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Phase I-Environmental Site Assessment

3252 Navan Road
Ottawa, Ontario

Prepared For

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EXECUTIVE SUMMARY

Assessment

A Phase I-Environmental Site Assessment (ESA) was carried out for 3252 Navan Road in the City of Ottawa, Ontario. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

In the earliest aerial photograph dated 1965 the Phase I Property was largely vacant and undeveloped with the exception of two buildings located on the northern portion of the site. Commercial operation of the site as an aggregate supplier appears to have begun around 1983. The operation of the site as an aggregate supplier and presence of an AST are considered PCAs resulting in APECs on the subject site.

In the surrounding area, landfilling began at 3354 Navan Road around 1965 and continues to the present day. A railway line defined the southern boundary of the site until it was removed around 1976. Both the Navan Road landfill and the historical railway are considered PCAs. The landfill is considered an APEC on the subject site.

Following the historical review, a site visit was conducted. Based on the findings of the site visit, on-site PCAs include fuel stored in 2 aboveground storage tanks. This PCA has resulted in an area of potential environmental concern (APEC) on the Phase I Property. At the time of the site visit, the current uses of the adjacent and neighbouring properties within the Phase I ESA Study Area were observed from publicly accessible areas. No additional off-site PCAs were identified within the Phase I Study Area at the time of the site visit.

Recommendations

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is required for the Phase I Property.**

Based on the age of the subject building, asbestos-containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include drywall joint compound and vinyl tile. Both wall materials and floor coverings in the building were in generally in good condition. An asbestos survey of the building must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead-containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

If the subject building is going to be demolished, the above-noted testing programs should be completed as part of a designated substance survey.

1.0 INTRODUCTION

At the request of Claridge Homes (Gladstone) Inc., Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of 3252 Navan 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 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 of Claridge Homes. Mr. Denomme can be contacted by telephone at Claridge Homes' office on 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 Ontario Regulation 153/04, as amended by O.Reg. 269/11 (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:	3252 Navan Road, Ottawa, Ontario.
Legal Description:	Part of Lot 4, Concession 4, in the City of Ottawa.
Property Identification Numbers:	04352-0307
Location:	The subject site is located on the south side of Navan Road, east of Spring Valley Drive. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 25' 34" N, 75° 30' 31" W
Site Description:	
Configuration:	Trapezoidal
Site Area:	78,500 m ² (approximate)
Zoning:	DR – Development Reserved Zone
Current Use:	The property is currently occupied by André Taillefer Ltd. topsoil and landscaping.
Services:	The Phase I Property is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I-Environmental Site Assessment was as follows:

- ☐ Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- ☐ Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- ☐ Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- ☐ Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- ☐ Provide a preliminary environmental site evaluation based on our findings;
- ☐ Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

The date of first developed use was determined based on a review of aerial photographs. Aerial photographs from before 1965 were not available for review. For the purposes of this report, the Phase I Property is considered to have first been developed with a residential dwelling prior to 1965.

Fire Insurance Plans

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

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10-year intervals from 1980 (first available directories for the area of the subject site) to 2010 as part of the Phase I ESA.

The subject site was listed as occupied by Andre Taillefer Ltd. (topsoil and landscaping materials) from the time of the earliest directories and is known to occupy the site at the present time.

Properties in the subject area were listed primarily as residential or vacant. However, the property at 3354 Navan Road is currently listed as BFI Canada and was formerly listed as Waste Services Inc. and Huneault Waste Management (Navan Road Landfill).

The landfill in the Phase I study area is considered to represent a Potentially Contaminating Activity and an Area of Potential Environmental Concern (APEC) on the subject site.

Chain of Title

Paterson requested a Chain of Title for the subject site from Read Abstracts Limited. The property was originally registered in 1881 to a private individual. Private individuals owned the property until 1946 when the property was registered to The Director of the Veterans Land Act. In 1965 the property was returned to the

hands of private individuals and has been held privately ever since. The last registered owner is Ih Chu and Shih Ping Sun.

No concerns were identified during a review of the Chain of Title.

Plan of Survey

A plan of survey, dated 1982 and amended 1984, prepared by J G Payette Ontario Land Surveyor, was provided to Paterson for review. The survey plan shows the whole of the subject site in its current configuration. A copy of the provided plan of survey is included in Appendix 2.

Previous Engineering Reports

No historical environmental site assessment reports (ESA) have been conducted at the subject site to our knowledge.

Work on land to the west of the subject site has revealed naturally elevated concentrations of boron and vanadium while laboratory analysis of volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs), and other inorganic parameters showed levels were in compliance with applicable standards.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on April 26, 2019. The subject site was not listed in the NPRI database. The BFI Navan Road landfill was listed in the NPRI database for the disposal and discharge to the air of various materials including friable asbestos.

PCB Inventory

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

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

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 site or adjacent properties. The MECP response is presented in appendix 2. No records were located responsive to our request.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment, Conservation and Parks document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified on the Phase I Property or within the Phase I Study Area.

MECP Incident Reports

Requests were 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 sites comprising the Phase I Property, or adjacent properties. The MECP response is presented in appendix 2. No records were located responsive to our request.

MECP Waste Management Records

Requests were submitted to the MECP Freedom of Information office for information with respect to waste management records. The MECP response is presented in appendix 2. No records were located responsive to our request.

MECP Submissions

Requests were submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MECP. The MECP response is presented in appendix 2. No records were located responsive to our request.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry (ESR) 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 Phase I Property. A RSC (Registration Number 53713) has been identified for the property addressed 3317 Navan Rd, Gloucester dated May 2009.

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. Based on the available information, there is one (1) active landfill site within the Phase I study area, present on Parts of Lots 3 and 4, Concession 4, Gloucester Township (currently Waste Connections of Canada landfill). No former waste disposal sites were present within the Phase I study area.

Areas of Natural Heritage and Significance Interest

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on April 26, 2019. The search revealed the southern portion of the site is occupied by an area designated as a wetland and a woodland. The Mer Bleue conservation area lies 10m south of the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on March 26, 2019, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. According to the TSSA response dated March 27, 2019, no records were identified. 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. No former landfill sites were identified within the Phase I Study Area.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. The City response dated April 26, 2019, identifies the activities of Andre Taillefer Ltd. noting heavy equipment rental, sand, crushed stone and topsoil. The HLUI database identified 2 activities associated with properties within 50m of the Phase I Property comprising the historical use of Mer Bleue conservation area as a bombing range during WWII and the use of 3252 Navan Road, as BFI Navan Road landfill. A copy of the City of Ottawa response 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 10-year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- 1965 The subject site was largely vacant or agricultural land with two buildings present on the northern portion of the site. The subject site is bound by Navan Road to the north and a railway line to the south. Houses can be seen fronting onto Navan Road to the east and west of

the subject site. To the east, a small area of landfilling can be seen. The remainder of the area comprises agricultural or vacant land.

- 1976 The resolution of the image is poor however no significant change appears to have occurred on the subject site. The landfill to the east of the subject site appears larger and more established. Grading or excavation of overburden material is present on the adjacent property to the west. The railway to the south no longer appears to be in use.
- 1991 The northern portion of the subject site appears to show some grading, excavation and/or stockpiling of material. To the east, the landfill extends between Navan Road to the north and the former railway to the south. Some residential development is also noted north of Navan Road.
- 2002 Stockpiling of materials continued on the northern portion of the subject site and extends off the site on to neighbouring lands to the west. The landfill to the east continued to expand, with the land immediately east of the subject site exhibiting soil stripping and grading.
- 2011 No significant changes appear on the subject site or in the surrounding area.
- 2015 The photograph has not been included in the appendix however an above-ground storage tank (AST) can be seen on the northern portion of the subject site, south of the house. The two ASTs noted during the site visit and discussed below cannot be seen at this time. No significant change can be seen in the land use of either the subject site or the surrounding area.
- 2017 The landfill east of the site continues to be developed. To the west of the subject site, residential development is underway.

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 map indicates that the regional topography generally slopes down towards the south towards Mer Bleue conservation area.

Physiographic Maps

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

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 information from NRCAN, bedrock in the area of the site consists of shale, limestone, dolostone and siltstone of the Billings Formation. Based on the maps, both the thickness and composition of the overburden vary across the site; to the north of the subject site, overburden maybe around 50 m thick and consist of granular glaciomarine sediments. Colluvial deposits may be encountered towards the centre of the site. Towards the south of the site, deposits maybe around 30 m thick and consist of fine-grained glaciomarine sediments.

Water Well Records

A search of the MECP’s web site for all drilled well records within 250 m of the subject site was conducted on April 26, 2019. The search identified two (2) records in the subject area, dating from 1977 to 2015. One record details a domestic water supply well drilled in 1977 to a depth of 45.7 m located around 220 m east of the subject site. The other record details the abandonment of a 4-inch diameter well located at 3225 Navan Road in 2015, located 30 m north of the subject site.

Given the municipally supplied area and age of the domestic supply well record, any private water wells are assumed to be obsolete.

Water Bodies and Areas of Natural Significance

The topographic map shows a ditch running from Navan Road at the northern boundary of the site, along the eastern boundary to the southern portion of the site before turning to the west and leading to the Mer Bleue conservation area.

During the site visit, a ditch was noted running from a stormwater pond located to the east of the subject site, on to and along the eastern boundary of the site.

5.0 INTERVIEWS

As part of this assessment, Andre Taillefer Ltd. was contacted regarding the history of the property. Sylvain Taillefer confirmed that to his knowledge no previous environmental assessments have been carried out on the subject site.

Within the office/reception building, the roof and floors have reportedly been renovated and aesthetic refurbishment conducted elsewhere.

Sylvain Taillefer was not aware of any environmental issues with this property.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on April 16, 2019, between 1:30 and 2:30 PM. Weather conditions were sunny, with a temperature of approximately 10°C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I-ESA study area were also assessed from publicly accessible areas.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The Andre Taillefer Ltd. office/reception building is situated on the northern portion of the Phase I Property and is a 2 storey structure. The building has a concrete slab-on-grade foundation and is finished on the exterior with vinyl siding and a sloped shingled roof. The building, constructed circa 1950-1960, is currently heated with propane gas.

To the south of the building, two transport trailers appeared to be semi-permanent structures used for storage.

Underground Utilities

On-site buried services consist of municipal water and sanitary sewers. Underground service locates were not completed as part of the Phase I ESA, nor were utility plans available for the subject land. The locations of the services are therefore unknown.

Site Features

The subject site consists of around 78,500 m² of land. The northern portion, fronting on to Navan Road, consists of ornamental landscaping and a gravel parking lot for customers of Andre Taillefer Ltd. South of this, the office/reception

building and trailer storage can be found with two above-ground diesel storage tanks present. Further south, numerous stockpiles of clear stone, granular 'type A', sand topsoil and manure, were piled with laneways between to allow access for loaders and excavators. Towards the rear of this operation, piled snow from the season's snow clearance left an area with a mixture of garbage, soil and snow. The limit of the snow clearance was marked by a steep slope with a change in elevation of around 10m. At the lower elevation, the land was vacant, treed. A ditch could be seen running from the Navan landfill property, along the eastern site boundary and into the vegetated area to the south of the subject property.

Potential Environmental Concerns

☐ **Fuels and Chemical Storage**

Two double-walled vacuum-monitored above ground storage tanks (AST) were noted in the northern portion of the subject site. Both are tagged as having a volume of 4540 litres and dated 2011. Online mapping, however, shows the tanks to be in place after August 2016.

The tanks stood on concrete pads surrounded by gravel beneath and beside the structures. Some staining was noted on the gravel. Photographs of the condition of the tanks are presented in the appendix.

☐ **Waste Management**

Waste and recycling are stored in plastic bins stored on the side of the property and removed by the city.

☐ **Polychlorinated Biphenyls (PCBs)**

No potential concerns were identified with respect to PCBs on the exterior of the subject site.

☐ **Ozone Depleting Substances (ODSs)**

Potential sources of ODSs observed on-site during the assessment include fire extinguishers. These appliances should be regularly serviced by a licensed contractor.

Interior Assessment

A general assessment of the building interior is as follows:

- ☐ The floors consisted of concrete and vinyl tile.
- ☐ The walls and ceilings consisted of drywall and were finished with paint.

- ☐ Lighting throughout the building was of fluorescent and incandescent fixtures.

Potentially Hazardous Building Products

- ☐ **Asbestos Containing Materials (ACMs)**

Based on the approximate age of the building, asbestos-containing materials may have been used during construction and may still be present within the structure. These materials include drywall joint compound and vinyl tile.

- ☐ **Lead-Based Paint**

Based on the age of the building, there is the potential for lead-based paints to be present. Painted surfaces were generally in good condition.

- ☐ **Polychlorinated Biphenyls (PCBs)**

No potentially PCB containing materials were observed during our site inspection.

- ☐ **Urea Formaldehyde Foam Insulation (UFFI)**

No signs of UFFI were noted at the time of the site visit, however, it should be noted that interior wall and ceiling cavities were not inspected for insulation type at the time of the site visit.

Other Potential Environmental Concerns

- ☐ **Fuels and Chemical Storage**

No liquid fuel tanks or chemical storage was observed inside the building. No evidence of a tank and no staining or odours were noted during the site visit.

- ☐ **Wastewater Drainage**

Wastewater from the building is expected to discharge to the City of Ottawa sewer system. No sump was noted in the building.

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 - Navan Road followed by residential land.
- ☐ South - The Prescott Russell Trail Link marks the southern boundary of the subject site with the Mer Bleue conservation area beyond.
- ☐ East - Waste Connections of Canada's Navan Road Landfill lies immediately east of the subject site.
- ☐ West - Spring Valley residential development was under construction immediately west of the subject site.

Land use within the Phase I study area is shown on Drawing PE4588-2 - Surrounding Land Use Plan.

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.

Table 1; Land Use History				
Year	Name of Owner	Property Use	Description of Property Use	Other Observations from Aerial Photos, FIPs, etc.
Prior to 1965	Various (likely agricultural or residential)	Undeveloped	Agricultural or Other	Phase I Property vacant, undeveloped land in 1945 aerial.
1965 to 1983	Daniel A. Tisdelle and Laurent Leblanc	Residential	Likely residential	Aerial photography shows grading or excavation on the northern portion of the subject site.
1983 to present	Andre Taillefer Ltd.	Aggregate and groundworks supplier	Commercial	Aerials photography shows grading, excavation and stockpiling of materials as well as three ASTs.

Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

The presence of 1 historical and 2 current ASTs, together with the importation and stockpiling of material, are considered on-site PCAs resulting in APECs.

Within the Phase I Study Area, the Navan Road landfill is considered PCAs resulting in APECs. The PCAs and resulting APECs are presented in Table 2 and on Drawing PE4588-1 – Site Plan.

Table 2; Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1 (resulting from the grading, excavation and stockpiling of materials)	The northern half of the Phase I property	PCA 30 – Importation of Fill Material of Unknown Quality	On-site	PHCs (F1-F4), Metals, PAH	Soil and groundwater
APEC 2 (resulting from the historical presence of an AST)	The northern portion of the Phase I property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs (F1-F4)	Soil and groundwater
APEC 3 (resulting from the presence of two ASTs)	The northern portion of the Phase I property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs (F1-F4)	Soil and groundwater
APEC 4 (resulting from the presence of Navan landfill)	Eastern portion of the Phase I property	PCA 58 – Waste Disposal and Waste Management, including landfilling	Off-site	BTEX PHCs (F1-F4), VOC, metals	Soil and groundwater

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of shale, limestone, dolostone and siltstone of the Billings Formation, overlain by deposits of various composition and depth. Superficial soils are anticipated to comprise granular glaciomarine sediments, colluvial deposits and fine-grained glaciomarine sediments between 30 and 50 m thick.

Groundwater flow is considered to be in a southerly direction, toward the Mer Bleue conservation area.

Buildings and Structures

The Phase I Property is occupied by a 2-storey office/reception building (formerly a single-family dwelling). The building was likely constructed around 1950-1960. Other structures include two semi-permanent trailers used for storage.

Water Bodies

The topographic map shows a ditch running from Navan Road at the northern boundary of the site, along the eastern boundary to the southern portion of the site before turning to the west and leading to the Mer Bleue conservation area.

During the site visit, a ditch was noted running from a stormwater pond located to the east of the subject site, on to and along the eastern boundary of the site.

Areas of Natural Significance

The Mer Bleue conservation area lies 10m south of the Phase I ESA Study Area.

Drinking Water Wells

A search of the MECP's well records identified two (2) records in the subject area, dating from 1977 to 2015. One record details a domestic water supply well drilled in 1977 to a depth of 45.7 m. The other record details the abandonment of a 4-inch diameter well located at 3225 Navan Road in 2015.

Given the municipally supplied area and age of the domestic supply well record, all private water wells are assumed to be obsolete.

Monitoring Well Records

No monitoring wells were identified for the Phase I Property or for any properties within the Phase I Study Area.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area is primarily residential to the north and west, with a landfill to the east and Mer Bleue conservation area to the south.

Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

As presented in Table 2 in the previous section, on-site PCAs resulting in APECs on the Phase I Property include the storage of fuel (3 ASTs), as well as the importation of fill material of unknown quality and the neighbouring landfill.

PCAs resulting in APECs are presented on Drawing PE4588-1 – Site Plan.

Contaminants of Potential Concern (CPCs)

CPCs identified with the aforementioned APECs include benzene, toluene, ethylbenzene and xylenes (BTEX), petroleum hydrocarbons (PHCs, F₁-F₄), volatile organic compounds (VOCs), metals and polycyclic aromatic hydrocarbons (PAH) in the soil and groundwater.

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 PCAs on the Phase I Property which may have impacted the subject land. The presence of 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.

8.0 CONCLUSIONS

Assessment

A Phase I-Environmental Site Assessment (ESA) was carried out for 3252 Navan Road in the City of Ottawa, Ontario. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

In the earliest aerial photograph dated 1965 the Phase I Property was largely vacant and undeveloped with the exception of two buildings located on the northern portion of the site. Commercial operation of the site as an aggregate supplier appears to have begun around 1983. The operation of the site as an aggregate supplier and presence of an AST are considered PCAs resulting in APECs on the subject site.

In the surrounding area, landfilling began at 3354 Navan Road around 1965 and continues to the present day. A railway line defined the southern boundary of the site until it was removed around 1976. Both the Navan Road landfill and the historical railway are considered PCAs. The landfill is considered an APEC on the subject site.

Following the historical review, a site visit was conducted. Based on the findings of the site visit, on-site PCAs include fuel stored in 2 aboveground storage tanks. This PCA has resulted in an area of potential environmental concern (APEC) on the Phase I Property. At the time of the site visit, the current uses of the adjacent and neighbouring properties within the Phase I ESA Study Area were observed from publicly accessible areas. No additional off-site PCAs were identified within the Phase I Study Area at the time of the site visit.

Recommendations

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is required for the Phase I Property.**

Based on the age of the subject building, asbestos-containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include drywall joint compound and vinyl tile. Both wall materials and floor coverings in the building were in generally in good condition. An asbestos survey of the building must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that original paint is tested for lead content prior to its

disturbance. Major work involving lead-based paint or other lead-containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

If the subject building is going to be demolished, the above-noted testing programs should be completed as part of a designated substance survey.

9.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment (ESA) report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I-ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Claridge Homes (Gladstone) Inc. Permission and notification from Claridge Homes and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Philip Price, BSc. FGS



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



Report Distribution:

- ☐ Claridge Homes (Gladstone) Inc.
- ☐ 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 Inventory.

Municipal Records

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

Local Information Sources

Previous Engineering Reports.
Personal Interviews.
Kanata Kourier-Standard Newspaper.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4588-1 – SITE PLAN

DRAWING PE4588-2 – SURROUNDING LAND USE PLAN



FIGURE 1
KEY PLAN

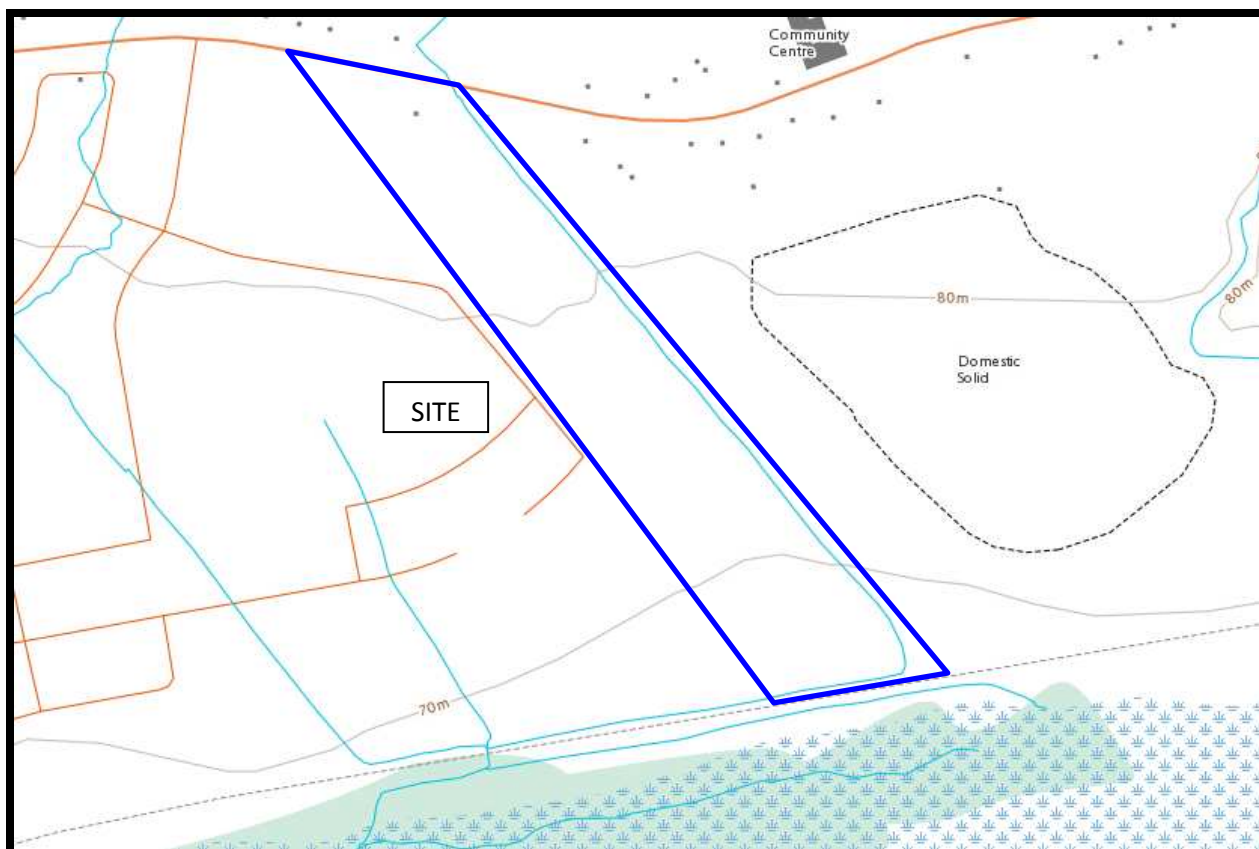
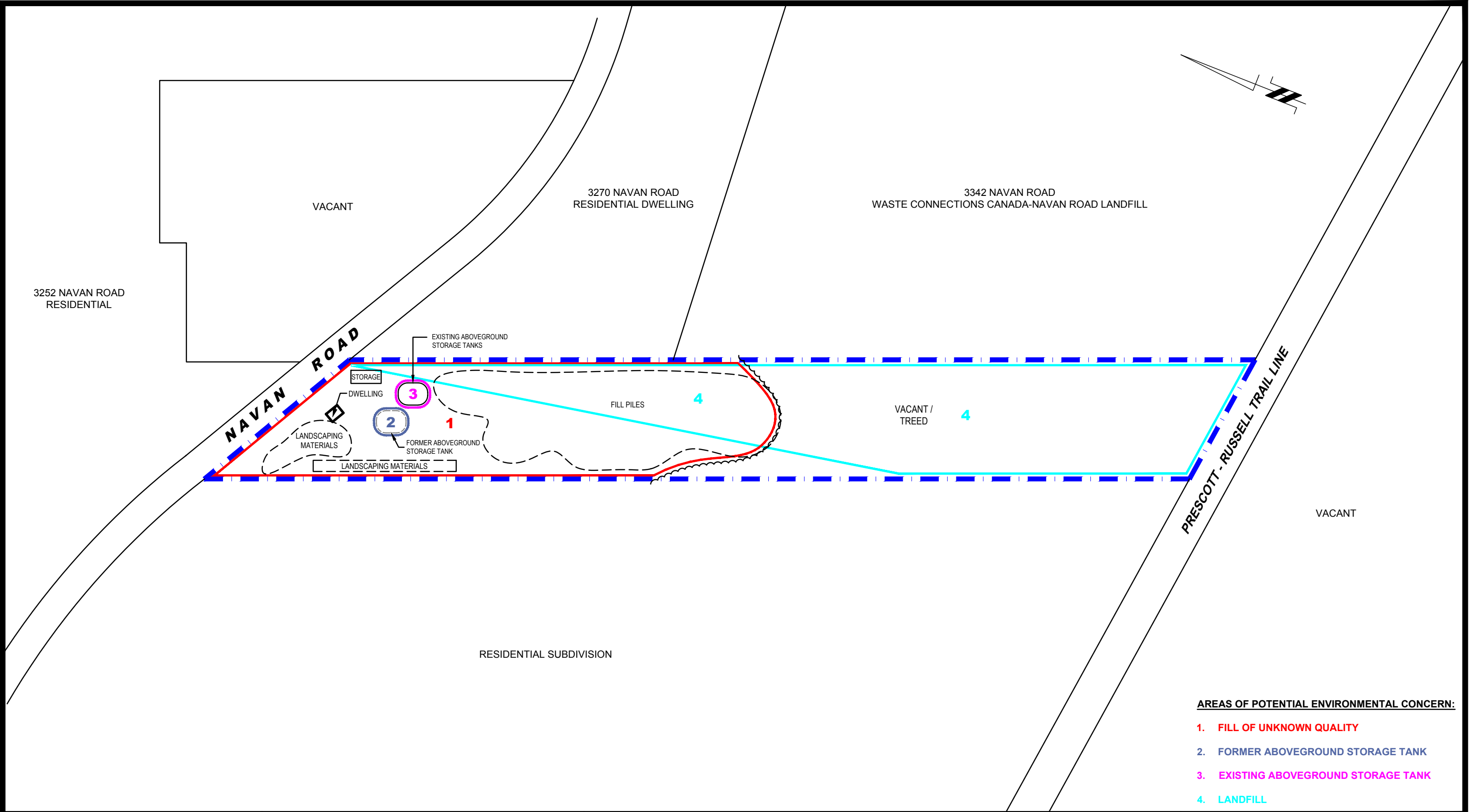


FIGURE 2
TOPOGRAPHIC MAP



patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

CLARIDGE HOMES (GLADSTONE) INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3252 NAVAN ROAD

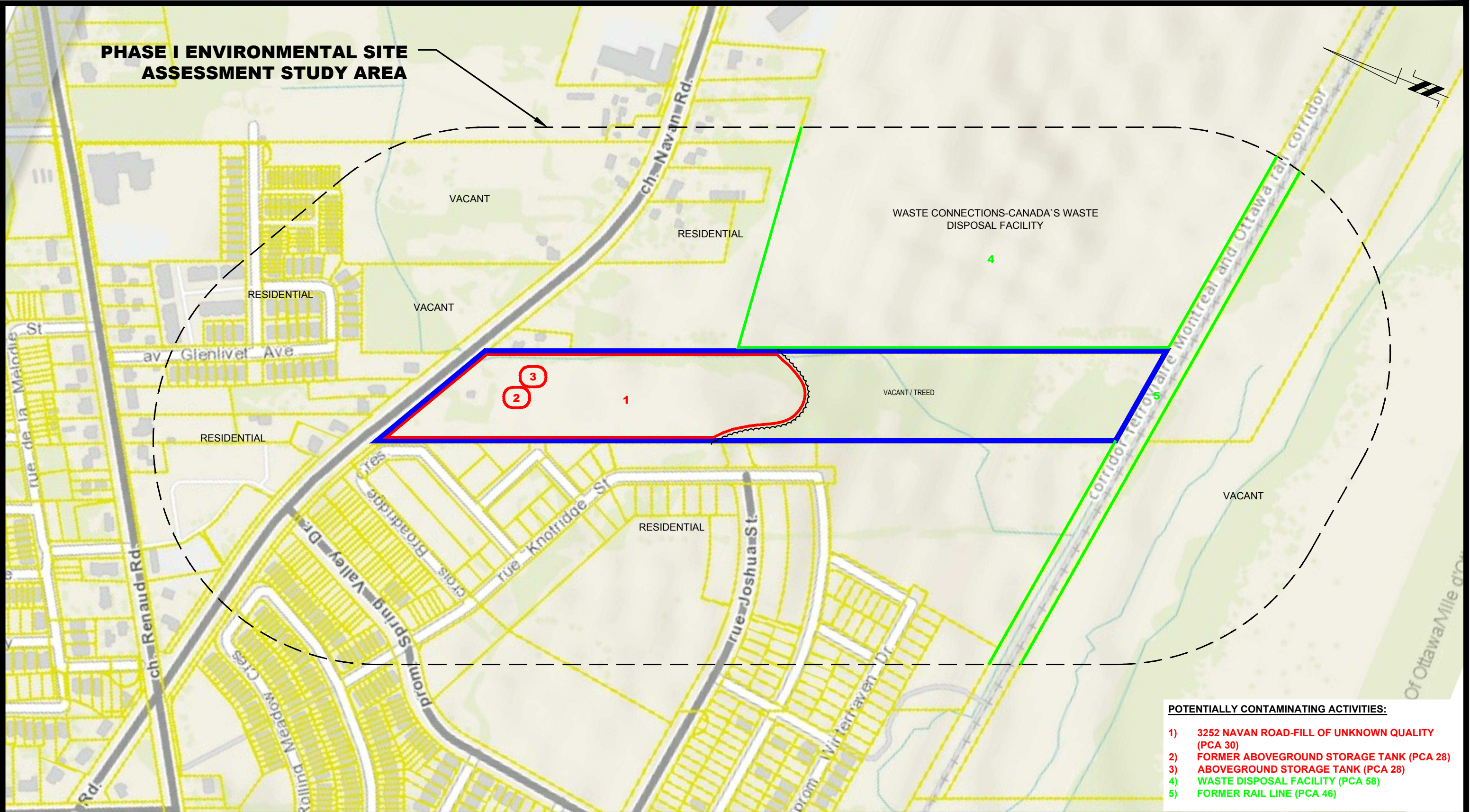
OTTAWA,
Title:

ONTARIO

SITE PLAN

Scale:	1:3000	Date:	04/2019
Drawn by:	MPG	Report No.:	PE4588-1
Checked by:	PP	PE4588-1	Revision No.:
Approved by:	MSD		

p:\autocad drawings\environmental\pe4588\pe4588-1 site plan.dwg



POTENTIALLY CONTAMINATING ACTIVITIES:

- 1) 3252 NAVAN ROAD-FILL OF UNKNOWN QUALITY (PCA 30)
- 2) FORMER ABOVEGROUND STORAGE TANK (PCA 28)
- 3) ABOVEGROUND STORAGE TANK (PCA 28)
- 4) WASTE DISPOSAL FACILITY (PCA 58)
- 5) FORMER RAIL LINE (PCA 46)

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

CLARIDGE HOMES (GLADSTONE) INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3252 NAVAN ROAD
OTTAWA, ONTARIO
Title:
SURROUNDING LAND USE PLAN

Scale: 1:4000
Drawn by: MPG
Checked by: PP
Approved by: MSD

Date: 04/2019
Report No.: PE4588-1
PE4588-2
Revision No.:

APPENDIX 1

PLAN OF SURVEY

CHAIN OF TITLE

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

SURVEYOR'S CERTIFICATE

I hereby certify that

- 1 This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder
- 2 The survey was completed on Oct 18 1982

J. G. PAYETTE
ONTARIO LAND SURVEYOR

LEGEND

- IR - DENOTES IRON BAR
- SR - DENOTES STAKE AND IRON BAR
- SBR - DENOTES SINKER STANDARD
- R - DENOTES ROCK
- RB - DENOTES ROCK BAR
- Fd - DENOTES FOUND
- DENOTES FENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF REGION AS WIDENED BY A SURVEY PLAN ATTACHED TO INST. NO. 42036 HAVING A BEAR N 60° 42' 30" W IN ACCORDANCE WITH SAID INST. NO. 42036

SCHEDULE

PART	LOT	CONCESSION	INST. NO.
1	4	4 (O.F.)	GL104794
2			

PLAN WAS AMENDED APRIL 2, 1984

J. G. PAYETTE O.L.S.
J.G. PAYETTE O.L.S.

PLAN OF SURVEY OF PART OF LOT 4 CONCESSION (Ottawa Front) CITY OF GLOUCESTER

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
SURVEYED BY J. G. PAYETTE O.L.S.

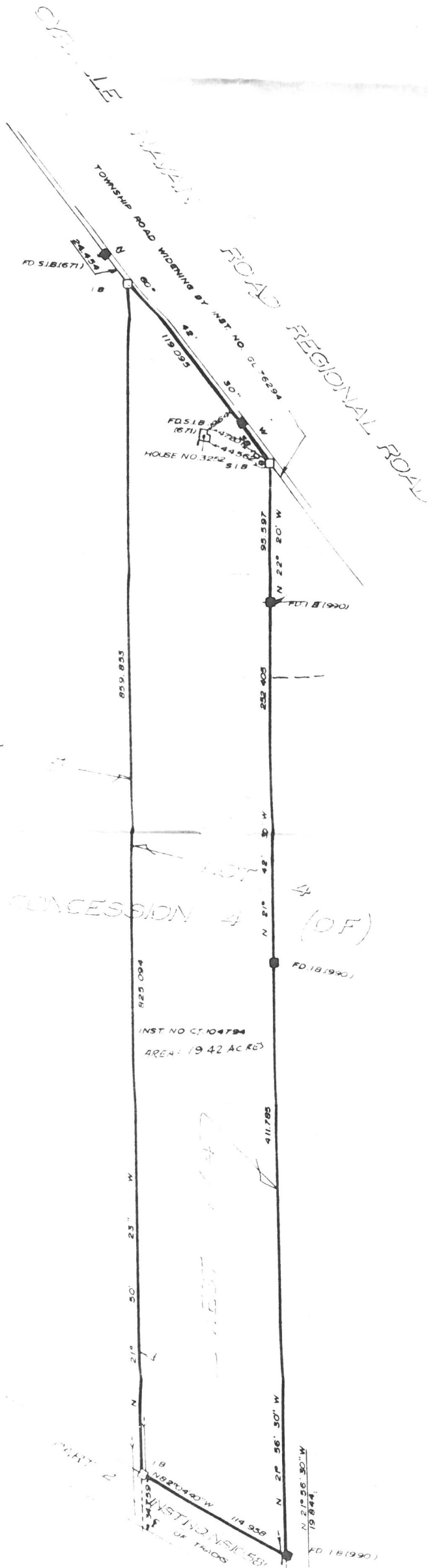
1982

SCALE 1:2500

40 20 0 20 40 METRES

METRIC

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





READ Abstracts Limited

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

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

Paterson Group

Attn: Michael

BRIEF DESCRIPTION OF LAND:

3252 Navan Rd., Ottawa

Part of Lot 4, Concession 4 OF Gloucester

PIN: 04352-0307

LAST REGISTERED OWNER:

IH CHU

SHIH PING SUN

CHAIN OF TITLE:

Deed GL5322 registered mar 15, 1881

From Canada Company to George and Robert Wilson

Deed GL5324 registered Mar 15, 1881

From Robert Wilson to George Wilson

Deed GL6418 registered Nov 2, 1883

From George Wilson the Francis Roy

Foreclosure GL10576 registered Nov 26, 1892

To P. N. Thompson

Deed GL10829 registered Jun 29, 1893

From P. N. Thompson to Zephyr Roy

Foreclosure GL33221 registered May 16, 1925

To Jacques Boesch, the estate of Rachsel (Leclerc) Boesch

Deed GL33256 registered Jun 5, 1925

From Jacques Boesch, the estate of Rachsel (Leclerc) Boesch to Octave Lacroix

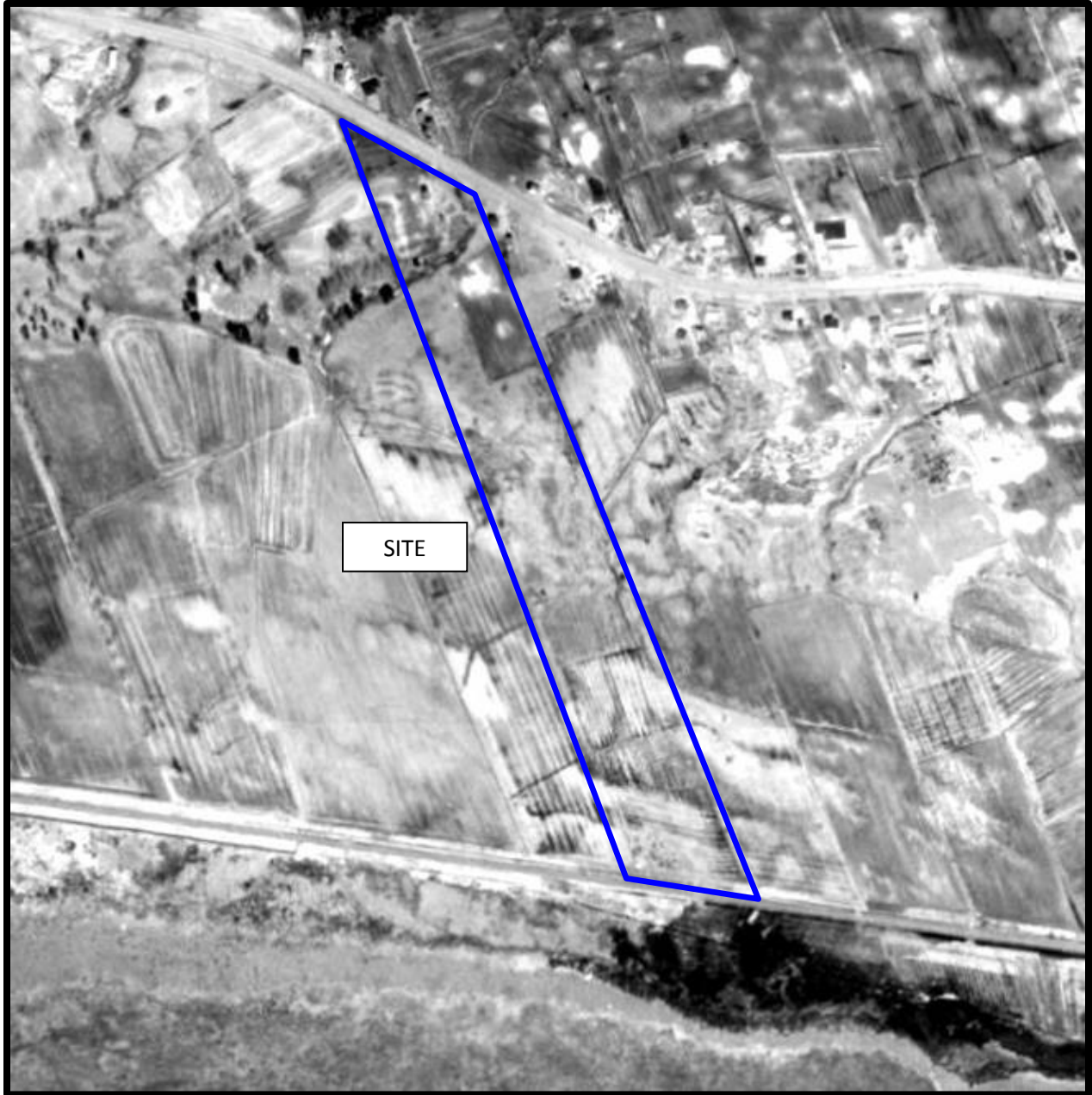
Deed GL34556 registered May 12, 1928
From Octave Lacroix to Solomon Lacroix

Deed GL42036 registered Apr 25, 1946
From Solomon Lacroix to The Director of the Veterans Land Act

Deed GL76827 registered Jul 2, 1965
From The Director of the Veterans Land Act to Daniel A. Tisdelle

Deed CT104794 registered May 30, 1969
From Daniel A. Tisdelle to Laurent Leblanc

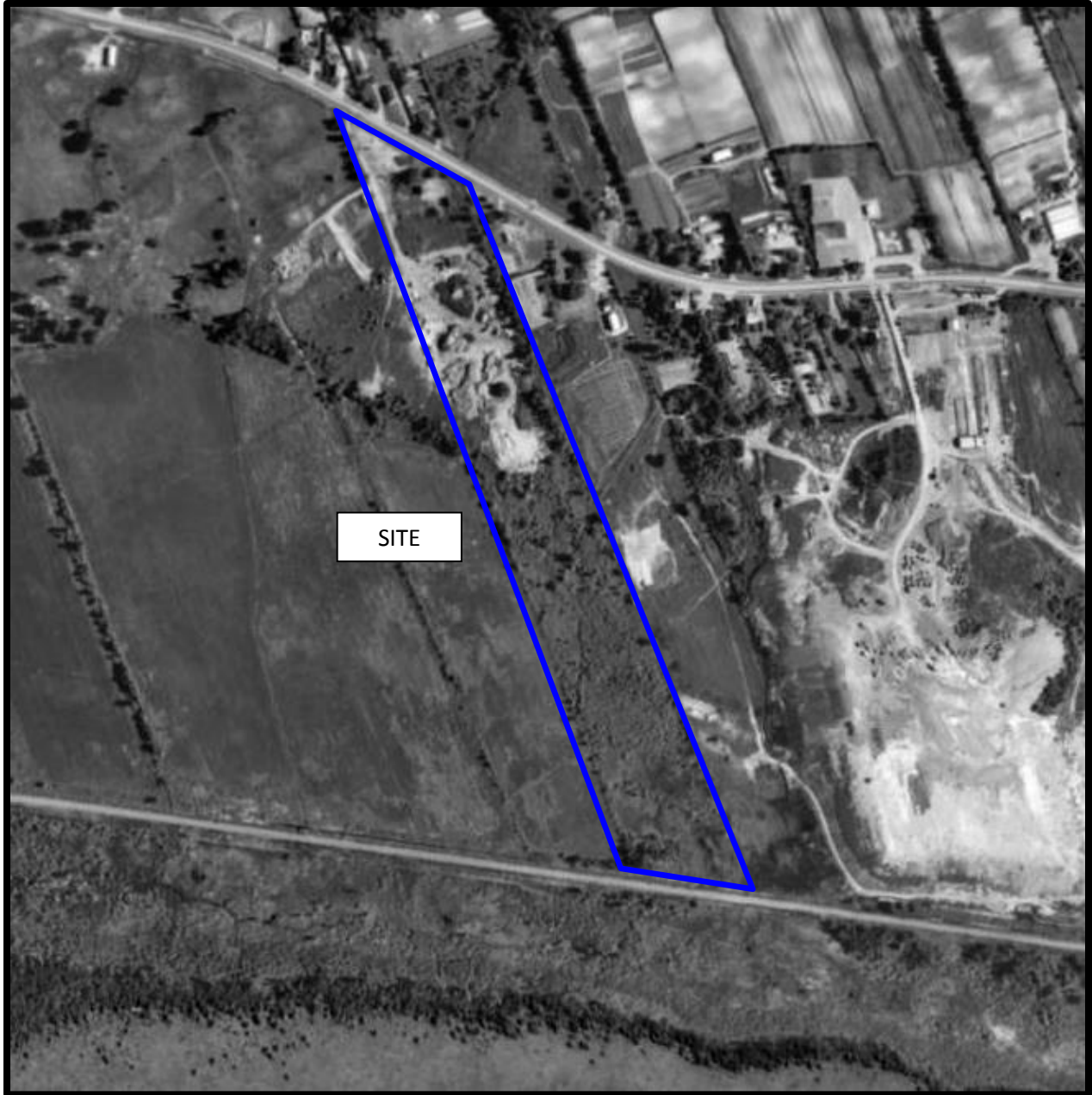
Deed NS168053 registered Nov 4, 1982
From Laurent Leblanc to Ih Chu and Shih Ping Sun



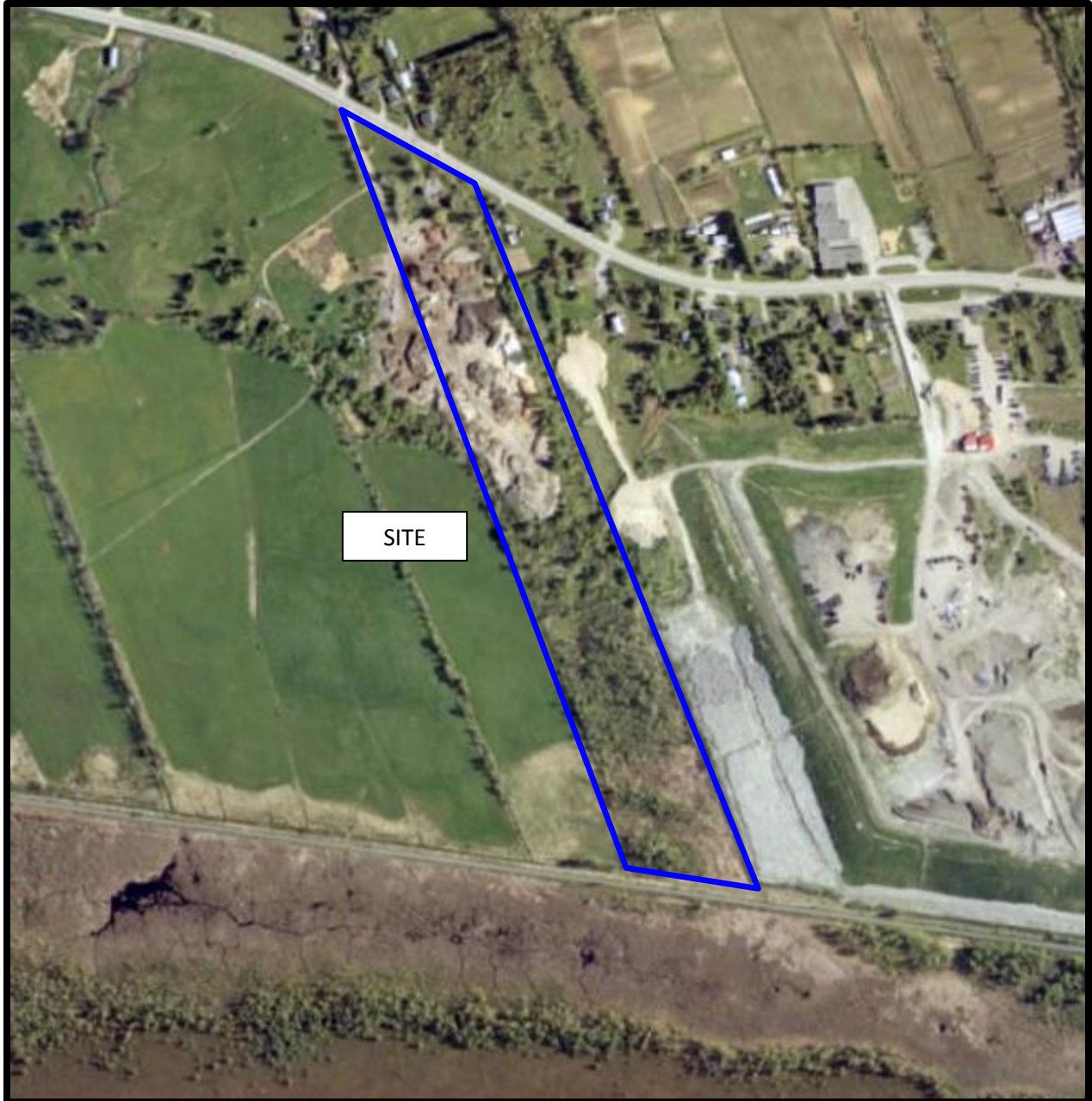
AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4588-1

3252 Navan Road, Ottawa

December 9, 2019



Photograph 1: – Northern portion of the subject site, facing north



Photograph 2: - Central portion of the subject site, facing north

Site Photographs

PE4588-1

3252 Navan Road, Ottawa

December 9, 2019



Photograph 3: Central portion of the site, facing southeast; treed land on-site and landfill off-site



Photograph 4: Central portion of the site, facing west

Site Photographs

PE4588-1

3252 Navan Road, Ottawa

December 9, 2019



Photograph 5: A photo – Southern portion of the site, facing southwest; former railway



Photograph 6: Two above ground diesel storage tanks

Site Photographs

PE4588-1

3252 Navan Road, Ottawa

December 9, 2019



Photograph 7: Staining below the AST

APPENDIX 2

MECP FREEDOM OF INFORMATION RESPONSE

MECP WELL RECORDS

CITY OF OTTAWA HLUI RESPONSE

TSSA CORRESPONDENCE

Ministry of the Environment,
Conservation and Parks

Access and Privacy Office

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

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^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



April 16, 2019

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

Dear Michael Beaudoin:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2019-02097, Your Reference PE4588

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3252 Navan 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 416-314-4075.

Yours truly,

Janet Dadufalza
Manager, Access and Privacy

Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	JO THIGGART CONSTRUCTION		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
3187 ARBION RD SOUTH	OTTAWA	ON	K1V 8S6	613-273-3000

Well Location

Address of Well Location (Street Number/Name) 3725 NAVAHO ROAD	Township GLOUCESTER (AG)	Lot 5	Concession 4
---	-----------------------------	----------	-----------------

County/District/Municipality	City/Town/Village	Province	Postal Code
OTTAWA/CARLETON	OTTAWA	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	460025	5030784		

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

General Colour	Most Common Material	Other Materials	General Description	Depth (mft)	
				From	To
			WELL RECORD ISSUED FOR ABANDONMENT OF EXISTING 4" Ø WELL @ 3225 NATURAL ROCKS.	0.00	31.40

Annular Space

[illegible]

Method of Construction

☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial	☒ Not used
☐ Rotary (Conventional)	☐ Jetting	☐ Domestic	☐ Municipal	☒ Dewatering
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☐ Test Hole	☐ Monitoring
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning	
☐ Air percussion		☐ Industrial		
☐ Other, specify _____		☐ Other, specify _____		

Well Use

☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial	☒ Not used
☐ Rotary (Conventional)	☐ Jetting	☐ Domestic	☐ Municipal	☒ Dewatering
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☐ Test Hole	☐ Monitoring
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning	
☐ Air percussion		☐ Industrial		
☐ Other, specify _____		☐ Other, specify _____		

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
					☐ Water Supply
					☐ Replacement Well
					☐ Test Hole
					☐ Recharge Well
					☐ Dewatering Well
					☐ Observation and/or Monitoring Hole
					☐ Alteration (Construction)
					☐ Abandoned

Status of Well

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
					☐ Water Supply
					☐ Replacement Well
					☐ Test Hole
					☐ Recharge Well
					☐ Dewatering Well
					☐ Observation and/or Monitoring Hole
					☐ Alteration (Construction)
					☐ Abandoned

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
			From	To	
					☐ Abandoned, Poor Water Quality ☒ Abandoned, other, specify _____ ☐ Other, specify _____

Water Details

Water found at Depth (m/ft) ☐ Gas ☐ Other, specify _____	Kind of Water: ☐ Fresh ☐ Untested	<table border="1"> <tr> <th colspan="2">Bore Diameter</th> <th rowspan="2">Diameter (cm/in)</th> </tr> <tr> <th>Depth (m/ft)</th> <th></th> </tr> <tr> <td>From</td> <td>To</td> <td></td> </tr> </table>	Bore Diameter		Diameter (cm/in)	Depth (m/ft)		From	To	
Bore Diameter		Diameter (cm/in)								
Depth (m/ft)										
From	To									

Hole Diameter

Water found at Depth (m/ft) ☐ Gas ☐ Other, specify _____	Kind of Water: ☐ Fresh ☐ Untested	<table border="1"> <tr> <th colspan="2">Bore Diameter</th> <th rowspan="2">Diameter (cm/in)</th> </tr> <tr> <th>Depth (m/ft)</th> <th></th> </tr> <tr> <td>From</td> <td>To</td> <td></td> </tr> </table>	Bore Diameter		Diameter (cm/in)	Depth (m/ft)		From	To	
Bore Diameter		Diameter (cm/in)								
Depth (m/ft)										
From	To									

Results of Well Yield Testing

After test of well yield, water was:		Draw Down		Recovery	
☐ Clear and sand free ☐ Other, specify _____		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	11.3		
		1		1	
Pump intake set at (m/ft)		2		2	
Pumping rate (l/min / GPM)		3		3	
Duration of pumping		4		4	
_____ hrs + _____ min		5		5	
Final water level end of pumping (m/ft)		10		10	
If flowing give rate (l/min / GPM)		15		15	
Recommended pump depth (m/ft)		20		20	
		25		25	
Recommended pump rate (l/min / GPM)		30		30	
Well production (l/min / GPM)		40		40	
Disinfected?		50		50	
☒ Yes ☐ No		60		60	

Map of Well Location

Please provide a map below following instructions on the back.

Renaud D.

Neuen



Ontario

LPH

MINISTRY OF THE ENVIRONMENT
The Ontario Water Resources Act

WATER WELL RECORD

31 G/5h

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1516095

15002

BF

04

COUNTY OR DISTRICT

CALETON

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

GLOSTER

CON. BLOCK, FRACT. SURVEY, ETC.

CON 4

DATE COMPLETED

02 05 77

NAVAN

30299

0275

26

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	TOP SOIL			0	2
YELLOW	FINE SAND			2	15
BLUE	CLAY			15	112
GREY	GRAVEL			112	120
BLACK	MEDIUM SAND			120	142
BLACK	SLATE	Rock		142	150

31 0001002 00/5408 01/1305 01/2021 01/1809 01/5081912

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
0142	1 ☒ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
10-10	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
20-23	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
25-28	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL
30-33	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

DEPTH - FEET	MATERIAL	WALL THICKNESS - INCHES
0-10	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	1.88
10-11	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	0 0142
17-18	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	
24-25	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	

SCREEN

SIZE OF OPENING - SLOT NO. 1	DIAMETER - INCHES	LENGTH - FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CEMENT GROUT LEAD PACKER ETC.)
10-12	14-17	
18-21	22-25	
26-29	30-33	

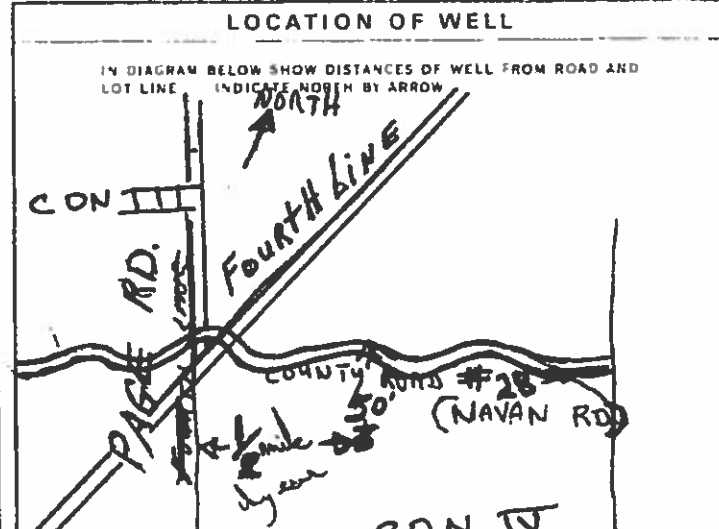
71 PUMPING TEST

1 ☐ PUMP 2 ☒ BAILEY

PUMPING RATE: 00/0

DURATION OF PUMPING: 01 10-16 20 17-18

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	1 ☒ PUMPING 2 ☐ RECOVERY
035	070	15 MINUTES: 045 30 MINUTES: 055 45 MINUTES: 063 60 MINUTES: 070	
IF FLOWING	30-60	PUMP INTAKE SET AT: 125	1 ☐ CLEAR 2 ☒ CLOUDY
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING: 125	RECOMMENDED PUMPING RATE: 0000	



FINAL STATUS OF WELL

1 ☒ WATER SUPPLY
2 ☐ OBSERVATION WELL
3 ☐ TEST HOLE
4 ☐ RECHARGE WELL

5 ☐ ABANDONED, INSUFFICIENT SUPPLY
6 ☐ ABANDONED, POOR QUALITY
7 ☐ UNFINISHED

WATER USE 01

1 ☒ DOMESTIC
2 ☐ STOCK
3 ☐ IRRIGATION
4 ☐ INDUSTRIAL

5 ☐ COMMERCIAL
6 ☐ MUNICIPAL
7 ☐ PUBLIC SUPPLY
8 ☐ COOLING OR AIR CONDITIONING



File Number: D06-03-19-0055

April 26, 2019

Paterson Group
Attn: Michael Beaudoin
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5

Sent via email [mbeaudoin@patersongroup.ca]

Dear Mr. Beaudoin,

**Re: Information Request
<< 3252 Navan Road >>, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

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

- *Solid Waste Services Branch:* Please note that the Subject Property is 1.0km away from the WSI Landfill.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

- There is 1 activity associated with the Subject Property: Activity Number 15102.

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

- There are 2 activities associated with properties located within 50m of the Subject Property: Activity Numbers 6917 and 4378.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 21690
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 21690
Télééc: (613) 560-6006
www.ottawa.ca

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property.

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

If you have any further questions or comments, please contact Maria Kaczmarek at 613-580-2424 ext. 21690 or HLUI@ottawa.ca

Sincerely,



Maria Kaczmarek

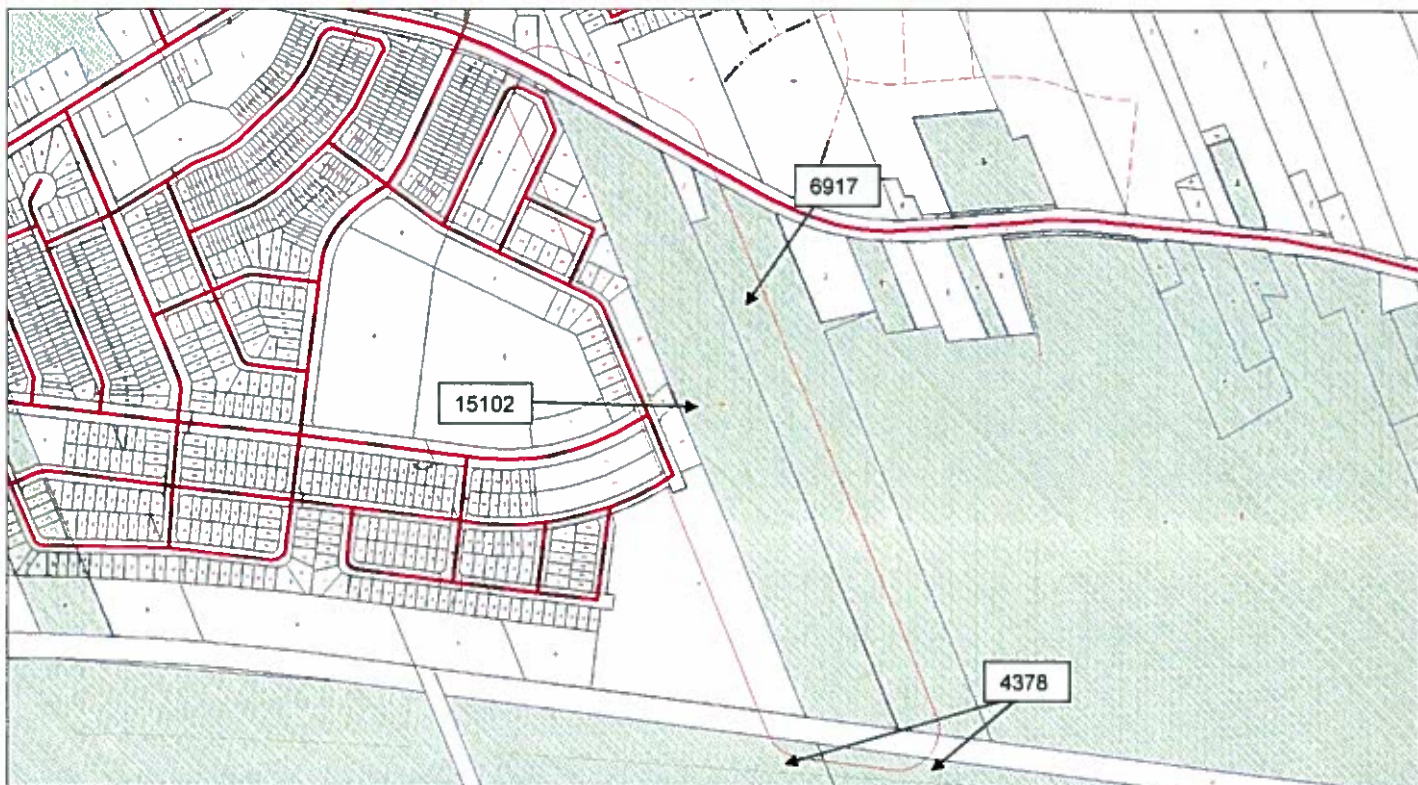
Per:

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

MB / MK

Attach: 4

cc: File no. D06-03-19-0055



Scale 1: n/a 3252 Navan Road
Ottawa, ON
File # D06-03-19-0055
Maria Kaczmarek



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __679A00
AREA (Square Metres): 78787.291

Report: RPTC_OT_DEV0122
Run On: 17 Apr 2019 at: 09:57:01

Study Year
2005

PIN
043520307

Multi-NAIC
N

Multiple Activities
N

Activity ID: 15102

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s):

Related PINS: 043520307

Name: ANDRE TAILLEFER LTD.

Address: 3252 NAVAN ROAD, OTTAWA

Facility Type: HEAVY EQUIPMENT RENTAL, SAND, CRUSHED STONE AND TOPSOIL

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3:

NAICS	SIC
212323	0

Company Name

ANDRE TAILLEFER LTD.

Year of Operation

c. 2006



CITY OF OTTAWA
HLUI ID: 679BBB
AREA (Square Metres): 71401.226

Report: RPTC_OT_DEV0122
Run On: 17 Apr 2019 at: 09:59:38

Study Year
2005

PIN
043521079

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 6917 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s): 4125
Related PINS: 043521079
Name: WASTE SERVICES (CA) INC.
Address: 3354 NAVAN ROAD, OTTAWA
Facility Type: Other Utility Industries n.e.c.
Comments 1:
Comments 2:
Generator Number: ON1983400
Storage Tanks:
HL References 1: 1922-DMD-TM-Ottawa Sheet # 14, 1948-1949-1951-DND-ASE-NTS-31G/5/6/6W,
1965-1967-1975-1983-1985-EMR-SMB-NTS-31G/5/6/6W-7th/11th eds., 1991-WDSI/WMB/MOE, SC98,
HL References 2: City of Gloucester-File #6-16 vol1-Box 75-1984 & File #6-16 Subject: Health-Dumps-Box 73
HL References 3: 2003 PID

NAICS	SIC
562990	499
562920	499
562210	499
221330	499
221320	499
562990	0
562210	0
562920	0

Company Name	Year of Operation
WASTE SERVICES (CA) INC.	c. 2005
Huneault Waste Management, Waste Disposal Site	
WASTE SERVICES (CA) INC.	c. 2001
HUNEAULT WASTE MANAGEMENT, WASTE DISPOSAL SITE	c. 2001
WASTE SERVICES (CA) INC.	c. 2003



CITY OF OTTAWA
HLUI ID: __670HW8
AREA (Square Metres): 819970.448

Report: RPTC_OT_DEV0122
Run On: 17 Apr 2019 at: 10:08:55

Study Year
1998

PIN
043520357

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 4378 Multiple PINS: Y
PIN Certainty: 1 Previous Activity ID(s) : 6785
Related PINS: 043520162
Name: DEPARTMENT OF NATIONAL DEFENCE - MER BLEU
Address: , GLOUCESTER
Facility Type: Service Industries Incidental to Air Transport
Comments 1: - 1478.5 acres - W.W. II Bombing Range -NCC purchased bog (20 sq. km.) in 1965
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: Gloucester Roots -1991, City of Gloucester-1953 Assessment Role, p 100
HL References 2:
HL References 3:

NAICS	SIC
336320	321
488190	452
488119	452
336410	321
488111	452
561722	452
532410	452
911110	811

Company Name

Department of National Defence - Mer Bleu

Year of Operation

c. 1942 -1953

Michael Beaudoin

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: March-27-19 8:56 AM
To: Michael Beaudoin
Subject: Re: 3252 Navan Road (No Record)

Hello,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

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

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

Thank you and have a great day,

Roxana



Roxana Mashtaler | Public Information Agent

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: rmashtaler@tssa.org

www.tssa.org



From: Michael Beaudoin <MBeaudoin@Patersongroup.ca>
Sent: March 26, 2019 2:55 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: 3252 Navan Road

Good Afternoon

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

3217, 3225, 3237, 3241, 3252, 3253, 3270, 3317, 3342 Navan Road

6049 Renaud Road

Thanks

Michael Beaudoin, P.Eng.

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Office: 613.226.7381 Ext: 233
Cell: **613.913-3612**
Fax: 613 226 6344
Email: mbeaudoin@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

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

Philip Price
BSc.
FGS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

**Archaeological
Services**

POSITION

Intermediate Environmental Scientist

EDUCATION

Kingston University, London, England, BSc (Hons), 2005
Geology

EXPERIENCE

2018 - Present:

Paterson Group Inc.

Consulting Engineers

Environmental Division

Intermediate Environmental Scientist

2016 - 2018

Harrison Group Environmental Ltd.

Consulting Engineers

Senior Environmental Engineer

2013 - 2016

Harrison Group Environmental Ltd.

Consulting Engineers

Environmental Engineer

2009 – 2011

AP Geotechnics Ltd.

Consulting Engineers

Geotechnical Engineer

2006 - 2009

Harrison Group Environmental Ltd.

Consulting Engineers

Junior Environmental Engineer

SELECT LIST OF PROJECTS

Remediation Supervision – Residential Development, Arnprior

Remediation Supervision – Residential Development, Ottawa

Remediation Supervision – Commercial Development, Ottawa

Phase I & II ESA – Commercial Development, Bells Corners, Ottawa

Groundwater Monitoring and Sampling – Various Location, Ottawa

Phase I ESA – Various Locations, Ontario