

August 29, 2008

Project No. 07-1122-0277

Mr. Peter Taylor, Director, Section 34 OWRA, Eastern Region
Ontario Ministry of Environment
1259 Gardiners Road
Kingston, Ontario
K7P 3J6

**PROVISION OF INFORMATION
CATEGORY 3 PERMIT TO TAKE WATER APPLICATION
FUTURE STAGES OF FINDLAY CREEK VILAGE SUBDIVISION
OTTAWA, ONTARIO
MOE REFERENCE # 4635-7GFNDT**

Dear Mr. Taylor

On behalf of Findlay Creek Co-Tenancy, Golder Associated Ltd. has prepared this letter to provide some additional information to provide clarification in regard to the above Permit To Take Water Application (PTTW) which was submitted in early July 2008 and is currently under review by the Ministry of Environment (MOE).

The intent of the application is to obtain a PTTW for all remaining groundwater and surface water takings required to complete the servicing and related construction of the Findlay Creek Village development over a ten year period. The application as submitted divides the development area and vicinity into a number of Stages in order to describe the main activities and the associated water takings that are anticipated.

A meeting was held on August 26, 2008 to discuss the construction of surface water features and fish habitat compensation measures that are related to the external stormwater management system. Attendees at the meeting included representatives of MOE (Charles Goulet and Jena Leavoy of MOE Ottawa and Dana Cruikshank and Nicholas Murphy of MOE Kingston), Fisheries and Oceans Canada, Ministry of Natural Resources, South Nation Conservation, City of Ottawa, the developer, contractor and consulting team. The purpose of the meeting was to discuss the approach to completion of these surface water features and any implications in regard to construction of fish habitat compensation measures, permit requirements and schedule.

The Attached Figure 1, Revision 1 is an update to Figure 1 provided in the Application Document. The revised Figure adds two areas to be covered by the PTTW: 1) the Findlay Creek Extension (FCE) Area along the north and east sides of the Leitrim Wetland and 2) the Drainage Ditch Modification Area to the north of the central portion of the actual property.

The FCE is a relatively shallow ditch (about 1 to 1.5 m deep) to convey surface water from west of Albion Road across the subdivision property and outlet to Findlay Creek; this feature will replace the East-West ditch located about 200 m further north. As a DFO Authorization, fish habitat compensation measures are being constructed within the FCE. As shown, the FCE is divided into two phases, Phase 1 being the western portion and Phase 2 being the eastern portion. Phase 1 construction is nearly complete; temporary management of surface water flowing towards the construction area is accomplished under PTTW 1832-7G8K GK which expires November 30,

2008. Phase 2 is presently occupied by a temporary bypass ditch; which needs to be replaced by the construction of the FCE along the same alignment. In order to complete the construction of Phase 2, and possibly to complete a portion of Phase 1 in order to put it into service, it will be necessary to temporarily intercept water and/or divert surface water in order that work can be carried out in the dry, both for excavation and shaping purposes, for placement of hydric soils and installation of habitat compensation features and so vegetation can get established before the FCE can be placed into service. The intercepted/diverted water will be mostly conveyed into the storm sewer and sent to the stormwater management pond east of Bank Street for treatment. However, in order to maintain base flow in Findlay Creek for purpose of maintaining fish habitat conditions, a portion of the intercepted/diverted water will have to be returned to Findlay Creek (without entering the sewer). It may also be necessary at some points in the construction for the water to be pumped to a temporary sedimentation pond(s) such that its quality is acceptable to be discharged to Findlay Creek. The quantity of water to be returned to the creek will vary in order to mimic seasonal base flow rates; based on previous baseflow measurements, it is expected that this will typically be of the order of 40 to 60 Lps. It is expected at this time that work on the Phase 1 portion of the FCE will be mostly complete by the end of 2008 and that the Phase 2 work will be carried out after July 1, 2009. As per discussions with DFO, it is planned to have the entire length of the FCE in service by the end of 2009, and potentially to have the Phase 1 section commissioned by the end of 2008.

Work is required in the Drainage Ditch Modification Area to effect some changes to the existing ditch network in order that surface water originating north of the development area can be conveyed into the new North-South Ditch (a replacement for the existing North-South ditch which is on the same alignment) to be constructed along the east side of the Central Future Stage (park land) and then into Findlay Creek. The ditch modifications consist of short sections of new ditch and some ditch improvements. In order to construct these new ditches, and to construct the new North-South ditch, it will be necessary to temporarily divert surface water around work areas and into downstream sections of ditch and/or intercept the surface water and convey it by either ditching or pumping it into the storm sewer system and to the stormwater management pond east of Bank Street for treatment.

It is anticipated that the temporary management/diversion of water in these two areas will not result in any adverse effects on the environment. There are no potential effects on groundwater levels in the wetland (or elsewhere) anticipated; the current groundwater monitoring program will be ongoing during the duration of the FCE work. Potential concerns related to the quality of water being returned via diversion, sedimentation or erosion associated with the works and temporary effects on base flows and hence on fish habitat are all components that need to be satisfied under the DFO Fisheries Authorization, and will be considered in the way that the work is planned and undertaken.

Although the intent of the Future Stages PTTW is to cover all future work associated with the development, at the August 26, 2008 meeting it became apparent that these specific activities/areas were not included in the PTTW application document. MOE personnel in attendance requested that this information be provided in support of the PTTW application currently under review, and incorporated into the PTTW.

We trust this information is adequate for inclusion into the MOE review; however should there be any questions please do not hesitate to contact the undersigned.

GOLDER ASSOCIATES LTD.



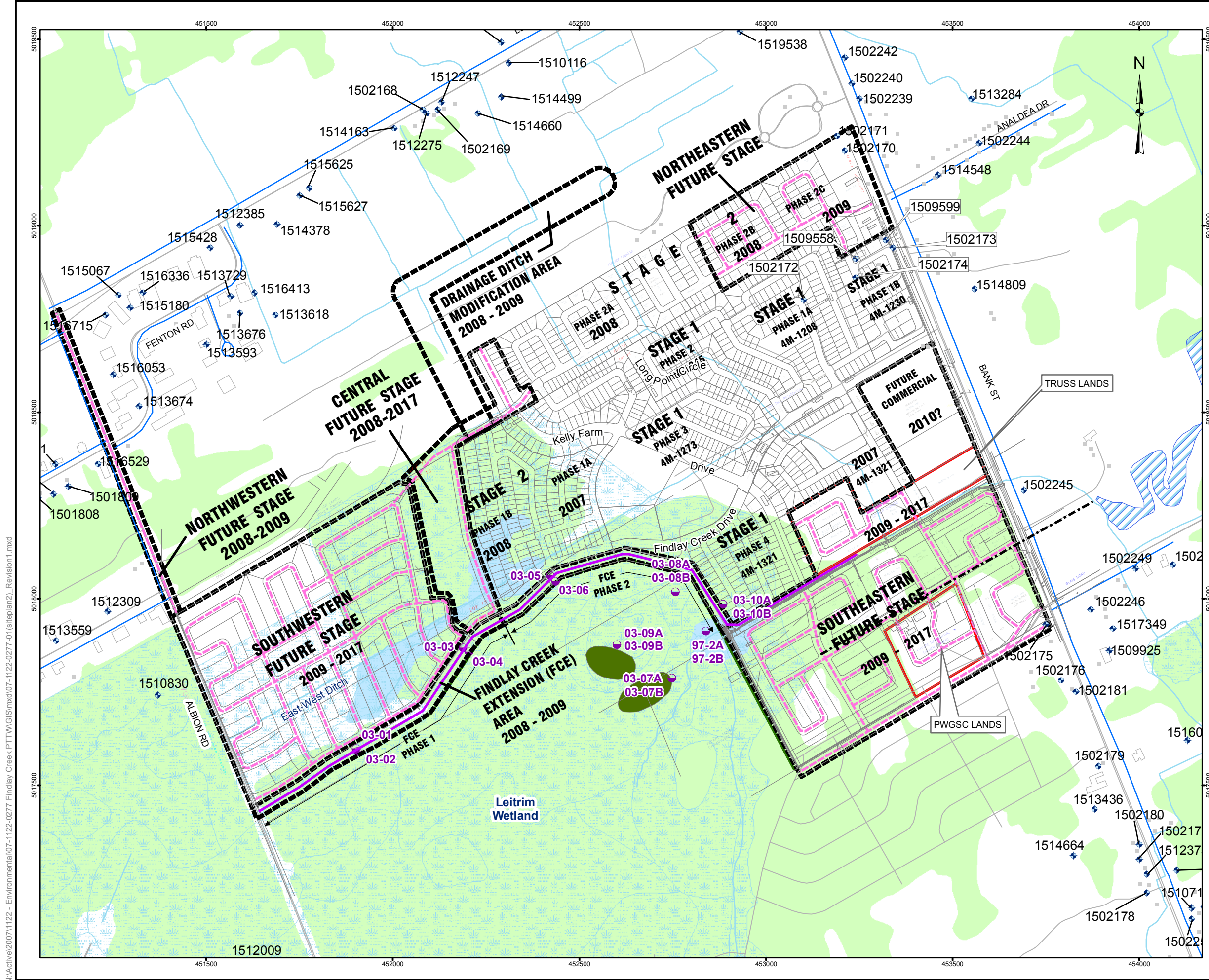
Paul Smolkin, P.Eng.
Principal

PAS/ca

CC: Mr. P. Dufresne, Findlay Creek Co-Tenancy
Mr. M. Taggart, Taggart Construction Limited
Mr. J. Moffatt, IBI Group
Ms. J. Leavoy, MOE Ottawa

Attachments: Figure 1, Rev. 1

n:\active\2007\1122 - environmental\07-1122-0277 findlay creek ptw\ltr 08aug29 addl information for appln.doc



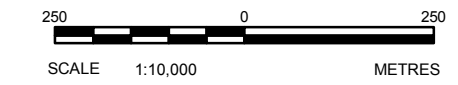
LEGEND

- Monitoring Well
- ◆ MOE-Listed Water Well
- Building
- Building Outline
- +— Railroad
- Roadway
- Proposed Lot Layout
- City of Ottawa Watermain Service
- Watercourse
- Wetland
- Waterbody
- Wooded Area
- Future Stage / Area
- Findlay Creek Extension
- Wetland Berm
- Stormwater Management Pond
- Fen
- Trunk Storm Sewer
- Service Trench

1	Additional Future Stage Areas	28 Aug. 2008
REV.	DESCRIPTION	DATE

REFERENCE

Digital OBM NRVIS data provided by Ontario Ministry of Natural Resources
 Queen's Printer, used under licence, 2006
 Base plan provided by Stantec Geomatics Ltd.
 Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 18



PROJECT
FINDLAY CREEK VILLAGE - FUTURE STAGES
 PTTW APPLICATION

TITLE
SITE PLAN

<p>Golder Associates Ottawa, Ontario</p>	PROJECT No. 07-1122-0277-1000	SCALE AS SHOWN	REV. 1
	DESIGN [CAMC] 18 Oct. 2007		
	GIS [BT/JEM] 28 Aug. 2008		
	CHECK []		
			FIGURE: 1

N:\Active\2007\1122 - Environmental\07-1122-0277 - Findlay Creek PTTW\GIS\mxd\07-1122-0277-01(siteplan2)_Revision1.mxd