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October 21, 2025

File: 100011.131

Momac Grain Elevators Inc.
4750 Fallowfield Road
Ottawa, Ontario
K2J 4S4

Attention: Mr. Karl Mowat

Re: Site Reconnaissance Memo
4750 Fallowfield Drive, Ottawa, Ontario

INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited conducted a Site reconnaissance for the property located at 4750 Fallowfield Road in Ottawa, Ontario (herein referred to as the 'Site').

The objective for the Site reconnaissance was to evaluate the potential for pesticide migration to an adjacent watercourse and to provide recommendations to mitigate environmental risks, including contamination of surface water and surrounding soils, if applicable.

BACKGROUND

General

The client operates grain elevator facilities located at the Site. Tenants on the property include a business (Skedaddle Human Wildlife Control) engaged in pest control activities. The City of Ottawa (the 'City') has expressed concern regarding the existing garage (located on the east portion of the Site) housing pest control equipment, noting its proximity to a drainage swale, which has been identified as a potential watercourse under municipal guidance. In accordance with the Pesticides Act, R.S.O. 1990, c. P.11, and associated Ontario Regulation 63/09 – Pesticides, the City has requested a memo to evaluate the potential for pesticide migration to the watercourse and to provide recommendations to mitigate environmental risks, including contamination of surface water and surrounding soils.

Environmental Reports

No historical environmental reports were available for the Site for review.

FINDINGS OF SITE RECONNAISSANCE – OCTOBER 1, 2025

A Site reconnaissance was completed by GEMTEC on October 1, 2025, under sunny conditions with an approximate temperature of 12°C. During the reconnaissance, a tenant, Skedaddle Human Wildlife Control, was operating out of a garage space located on the east portion of the Site since approximately June 2025. Mr. James Stork (Field Operations Manager) was present and provided information regarding the use and storage of pesticides. The tenant confirmed that pesticides are used and stored on-Site in connection with their wildlife control operations.

Pesticides (in small quantities) were observed to be stored in the southeast corner of the garage, within a locked and secured caged area. The majority of liquid pesticides were contained within a chemical storage safety cabinet situated inside the caged area. The cabinet was observed to be well ventilated and equipped with secondary containment at its base to prevent potential releases. No evidence of spills, leakage, or surface staining was observed within or surrounding the pesticide storage area, indicating that containment and handling measures are effective. Spill kits were observed on-Site and readily available for use in the event of an accidental release. Furthermore, a floor drain located in the central portion of the building was observed to be capped at the time of the Site reconnaissance, thereby limiting the potential for any spills to migrate into the subsurface.

A well vegetated drainage swale, which was dry at the time of the inspection, was noted approximately 20 metres east of the pesticide storage area. The observed distance between the pesticide storage location and the nearby swale, combined with the containment and management measures in place (e.g., spill kit, capped floor drain, etc.), sufficiently reduces the likelihood of pesticide migration to surface water or subsurface receptors.

CONCLUSION

Based on the observations made during the Site reconnaissance and in consideration of the requirements of the Pesticides Act, R.S.O. 1990, c. P.11 and associated regulations (O. Reg. 63/09), the pesticide storage practices at the Site appear to be consistent with regulatory intent. Pesticides are stored in a manner that minimizes environmental risk through the use of secure containment, adequate ventilation, spill prevention measures, and restricted access. Accordingly, it is GEMTEC's professional opinion that the potential for environmental impacts associated with pesticide storage at the Site, as described herein, is low.

We trust this provides sufficient information for your present purposes. If you have any questions or require additional information, please contact the undersigned.

Sincerely,

Mike Kosiw, B.Sc., EP, $CESA_{II}$
Contaminated Sites Lead

Drew Paulusse, B.Sc., QP_{RA}
Branch Manager – Senior Scientist

Enclosures
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ATTACHMENT B

Photographs

VIEW OF STORED PESTICIDES WITHIN LOCKED CABINET.

VIEW OF CAPPED DRAIN LOCATED CENTRAL TO THE SITE BUILDING.

VIEW OF DRY DRAINAGE SWALE EAST OF BUILDING.

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Project
MOMAC GRAIN ELEVATORS
ENVIRONMENTAL SITE ASSESSMENT
4750 FALLOWFIELD DRIVE
OTTAWA, ONTARIO

APPENDEX A

File No.
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SITE PHOTOGRAPHS
(OCTOBER 2025)

ATTACHMENT B

Pesticide Inventory

Pest Inventory

DATE:_____

Rats/Mice	Quantity	Taken by:	Left in storage
Glue Boards (tin caps)	4 cases		
Glue Boards (Large)	100		
Roach Motel	200		
Contrac Bloc	7		
First Strike	2		
Monitoring Gel	1		

Rats/Mice	Quantity	Taken by:	Left in storage
Birds			
Optigel bird pucks	2.5 boxes		
Bird off clear gel	1 tube		
Avatrol bird poison	1 bucket		
Antibacterial cleaner	2 jugs		
Odo ban	1 jug		
Bio-bac	2 jugs		
Ants			
Advert 360 ant bait stations	25 boxes		
Optiguard ant gel	8 boxes		
Greenway ant gel	33 tubes		
Scorpio ant spike bait (powder)	1 jug		
Scorpio ant spike bait (liquid)	1 jug		

Rats/Mice	Quantity	Taken by:	Left in storage
Pesticides (Liquid)			
Dragnet	11 jugs		
Suspend	3 jugs		
Demand	2		
Pesticides (Dry/Spray/Other)			
Drione	4 jugs		
Boradust	1 bucket		
D.E	2 buckets		

Rats/Mice	Quantity	Taken by:	Left in storage
Seclira (Roach Gel)	72 tubes		
Seclira (Spray)	16 cans		
Wasp Spray	12 cans		
Other			
Skunk off	1 jug		
Beetle monitoring traps X-Lure	10 traps 20 cartridges		
Fly light stickers	1 box		