

January 21, 2025

File: 101676.001

Sunbelt Rentals Inc. c/o Argue Construction Limited
2489 Sheffield Rd
Ottawa, ON
K1B 3V6

Attention: Mr. Mark Watson

Re: Waste Disposal Site Impact Memorandum
151 and 159 Wescar Lane,
Carp, Ontario, K0A 1L0

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Sunbelt Rentals Inc. to conduct a Phase One Environmental Site Assessment (ESA) update for the properties located at 151 and 159 Wescar Lane in Carp, Ontario (the 'Site') and the surrounding land within a 250-meter radius (the 'Study Area'). It is understood the purpose of the Phase One ESA and this memorandum is to support the current requirements for a Site Plan Control Application with the City of Ottawa. This memorandum addresses the concern that the Site is located within 3 kilometres of a solid waste disposal site and summarizes the pertinent information provided in the Phase One Environmental Site Assessment.

The available information gathered during the Phase One ESA was reviewed and evaluated using professional experience, judgment, and available documentation to determine Potentially Contaminating Activities (PCAs). Available historical records were cross-referenced with other records to verify their accuracy. The observations from the site reconnaissance and information provided through the interview during the Phase One ESA validated the available historical records for the Site, and vice versa. The PCAs were reviewed in order to identify Areas of Potential Environmental Concern (APECs) for the Site.

No PCAs were identified on the Site. Seven PCAs were identified within the Study Area. The PCAs are summarized below in Table 1:

Table 1: Summary of Potentially Contaminating Activities

Type of PCA	Address/ Distance from Site	Source	Description	APEC Rationale
55. Transformer Manufacturing, Processing and Use at the Site	Along Cavanmore Road (40m northwest)	Site Reconnaissance	Pole-mounted transformers were present on the opposing side of the street of the Site on the east side of Wescar Lane and the north side of Cavanmore Road.	No Based on no evidence of staining and being off Site.
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than the use of biosolids as soil conditioners	135 Cardevco Rd (124m east) 123 Cardevco Road (149m east) 154 Cardevco Road (227m east northeast)	ERIS Report	Registered waste management system storage yard in 2017 for commercial waste, non-hazardous solid industrial waste, contaminated soil and non-hazardous spill cleanup material. Registered in 2018 as a waste management storage yard for waste from domestic sources, leaf/yard waste, commercial waste, wood waste, non-hazardous solid industrial waste, contaminated soil and non-hazardous spill clean-up waste Waste Management of domestic, commercial, and non-hazardous solid industrial waste.	No Based on being down gradient of the anticipated groundwater flow direction and/or distance from the Site.
28. Gasoline and Associated Products Storage in Fixed Tanks	142 Cardevco Road (211m northeast)	ERIS Report	Two double wall Aboveground Storage Tanks (ASTs) for gasoline, each with a capacity of 2270 litre (L), were installed in 2002 at a private self-serve fuel outlet and were active in 2007 and 2008.	No Based on being down gradient of the anticipated groundwater flow direction and/or distance from the Site.
10. Commercial Autobody Shops	Off-Site at 132 and 123 Cardevco Road and 123 Wescar Lane (124m east)	ERIS Report	Registered generator of waste oils and lubricants from 2013 to 2016, crankcase oils and lubricants as of December 2018, July 2020 and November 2021 from general automotive repair.	No Based on being down gradient of the anticipated groundwater flow direction and/or distance from the Site.

Type of PCA	Address/ Distance from Site	Source	Description	APEC Rationale
43. Plastics (including Fibreglass) Manufacturing and Processing	Off-Site at 142 Cardevco Road and 168 Wescar Lane (211m northeast)	ERIS Report	Two records list as a manufacturer of all other plastic product manufacturing and engineering services, established in 2002.	No Based on being down gradient of the anticipated groundwater flow direction and/or distance from the Site.
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large- Scale Applications	Off-Site at 145 Cardevco Road (127.5m northeast)	ERIS Report	ERIS Report record of PCA present at nearby address(es) to the Site within the Study Area	No Based on being down gradient of the anticipated groundwater flow direction and/or distance from the Site.

GEMTEC identified a waste transfer facility located at 135 Cardevco Road during the records review, as this facility was within the Phase One Study Area. This property was not considered a concern for the Site as it was east of the site, down gradient of the anticipated local groundwater flow toward the northeast.

External to the Phase One Study Area, GEMTEC observes the Tomlinson Waste Recovery Center located at 106 Westhunt Drive, 661 m east-northeast of the site, and Waste Management – West Carleton Environmental Centre and Transfer Station located at 2301 Carp Road, 937 m south/ southeast of the site. In both of these cases, the anticipated regional groundwater flow is to the northeast toward the Ottawa River or east toward the Carp River. As such, 106 Westhunt Drive is located downgradient of the Site and 2301 Carp Road is located across gradient from the Site.

In addition, 2301 Carp Road operates a permit to take water (No. 0204-9UCSW6, Reference No. 1854-9QUPGC) for 4,919,500 L/day. Approximately 167,500 L/day of which is from surface water ponds, the remainder of which, 4,752,000 L/day is from groundwater sources for groundwater control of landfill cell construction. A second permit to take water is active on 2301 Carp Road (No. 5547-9UCQ26, Reference No. 6755-9R3LH6) which specifies 2,045,700 L/day taking for remediation. A permit to take water (No. P-300-2190808759) for 540,000 L/day taking is also active at 2300 Carp Road, adjacent east of 2301 Carp Road, at the St. Marys Cement ready mix plant and quarry operations. These takings create an artificial gradient away from the Site to the taking locations.


Based on the above information, GEMTEC is of the opinion that the solid waste disposal sites do not have any unacceptable adverse effects on the proposed development and will not pose a risk to human health and safety.

CLOSURE

We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter, please do not hesitate to contact our office.

Sincerely,

GEMTEC Consulting Engineers and Scientists Limited



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



Daniel Elliot, P.Geo., QP_{ESA}
Senior Environmental Geoscientist



Nicole Soucy, M.A.Sc., P.Eng, QP_{ESA}
Environmental Engineer



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