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April 21, 2023

Mr. Jeremy Silburt
 Theberge Homes Ltd.
 904 Lady Ellen Place
 Ottawa, Ontario K1Z 5L5

Via Email:
 jeremy@thebergehomes.com

Project Name: Proposed Development, 1158 Old Second Line Road, Ottawa, ON
Project Number: OTT-00245054-A0
Subject: Site Condition Assessment, 1158 Old Second Line Road, Ottawa, Ontario

Dear Mr. Silburt:

EXP Services Inc. (EXP) was retained by Theberge Homes Ltd. to conduct a Site Condition Assessment at the property located at 1158 Old Second Line Road in Ottawa, Ontario hereinafter referred to as the 'Site'. It is understood that this report is required as part of the permitting process with the City of Ottawa. We understand that a Record of Site Condition (RSC) is not required.

Background

The Site is located on the east side of Old Second Line Road approximately 240 m southwest from the Old Carp Road and Old Second Line Road intersection in Ottawa. The Site has an area of approximately 0.8 hectares and is currently occupied by a residence.

In 2018, EXP completed a Phase One Environmental Site Assessment (ESA) that identified the following APECs:

Table EX.1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
1. Potential on-Site contamination from a historic aboveground storage tank (AST) located at 1158 Second Line Road	North side of residence	#28: Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), metals	Soil

Based on the Phase One ESA findings, EXP recommended conducting a Phase Two ESA at the Site. The Phase Two ESA consisted of advancing boreholes and completing them as groundwater monitoring wells. Soil and groundwater samples were collected and submitted for laboratory analysis of one or more of the following parameters: metals, petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylene (BTEX). For assessment purposes, EXP

selected the Site Condition Standards (SCS), provided in Table 7 of *Soil, Groundwater and Sediment Standards for use Under Part XV.1 of the Environmental Protection Act*, Ministry of the Environment, Conservation and Parks (MECP), 2011 for residential/institutional land use at a site with coarse textured soil in accordance with Ontario Regulation 153/04 (as amended).

Based on the Phase Two ESA results, the following summary is provided:

- On October 22, 2018, three boreholes (BH1, BH2, MW18-3) were advanced at the Site and were instrumented with a monitoring well (MW18-3) and piezometers (BH1 and BH2).
- A 250 mm layer of topsoil was observed in all of the boreholes. Below the topsoil was a layer of silty sand and sandy silt that extended to a maximum depth of 1.7 m (BH2). Below the sandy silt in MW18-3 was a silty sand and gravel till followed by sandstone bedrock. The bedrock was present from a depth of 1.7 m to 2.4 m below ground surface. No fill material was observed. No petroleum odours were identified in the native soil.
- The depth to sandstone bedrock ranged from 1.7 m to 2.4 m below ground surface. Groundwater was encountered within the sandstone bedrock at a depth of 5.02 m bgs in MW18-3. The two piezometers were dry. No petroleum sheens were observed in the monitoring wells during either sampling event. Since groundwater was found in only one of the monitoring wells, the groundwater flow direction could not be calculated. Based on previous investigations in the area, the groundwater flow in the area is to the east.
- All of the soil and groundwater samples had concentrations of metals, PHC, and/or BTEX that were less than the 2011 MECP Table 7 site condition standards.
- Based on the Phase Two ESA findings, no further work was recommended.

Site Conditions

EXP visited the subject property on April 19, 2023. The residence was still present on the site, all of the trees had been removed. Photographs of the site are attached. No changes to the surrounding properties or the subject site have occurred since the assessments were completed in 2018. No further environmental work is recommended.

General Closure

We trust that the information contained in this letter will be satisfactory for your purposes. Should you have any questions, please contact this office.

Sincerely,

EXP Services Inc.



Mark McCalla, P.Geo.
Senior Geoscientist
Earth and Environmental



Leah Wells, P.Eng.
Environmental Engineer
Earth and Environmental



Photograph No. 1

View of the Site looking east.



Photograph No. 2

View of the north half of the site looking northeast.

EXP Services Inc.

*Theberge Homes
Site Condition Assessment
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Photograph No. 3

View of the north side of the building and the northeast part of the site looking east.



Photograph No. 4

View of the southeast part of the site looking east.



Photograph No. 5

View of the east side of the building.



Photograph No. 6

View of the south side of the building and property



Photograph No. 7

View of the southwest part of the property.



Photograph No. 8

View of the northwest part of the property.