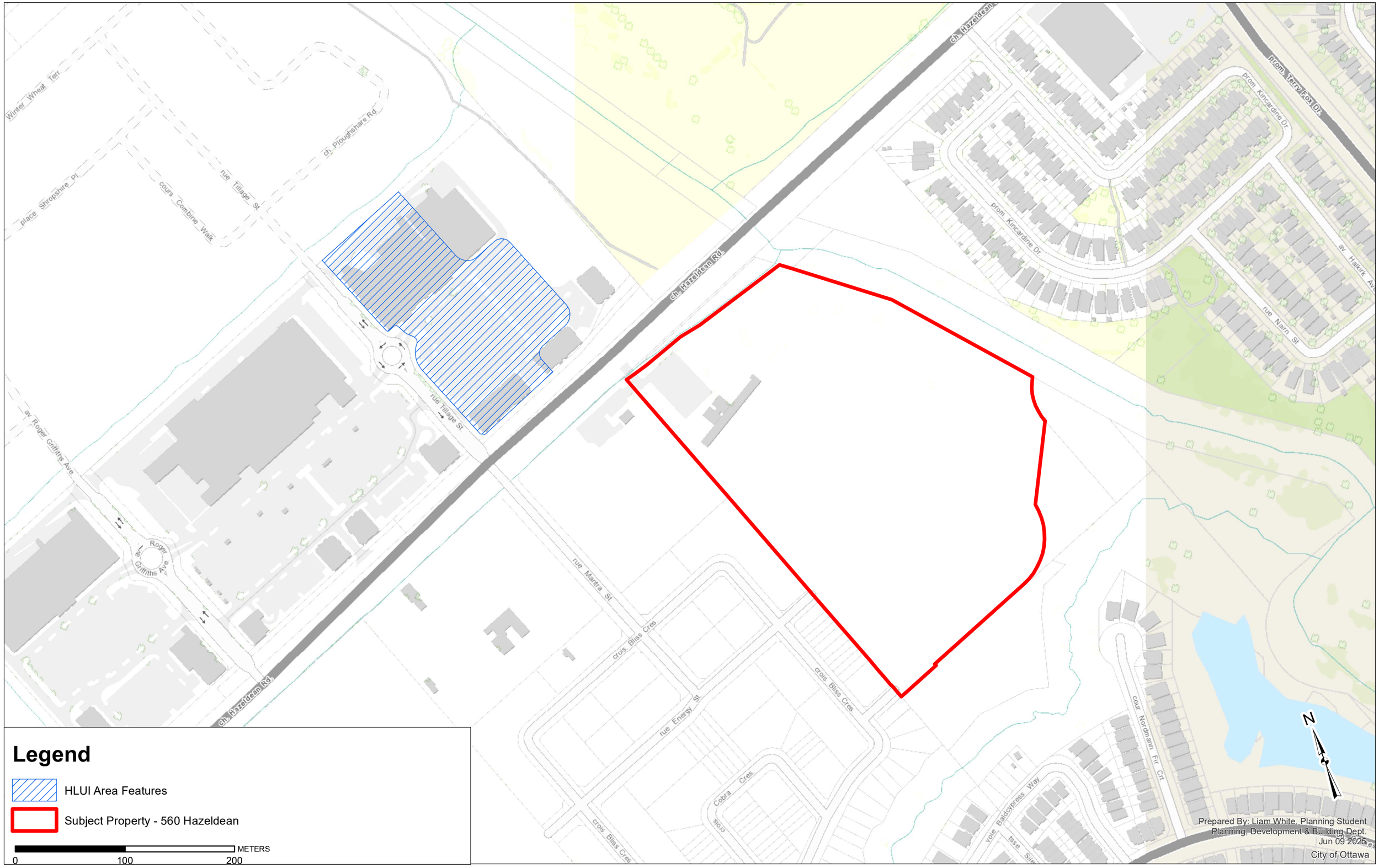
Sincerely,

Liam White
Planning Student
Development Review South
Planning, Development and Building Services Department

Enclosures: (2)
1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-25-0038

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP - 560 HAZELDEAN



Legend

- HLUI Area Features
- Subject Property - 560 Hazeldean

0 100 200 METERS

N

Prepared By: Liam White, Planning Student
Planning, Development & Building Dept.
Jun 09 2025
City of Ottawa

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	SHAPE_AREA	SHAPE_LEN
8950	VALUE VILLAGE STORES	Retail trade	2016-PID	1	2016	PID2016	5487.000000000000	HAZELDEAN	RD		STITTSVILLE	5487	HAZELDEAN	RD		K2S0P5	044660918	KANATA	452999		Unit 1		24082.84343273899867 2	701.925763762531005

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Wednesday, April 2, 2025 7:41 AM
To: Katharina Barley
Subject: RE: PE5304 - 560 Hazeldean Road

External Email: Do not click on links or open attachments unless you trust the sender.

RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are records in our current database of any fuel storage tanks at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inver
64501471	5577 HAZELDEAN RD	OTTAWA	ON	K2S 0P5	Active	FS CYLINDER EXCH

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the **TSSA Client Portal** to complete an Application for Release of Public Information.

Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Kimberly Gage | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org

Winner of 2024 5-Star Safety Cultures Award

From: Katharina Barley <kbarley@patersongroup.ca>
Sent: April 1, 2025 4:33 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: PE5304 - 560 Hazeldean Road

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Could a search of your records please be completed for underground/aboveground storage tanks, historical spills, or other incidents/infractions on the addresses listed below of which are in Ottawa, Ontario.

560 Hazeldean Road
5487 Hazeldean Road
5577 Hazeldean Road
590 Hazeldean Road
5497 Hazeldean Road
5507 Hazeldean Road
5517 Hazeldean Road
192 Bliss Crescent
519 Nordmann Fir Ct
166 Bliss Crescent

Thank you,

PATERSON GROUP
SOLUTION ORIENTED ENGINEERING

KATHARINA BARLEY
Environmental Student
Environmental Division
TEL: (613) 226-7381
9 AURIGA DRIVE
OTTAWA ON K2E 7T9
patersongroup.ca

TEMPORARY SHORING DESIGN SERVICES ARE NOW AVAILABLE, PLEASE CONTACT US TO SEE HOW WE CAN HELP!

NEW OFFICE OPEN IN THE GREATER TORONTO AREA WITH OUR EXPANSIVE LIST OF SERVICES NOW AVAILABLE!

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.

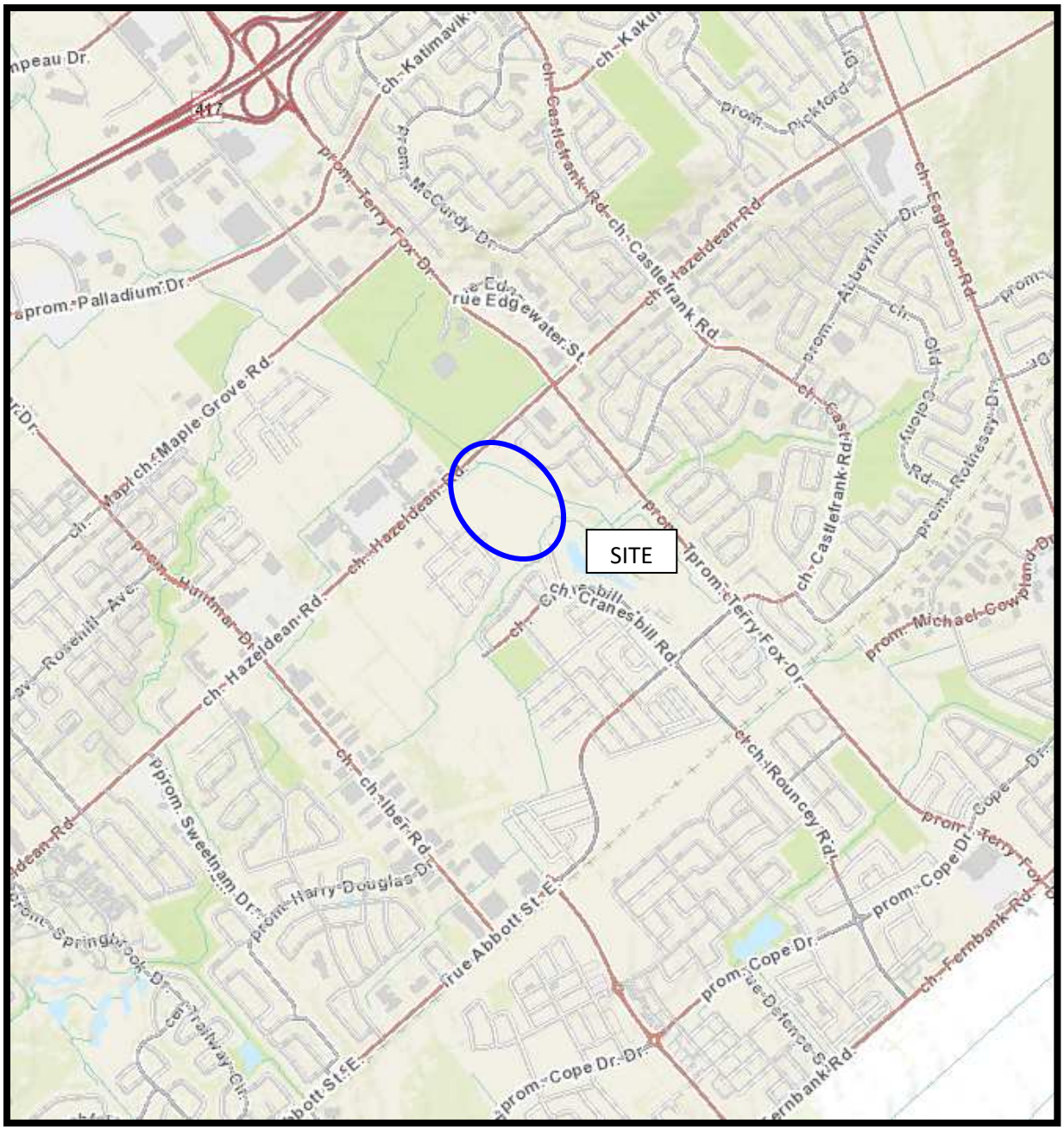


FIGURE 1

KEY PLAN

PATERSON GROUP

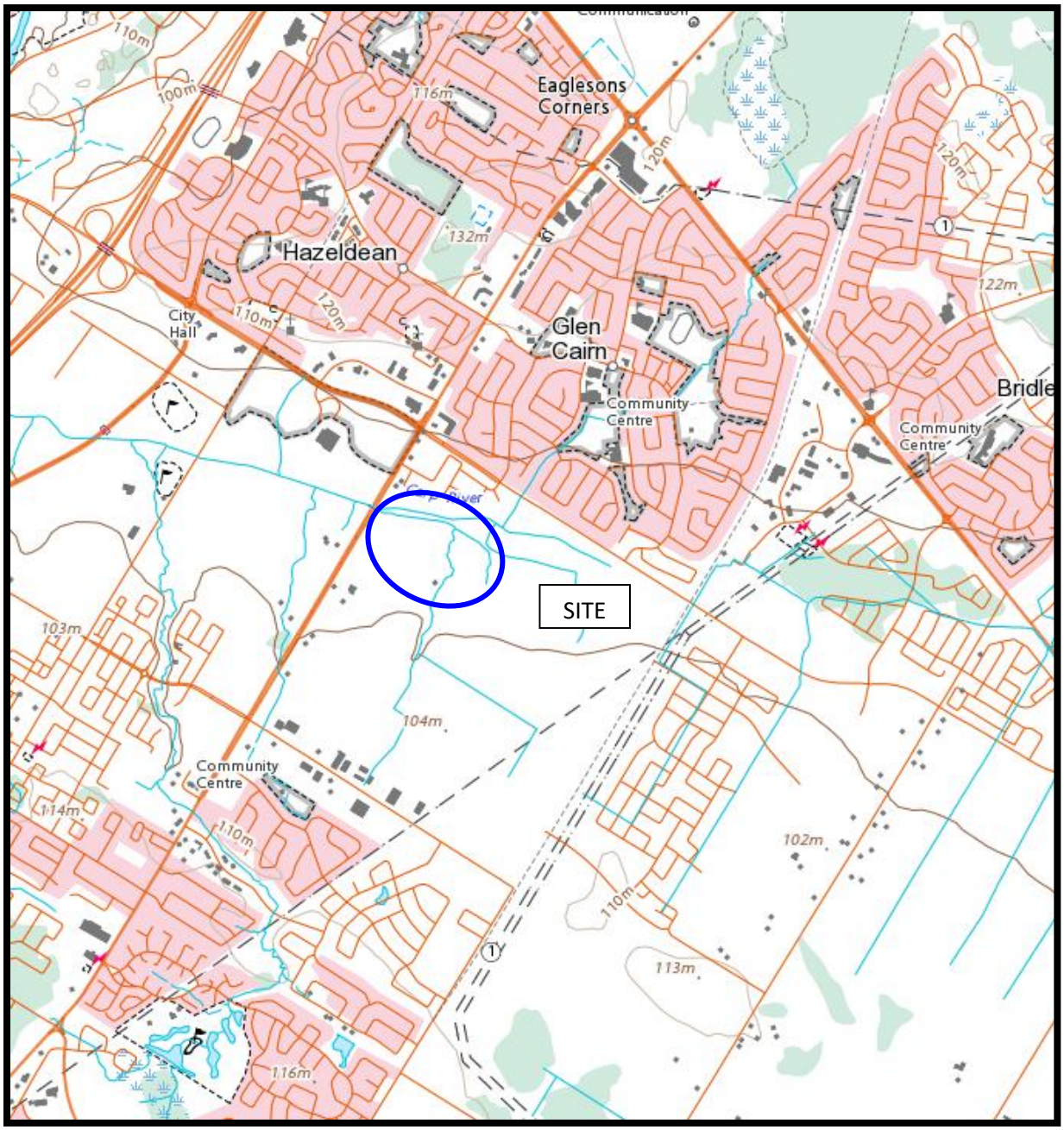
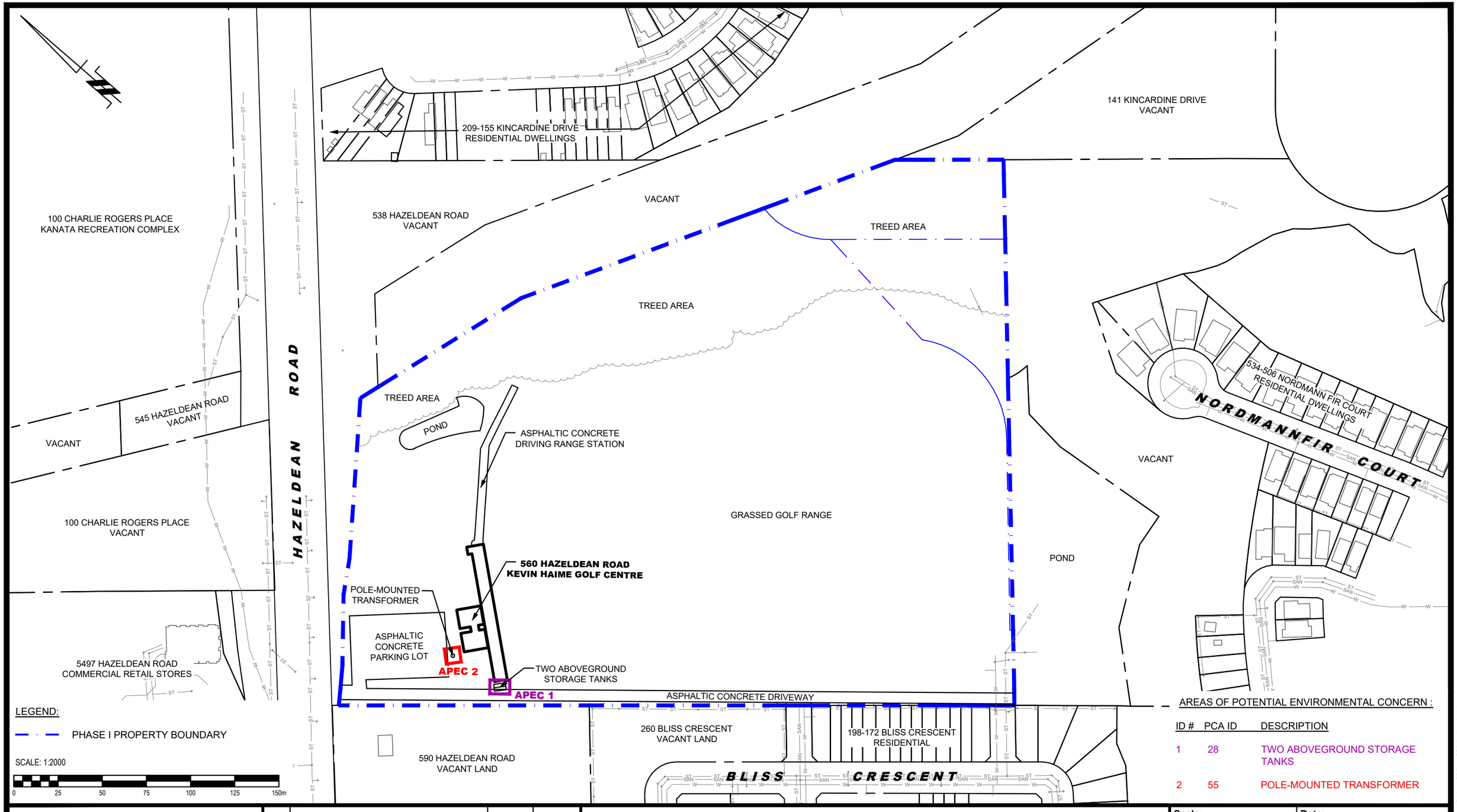


FIGURE 2

TOPOGRAPHIC MAP



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	28	TWO ABOVEGROUND STORAGE TANKS
2	55	POLE-MOUNTED TRANSFORMER

PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

DOUBLE DECK REGIONAL INC. (C/O REGIONAL GROUP)
PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE
560 HAZELDEAN ROAD

OTTAWA, ONTARIO

Title:

SITE PLAN

Scale: 1:2000	Date: 04/2025
Drawn by: YA	Report No.: PE5304-LET.01
Checked by: NS	Dwg. No.: PE5304-1R
Approved by: MSD	Revision No.:

11x17

p:\autocad drawings\environmental\pe53xx\pe5304\pe5304-1r-site plan.dwg

LEGEND:

PHASE I PROPERTY BOUNDARY

SCALE: 1:4000

0 50 100 150 200 250m

POTENTIALLY CONTAMINATING ACTIVITIES :

ID #	PCA ID	DESCRIPTION
1	28	TWO ABOVEGROUND STORAGE TANKS
2	55	POLE-MOUNTED TRANSFORMER

PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

DOUBLE DECK REGIONAL INC. (C/O REGIONAL GROUP)
PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE
560 HAZELDEAN ROAD
OTTAWA, ONTARIO

Title:

SURROUNDING LAND USE PLAN

Scale: 1:2000	Date: 04/2025
Drawn by: YA	Report No.: PE5304-LET.01
Checked by: NS	Dwg. No.: PE5304-2R
Approved by: MSD	Revision No.:

p:\autocad drawings\environmental\pe53xx\pe5304\pe5304-2r- surrounding land use plan.dwg

11x17