



Stantec Consulting Ltd.
100-300 Hagey Boulevard, Waterloo ON N2L 0A4

August 11, 2021
File: 122170434

Attention: Mr. Paul Justice
Justice Construction Limited
2160 Old Prescott Road
Ottawa ON K4P 1L4

Dear Mr. Justice,

Reference: Update to Phase One Environmental Site Assessment, Part of 2164 Old Prescott Road, Greely, Ontario

Stantec Consulting Ltd. (Stantec) is pleased to provide Justice Construction Limited this letter with respect to a Phase One Environmental Site Assessment (ESA) of the property identified as Part of 2164 Old Prescott Road in Greely, Ontario (the Phase One Property). The Phase One Property location is depicted in **Figure No. 1, Attachment A**. This update letter was completed to confirm that a Phase One ESA, which was originally completed in 2018 and updated in 2020, meets the requirements detailed in Schedule D of Ontario Regulation (O.Reg.) 153/04 in support of a Record of Site Condition (RSC) for the Phase One Property. This letter also serves to identify the findings of the Phase One ESA that are specific to the Phase One Property, since the original assessment was conducted on a larger property. This was accomplished through a review of the existing Phase One documentation and site visits conducted on February 25, 2021 and March 30, 2021.

BACKGROUND

A Phase One ESA was prepared for Justice Construction Limited for the property identified as 2164 Old Prescott Road, Greely, Ontario in 2018, and updated in 2020. These documents are referenced as follows:

- *Phase One Environmental Site Assessment, 2164 Old Prescott Road, Greely, Ontario*, prepared by Stantec Consulting Ltd. for Justice Construction Limited, final report dated June 29, 2018 (the Phase One ESA)
- *Update to Phase One Environmental Site Assessment, 2164 Old Prescott Road, Greely, Ontario*, prepared by Stantec Consulting Ltd. for Justice Construction Limited, final report dated July 15, 2020 (the Phase One ESA Update)

The limits of the phase one property in the Phase One ESA and the Phase One ESA Update comprised a 9.6-hectare parcel of land. The current Phase One Property represents a smaller area within the original boundaries, as illustrated in **Figure No. 2, Attachment A**.

Reference: Update to Phase One Environmental Site Assessment, Part of 2164 Old Prescott Road, Greely, Ontario

PHASE ONE ESA UPDATE FINDINGS

The Phase One ESA update included a review of the documents referenced above to confirm the potentially contaminating activities (PCAs) that may be contributing to areas of potential environmental concern (APECs) on the Phase One Property. A site visit was also conducted on February 25, 2021, by Mr. Romeet Gonsalves, G.I.T., of Stantec to confirm current site conditions and adjacent property uses. At the time of the site visit, which was unaccompanied, the weather was -5°C with overcast conditions and snow cover. A subsequent site visit was conducted on March 30, 2021, during which no snow cover was present. Photographs documenting the site visit are included in **Appendix B**.

It is the opinion of the QP_{ESA} that the Phase One ESA meets the requirements of Schedule D of O.Reg. 153/04 for the Phase One Property, subject to the updated information provided below.

The site visits on February 25 and March 30, 2021, confirmed that no physical changes have been made to the Phase One Property (e.g., no new structures built, no structures removed, no major renovations etc.) since 2018. The following additional observations were made:

- A monitoring well with a monument casing was observed in the central portion of the Phase One Property (**Figure No. 2, Attachment A**). This well was installed by Stantec in 2020, and is part of an investigation that will be documented under separate cover.
- A metal container with construction debris was identified along the southern boundary of the Phase One Property (refer to **Figure No. 2, Attachment A**, and photographs in **Attachment B**). The contents of the container were primarily waste metal and wood. Based on the nature and limited quantity of the observed contents of the metal container, it was not considered a PCA.
- A trailer and limited amounts of construction material were also identified along the southern boundary of the Phase One Property (refer to **Figure No. 2, Attachment A**, and photographs in **Attachment B**). The construction material storage generally consisted of metal and wood materials. The presence of this construction material was not considered a PCA.

It is noted that although snow conditions in February 2021 limited the observation of ground conditions, the requirements of a site visit in accordance with O.Reg. 153/04 were considered met with the previous site visit conducted on May 26, 2020 and a subsequent site visit to conduct Phase Two activities on March 30, 2021 (documented under a separate cover) when snow was not present.

Similar to the original Phase One Study Area, the following PCAs were identified for the updated Phase One Study Area:

- Furnace oil spill at a residential property at 6472 Chris Tierney Private in 2009
- Generation of petroleum wastes at BAM Paving at 2136 Stagecoach Road since at least 2009

The furnace oil spill is not considered an APEC because of the distance from the Phase One Property (approximately 150 m), the reported limited amount released (4 L) and the expected downgradient location in relation to the updated Phase One Property.

Reference: Update to Phase One Environmental Site Assessment, Part of 2164 Old Prescott Road, Greely, Ontario

The generation of petroleum wastes at the paving company to the west of the Phase One Property across Stagecoach Road is not considered to be an APEC because of the distance from the Phase One Property (approximately 150 m), and the anticipated limited quantities generated based on the use of the property as a landscaping and paving business, and the anticipated cross-gradient location of this operation relative to the updated Phase One Property.

No additional PCAs or APECs were identified for the updated Phase One Property. The list of PCAs and APECs for the Phase One Property is presented in **Table 1**:

Table 1: Summary of APECs

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
1	Southern and western portions, along the banks of the pond	PCA 30 – Importation of Fill Material of Unknown Quality	On-site	<ul style="list-style-type: none"> • VOCs • Metals • General Inorganics • PHCs • PCBs • PAHs 	<ul style="list-style-type: none"> • Soil

Notes:

VOCs – volatile organic compounds
 PHCs – petroleum hydrocarbons F1 to F4
 PAHs – polycyclic aromatic hydrocarbons
 PCBs – polychlorinated biphenyls

SUMMARY AND CONCLUSIONS

The information gathered and observations made during this update of the Phase One ESA have revealed no evidence of significant changes to the Phase One Property or additional PCAs that would contribute to an APEC at the Phase One Property since the Phase One ESA and Phase One ESA Update were conducted. The area of the on-site APEC (fill material along the southern and western banks of the pond) identified during the Phase One ESA and Phase One ESA Update has been reduced to the updated Phase One Property area. The Phase One ESA was consistent with the requirements of Schedule D of O.Reg. 153/04. Therefore, it is the opinion of the QP_{ESA} that the Phase One ESA, and Phase One ESA Update along with reference to this update letter can be used to support the filing of a RSC for the Phase One Property.

It is noted that a revised Phase One Property survey drawing will be required for submission as part of the RSC documentation under O.Reg. 153/04.

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LIMITATIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential liabilities associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

The opinions in this report can only be relied upon as they relate to the condition of the portion of the identified property that was assessed at the time the work was conducted. Activities at the property subsequent to Stantec's assessment may have significantly altered the property's condition. Stantec cannot comment on other areas of the property that were not assessed.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition. This report should not be construed as legal advice.

This report has been prepared for the exclusive use of the client identified herein and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures should be confirmed and Stantec assumes no liability for damage to them.

The conclusions are based on the site conditions encountered by Stantec at the time the work was performed at the specific testing and/or sampling locations, and conditions may vary among sampling locations. Factors such as areas of potential concern identified in previous studies, site conditions (e.g., utilities) and cost may have constrained the sampling locations used in this assessment. In addition, analysis has been carried out for only a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, Stantec does not warrant against undiscovered environmental liabilities nor that the sampling results are indicative of the condition of the entire site. As the purpose of this report is to identify site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment.

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Should additional information become available which differs significantly from our understanding of conditions presented in this report, Stantec specifically disclaims any responsibility to update the conclusions in this report.

This letter report was prepared by Leslie Egan, M.A.Sc., EIT, and reviewed by Grace Ferguson, M.Sc., P.Eng., QP_{ESA}.

We trust the information presented herein is satisfactory for your present requirements. Should you have any questions please do not hesitate to contact the undersigned.

Regards,

Stantec Consulting Ltd.

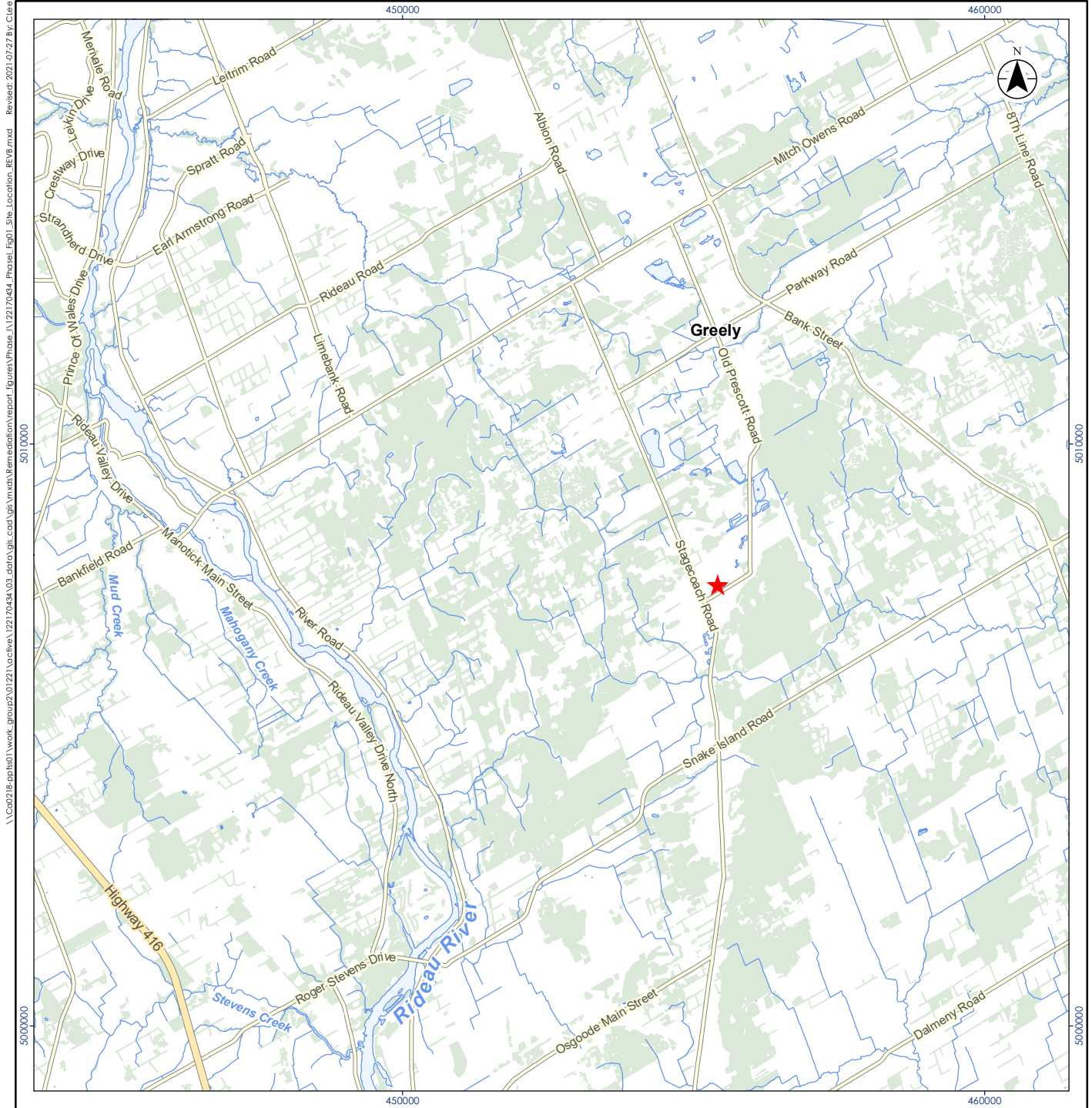
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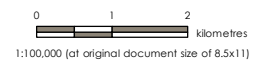
Attachments: Attachment A - Figures
Attachment B – Photo Log

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ATTACHMENT A:
Figures



- Legend**
- ★ Site Location
 - Highway
 - Major Road
 - Railway
 - Watercourse
 - Waterbody
 - Wooded Area



Project Location: 122170434 REV B
 2164 Old Prescott Road, Greely, ON
 Prepared by CL on 2021-07-27

Client/Project: JUSTICE CONSTRUCTION LIMITED
 PHASE ONE ESA
 PART OF 2164 OLD PRESCOTT RD, OTTAWA, ON

Figure No. 1

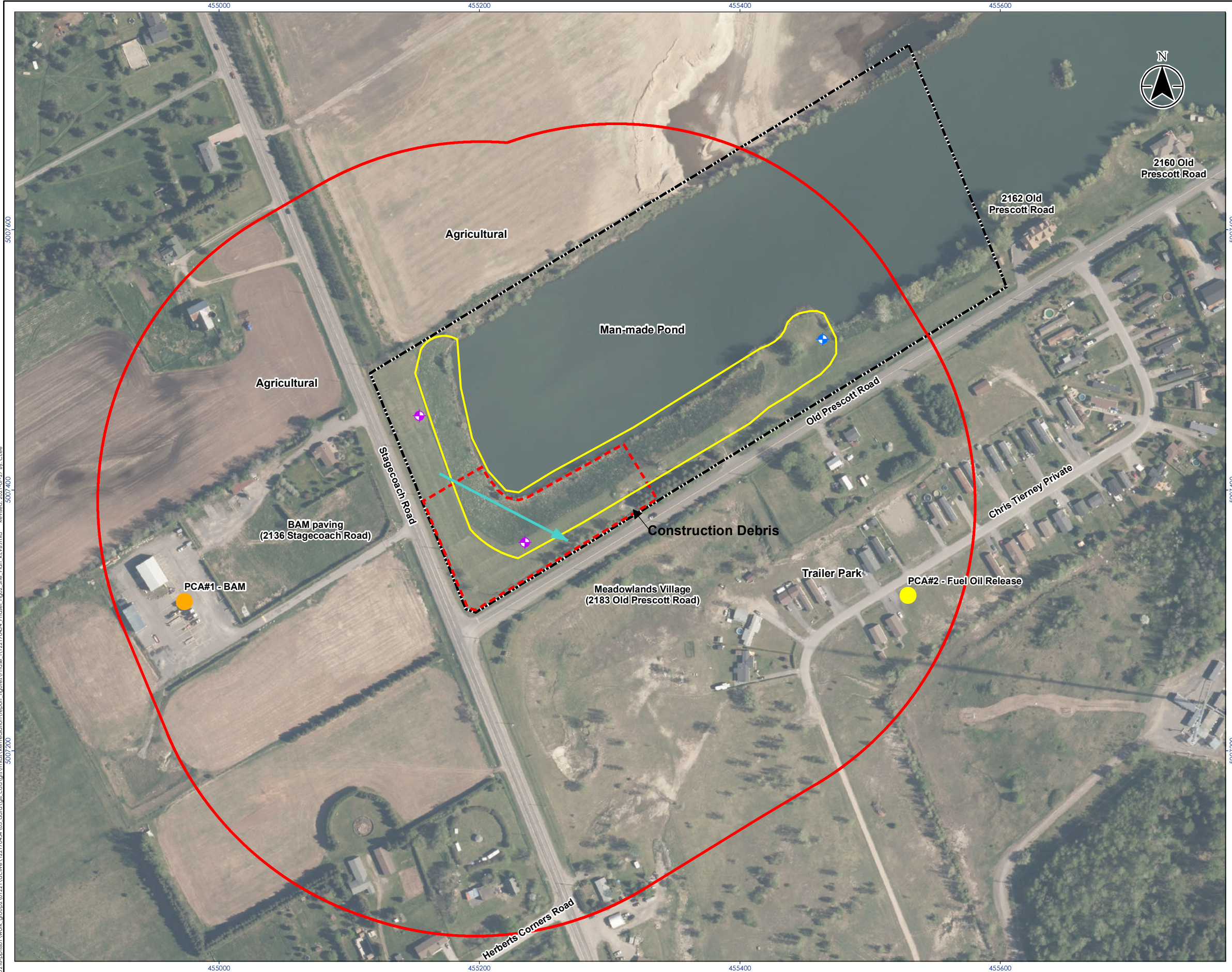
Title: **Site Location**

Notes

1. Coordinate System: NAD 1983 UTM Zone 18N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.

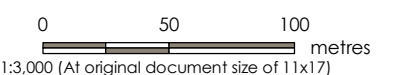
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Legend

- Monitoring Well (Stantec, 2020)
- Geotechnical Well (Stantec, 2018)
- PCA#1 - BAM Paving
- PCA#2 - Fuel Oil Release
- Inferred Regional Groundwater Flow Direction
- 2021 Updated Phase One Property
- 2018 and 2020 Phase One Property
- Phase One Study Area
- APEC - Importation of Fill Material of Unknown Quality (PCA 30)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 18N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
 3. Orthoimagery © City of Ottawa, 2018. Imagery Date, 2017.

Project Location: 2164 Old Prescott Road, Greely, ON
 122170434 REV B
 Prepared by CL on 2021-07-27

Client/Project: JUSTICE CONSTRUCTION LIMITED
 PHASE ONE ESA
 PART OF 2164 OLD PRESCOTT RD, OTTAWA, ON

Figure No. **2**

Title: **Site Plan and Conceptual Site Model**

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 Revised: 2021-07-27 By: C. Lee
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ATTACHMENT B:
Photo Log



View of the Site, facing northwest (Feb. 25, 2021)



View of on-site monitoring well, facing northwest (Feb. 25, 2021)



View of on-site debris in metal container, facing southeast (Feb. 25, 2021)



View of on-site debris in metal container, facing north (Feb. 25, 2021)



View of trailer and on-site construction material, facing southeast (Feb. 25, 2021)



View of on-site monitoring well, facing northeast (Mar. 30, 2021)