

## ONTARIO LAND TRIBUNAL

### Appeals by ClubLink Corporation ULC of Zoning By-law Amendment and Plan of Subdivision Applications for 7000 Campeau Drive, Ottawa

OLT Case No. PL200195

#### WITNESS STATEMENT OF NICK ZULINSKI

November 12, 2021

##### Qualifications

1. I am a Hydrogeologist with Paterson Group and have worked as a geoscientist for over 14 years, with 5.5 years of experience providing hydrogeological services to clients in the private sector in support of proposed developments and relevant permit applications. During this time, I have prepared several hydrogeological assessments for proposed residential, commercial, and industrial developments, including: hydrogeological studies in support of Permits to Take Water, groundwater impact assessments, water taking and discharge plans, and water supply assessment and terrain analyses.
2. A copy of my *curriculum vitae* is attached to this Witness Statement, together with a signed Acknowledgement of Expert's Duty.

##### Retainer

3. Paterson Group was retained in November 2017 by Minto Communities – Canada on behalf of ClubLink Corporation ULC to address geotechnical engineering requirements to support draft plan of subdivision and zoning by-law amendment applications for the proposed redevelopment of 7000 Campeau Drive, Ottawa. Subsequent work by Paterson has included a Sump Pump Feasibility Study and a Subsoil Infiltration Review.

4. My involvement includes a review of the existing hydrogeological conditions at the subject site in support of the Sump Pump Feasibility Study and Subsoil Infiltration Review. My review was based on available test hole information acquired during the geotechnical field investigations completed by Paterson Group.

#### Summary of Evidence and Opinions

5. In my evidence, I will review portions of the Geotechnical Investigation, the Sump Pump Feasibility Study and Subsurface Infiltration Review prepared by Paterson Group, and address City of Ottawa Issues 2 and 23 and Kanata Greenspace Protection Coalition Issue 32, in relation to PPS Policy 2.2.2, as follows:

**Issue 2:** Is the proposed plan of subdivision consistent with the Provincial Policy Statement, particularly policies ... 2.2.2?

PPS Policy 2.2.2: Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

6. **Response:** Based on the field investigations completed by Paterson Group at the subject site, the underlying in-situ material is generally comprised of low permeability soils and bedrock. Due to the low permeability of the underlying materials, it is my opinion that the existing hydrogeological conditions within the site boundaries are not suitable for any significant groundwater recharge potential to the underlying bedrock aquifer, nor are they suitable for any notable groundwater discharge to surface water features. Furthermore, it is my understanding that there are no existing well users in close proximity to the subject site given the developed nature of the area. It is my opinion that the proposed redevelopment is not considered to be located in or near sensitive groundwater features given the minimal contributions to the hydrologic cycle by on-site groundwater.

**Issue 23:** Is the proposed zoning consistent with the Provincial Policy Statement, particularly policies ... 2.2.2?

7. **Response:** Refer to my response to Issue #2.

**Issue 32:** Is the proposed zoning amendment and plan of subdivision consistent with the PPS 2020 with particular reference to Section ... 2.2.2?

8. **Response:** Refer to my response to Issue #2.

List of Documents to be Referred To

- Geotechnical Investigation, Kanata Lakes Golf and Country Club, 7000 Campeau Drive, Ottawa, Ontario. Paterson Group, May 17, 2021 (Report: PG4135-2 Revision 5)
- Subsoil Infiltration Review, Kanata Lakes Golf and Country Club, 7000 Campeau Drive, Ottawa, Ontario. Paterson Group, April 7, 2021 (Report: PG4135-MEMO.04)
- Sump Pump Feasibility Report, Kanata Lakes Golf and Country Club, 7000 Campeau Drive, Ottawa, Ontario. Paterson Group, September 29, 2020 (Report: PG4135-LET.01)



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Nicholas Zulinski, P.Ge., géo.

## Nicholas Zulinski, M.Sc., P.Geo., géo. Hydrogeologist

Prior to joining Paterson Group in 2016, Nicholas held various positions within the private sector as an exploration geologist. In his 8 years in the mining and mineral exploration industry, Nicholas undertook a wide variety of geoscientific projects on sites across Canada, USA, Norway, Sweden, Saudi Arabia and Ghana, including the planning and implementation of exploration programs, bedrock and soil mapping, supervising drilling operations, geochemical interpretations, and geological modeling. Nicholas received his Bachelor of Science (Hons) specializing in geology with a focus on hydrogeology and mineralogy from the University of Ottawa in 2007. During his studies at the University of Ottawa, Nicholas undertook an honours thesis studying and analyzing hydrothermal clays of the Mont Saint-Hilaire region. In 2010, Nicholas received his Masters of Science in geological science and geological engineering from Queen's University. His core studies included geological modeling, hydrogeology, and geochemistry. Nicholas' extensive experience in various geoscientific settings within Canada as well as abroad and his academic background has proven to be an asset on all hydrogeological projects he has been assigned.

### EDUCATION

M.Sc., 2010, Geological Science and Geological Engineering – Queen's University, Kingston, Ontario

B.Sc. (Hons) 2007, Geology – University of Ottawa, Ottawa, ON.

### LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Geoscientists Ontario (PGO)

Ordre des Géologues du Québec (OGQ)

### YEARS OF EXPERIENCE

With Paterson: 5.5  
With Other Firms: 8

### OFFICE LOCATION

154 Colonnade Road South,  
Ottawa, Ontario, K2E 7J5

### SELECT LIST OF PROJECTS

- Residential Development – The Conservancy, Borrisokane Rd. - Ottawa (Hydrogeological Study in support of a PTTW)
- Energy Services Acquisition Program (ESAP) – Ottawa (Hydrogeological Studies in support of PTTW/EASR)
- Residential Development – 3288 Greenbank Rd. – Ottawa (Water Taking and Discharge Plan, EASR)
- Residential Development – 760 River Road – Ottawa (Groundwater Impact Assessment)
- Amazon Fulfillment Centre – 5225 Boundary Rd. - Ottawa (Hydrogeological Study in support of a PTTW)
- Residential Development – 147 Langstaff Dr. – Carp (Groundwater Impact Assessment)
- Residential Development – Eagleson Rd. at Terry Fox Dr. (Water Taking and Discharge Plan, EASR)
- Amazon Fulfillment Centre – 4400 Fallowfield Rd. – Ottawa (Hydrogeological Study in support of a PTTW)
- Residential Development – Riverview, County Rd. 2 – Iroquois (Groundwater Impact Assessment)
- Industrial Development – Edwardsburgh Cardinal (Groundwater Impact Assessment)
- March Road Alignment – Ottawa (Hydrogeological Study in support of a PTTW)
- Pittsburgh Quarry Dewatering – Kingston (Hydrogeological Study in support of a PTTW)
- Residential Development – 6420 and 6431 Ottawa St. - Richmond (Hydrogeological Study in support of a PTTW)
- Wellings of Taunton Gardens – 304 Taunton Rd. – Toronto (Hydrogeological Study in support of a PTTW)

## **PROFESSIONAL EXPERIENCE**

April 2016 to present, **Hydrogeologist, Paterson Group Inc.**, Ottawa, Ontario

- Oversee hydrogeological investigations for residential, commercial, and industrial developments
- Perform technical analysis and evaluation of soil, bedrock, and groundwater data
- Carry out in-situ hydraulic conductivity testing, including slug testing and Pask permeameter testing
- Conduct analysis and interpretation of hydrogeological field testings results
- Perform groundwater and surface water sampling in support of hydrogeological studies
- Design and implement groundwater monitoring programs during pre/post-construction stages
- Prepare hydrogeological reports, including hydrogeological studies in support of PTTWs, groundwater impact assessments, water taking and discharge plans, Water Supply Assessment and Terrain Analysis
- Responsible for ensuring projects meet Ontario Ministry of Environment and Climate Change (MECP) standards, objectives and guideline requirements, Conservation Authority requirements, and comply with all relevant Municipal planning Bylaws
- Liaise with clients and contractors to ensure projects are completed in timely and efficient manner

March 2013 to April 2016, **Project Geologist, Faarnad Geological Consulting Inc.**  
Ottawa, Ontario

- Planned and executed scientific field programs throughout Canada as well as abroad
- Supervision of drilling programs, geological mapping, geochemical and geophysical surveys
- Conducted borehole drilling, core logging, geochemical sampling (rock/soil), and geological mapping
- Instituted and monitored QA/QC programs as well as maintained and managed client databases
- Compilation, evaluation and interpretation of geological and geochemical data
- Created geological models during critical decision-making stages on projects
- Prepared technical reports for clients, governments, and industry regulators
- Project Locations: Canada, Ghana, and Saudi Arabia

April 2010 to March 2013, **Project Geologist, Coast Mountain Geological Ltd.**, Vancouver, B.C.

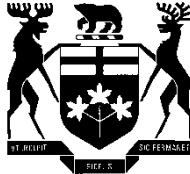
- Design and implement both early and advance stage geoscience field exploration programs
- Supervised borehole drilling operations; carried out detailed core logging, geological mapping, and rock/soil sampling activities
- Contributed to geological, geochemical, and geophysical interpretations for geoscientific modelling
- Monitored QA/QC programs to ensure the reliability of the data used for interpretation and modelling
- Prepared technical reports for government assessments
- Project Locations: Canada and USA

November 2007 to December 2008, **Exploration Geologist, Blackstone Ventures Inc.**,  
Vancouver, B.C

- Executed geological field investigations, including: borehole drilling, geological mapping, and geochemical sampling (rock/soil)
- Collected, compiled, and processed scientific field data while ensuring databases were kept in good standing
- Geological interpretations and modeling of field data
- Project Locations: Norway and Sweden

May 2007 to November 2007, **Exploration Geologist, Halo Resources Ltd.**, Toronto, Ontario

- Conducted geological mapping, borehole drilling, rock/soil sampling, and core logging duties
- Project Locations: Canada



Ontario  
 Ontario Land Tribunal  
 Tribunal ontarien de l'aménagement du territoire

**Acknowledgment Of Expert's Duty**

<b>OLT Case Number</b>	<b>Municipality</b>
PL200195	City of Ottawa

1. My name is.....Nicholas Zulinski  
 I live at the .....Cornwall  
 in the.....United Counties of Stormont, Dundas and Glengarry  
 in the .....Ontario
2. I have been engaged by or on behalf of ClubLink Corporation ULC to provide evidence in relation to the above-noted Ontario Land Tribunal (`Tribunal`) proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
  - a. to provide opinion evidence that is fair, objective and non-partisan;
  - b. to provide opinion evidence that is related only to matters that are within my area of expertise;
  - c. to provide such additional assistance as the Tribunal may reasonably require, to determine a matter in issue; and
  - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date...11/10/2021.....

Signature