



August 19, 2025

1000198532 Ontario Inc.
2869 Gibford Drive
Ottawa, ON K1V 2L0

Re: **Phase One Environmental Site Assessment Update**
2726-2732 Moodie Drive, Ottawa, Ontario
Pinchin File: 361393

Pinchin Ltd. (Pinchin) is pleased to provide the findings of our Phase One Environmental Site Assessment (ESA) Update to 1000198532 Ontario Inc. (Client) for the property described as 2726-2732 Moodie Drive, Ottawa, Ontario (Phase One Property or Site).

1.0 BACKGROUND

This Phase One ESA Update has been prepared by Pinchin for Client as an update to a Phase One ESA dated June 28, 2023 completed for the entirety of 2726-2732 Moodie Drive, Ottawa, Ontario. The Phase One Property and Phase One Study Area are shown on Figures 2 and 3 (all figures are provided in Appendix I).

Pinchin previously prepared the report entitled *“Phase One Environmental Site Assessment, 2726-2732 Moodie Drive, Ottawa, Ontario”* and dated June 28, 2023 (2023 Pinchin Phase One ESA Report).

At the time of the above-noted assessment, the Phase One Property consisted of vacant undeveloped land. It should be noted that the two-storey residential building and aboveground pool observed during the 2023 Pinchin Phase One ESA Report were no longer evident on-Site.

Based on information obtained during the 2023 Pinchin Phase One ESA Report which was prepared for the Phase One Property, one PCA was identified at the Phase One Property (i.e., a fire occurred at the Site on December 3, 2010, which also caused three on-Site propane tanks to explode. A soil sample collected during previous on-Site subsurface investigation work contained arsenic concentrations that exceeded the applicable standards). 10 PCAs were identified within the Phase One Study Area:

- The Ontario Spills database indicated that gasoline was released onto the ground surface at the property located adjacent to the northwest elevation of the Phase One Property in 2015;
- The Ontario Spills database indicated that several spills had occurred at the intersection of Moodie Drive and Fallowfield Road between 1990 and 1995;

- The Ontario Spills database indicated that heating oil was released within the basement of the property located adjacent to the northwest elevation of the Phase One Property in 1992;
- The property located adjacent to the southeast elevation of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator;
- The property located approximately 20 m northeast of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator. In addition, this property has been registered as a retail fuel outlet with several underground storage tanks (USTs) and an aboveground storage tank (AST) since at least the mid-1970s;
- A light industrial operation with three associated ASTs is located approximately 30 m northeast of the Phase One Property; and
- A total of three pole-mounted and one pad-mounted oil-cooled transformers are located within 250 m of the Phase One Property.

However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of the transformers and no issues of potential environmental concern (i.e., spills) were noted for the transformers within the Environmental Risk Information Services (ERIS) report and any maintenance/environmental issues associated with the transformers would be the responsibility of Hydro One. Based on the above-noted information; the results of previous subsurface investigations completed on-Site; the marginal arsenic exceedance being dealt with during redevelopment activities; the minor nature of the off-Site historical spill; the limited annual quantities of hazardous wastes generated at this property; the distance between these properties/buildings and the Phase One Property; the distance between the USTs and the Phase One Property; and the inferred groundwater flow direction, it is Pinchin's opinion that these PCAs do not represent areas of potential environmental concern (APECs) for the Phase One Property. Based on these findings, nothing was identified that was likely to have resulted in impacts to the soil and/or groundwater at the Phase One Property and would require the completion of a Phase Two ESA. As such, it was Pinchin's opinion that the Phase One Property was suitable for the purpose of filing a Site Plan Approval with the City of Ottawa based only on the completion of the 2023 Phase One ESA Report.

Pinchin conducted the 2021 Pinchin Phase One ESA Report in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 274/20

on July 1, 2020 (O. Reg. 153/04). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property.

The purposes of this Phase One ESA Update were to:

- Assess whether any new APECs or PCAs exist at the Phase One Property or Phase One Study Area;
- Provide a revised table and figures summarizing PCAs identified in the Phase One Study Area; and
- Provide a revised Phase One Conceptual Site Model (Phase One CSM) following further consideration of potential exposure pathways and ecological receptors.

The Phase One ESA Update constitutes the Phase One ESA reporting requirements necessary as a condition for a SPA application with the City of Ottawa at the Site in accordance with O. Reg. 153/04. An update must be prepared if a Phase One ESA report is more than 18 months old prior to filing an RSC.

2.0 SCOPE OF WORK

The scope of work for this Phase One ESA Update was consistent with O. Reg. 153/04 as a condition for a SPA application with the City of Ottawa at the Site and was comprised of a Site reconnaissance. The Site reconnaissance comprised of a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs).

Furthermore, Pinchin conducted an interview with the current Site owner to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area.

2.1 Written Description of Investigation

2.2.1 Summary of Site Reconnaissance

Pinchin formerly completed a Site inspection and a review of surrounding properties within the Phase One Study Area from publicly accessible locations on June 23, 2023 as part of the original Phase One ESA. The initial Site reconnaissance was completed by Pinchin personnel, under the supervision of Pinchin's Qualified Person (QP) overseeing this project. The Phase One Study Area is outlined on Figure 3.

As part of this Update Phase One ESA, Alex Kelly of Pinchin completed an additional Site reconnaissance on August 8, 2025 under supervision of Pinchin's QP for this project. The Site reconnaissance was documented with notes and photographs. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix II.

The results of the subsequent Site reconnaissance indicated that no substantial changes have been observed to have occurred on the Phase One Property or on the surrounding properties located within the Phase One Study Area from the time of the initial Site reconnaissance that would result in potential subsurface impacts at the Phase One Property. As such, no additional PCAs or APECs, beyond the PCAs identified in the initial Phase One ESA, have been identified.

3.0 REVIEW AND EVALUATION OF INFORMATION

3.1 3.1 First Developed Use Determination

The first developed land use of the Phase One Property is defined by O. Reg. 153/04 to be the earlier of:

- The first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property; and
- The first potentially contaminating use or activity on the Phase One Property.

A review of the aerial photographs determined that the Phase One Property was developed prior to 1958. The 1958 aerial photograph reviewed by Pinchin shows that the Phase One Property was utilized for agricultural purposes, with two residential dwellings located on-Site. Therefore, the first developed use of the Phase One Property was prior to 1958.

It is Pinchin's opinion that the date of the first use of the Phase One Property is prior to 1958, with the Phase One Property being utilized for agricultural and residential purposes. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

3.2 Potentially Contaminating Activities

3.2.1 On-Site PCAs

Pinchin's investigation of the Phase One Property identified the following PCA:

- PCA #1 (Other – a fire occurred at the Site on December 3, 2010, which caused three on-Site propane tanks to explode). (Other – a soil sample collected during previous on-Site subsurface investigation work contained arsenic concentrations that exceeded the applicable standards). The Site Representative indicated that the cause of the fire was

vandalism and the fire occurred in the former on-Site barn. In addition, it is Pinchin's opinion that the marginal arsenic exceedance can be dealt with during redevelopment activities. Based on the above-noted information, as well as the results of previous subsurface investigation work completed on-Site, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property.

3.2.2 Off-Site PCAs

Pinchin's investigation of the Phase One Property during the previous Phase One ESA did not identify PCAs that were considered to represent APECs within the Phase One Study Area outside of the Phase One Property (i.e., off-Site); however, 10 PCAs were identified within the Phase One Study Area outside of the Phase One Property (i.e., off-Site). Of the off-Site PCAs, none were considered to result in APECs at the Phase One Property:

- PCA #2 (Other - the Ontario Spills database indicated that on April 27, 2015, approximately 20-Litres (L) of gasoline was released onto the ground surface at 4664 Fallowfield Road). This property is located adjacent to the northwest elevation of the Phase One Property. Based on the minor nature of this historical spill, it is Pinchin's opinion that this PCA does not represent in an APEC at the Phase One Property;
- PCA #3 (Other - the Ontario Spills database indicated that several spills had occurred at the intersection of Moodie Drive and Fallowfield Road, which included: a total of 100-L of diesel, which was released into the ditch on January 9, 1992, due to a vehicle accident; an unknown quantity of operating fluid was released onto the ground surface at this intersection on April 23, 1990, from a vehicle owned by Piper Sand and Gravel and included soil impacts with diesel dripping out of the truck; and 180-L of diesel was released onto the ground surface at this intersection due to a vehicle error on April 26, 1995). This intersection is located adjacent to the northeast corner of the Phase One Property. Based on the results of previous subsurface investigation work completed on-Site, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;
- PCA #4 (Other - the Ontario Spills database indicated that on August 21, 1992, approximately 500-L of heating oil was released within the basement of the property located at 4678 Fallowfield Road. The cause of this spill was in relation to an AST leak). This property is located adjacent to the northwest portion of the Phase One Property and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on this historical spill likely being contained to the basement of the

building on this property, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;

- PCA #5 (Item 8: Chemical Manufacturing, Processing and Bulk Storage – the property located adjacent to the southeast elevation of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator). In addition, this property is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. Based on the limited annual quantities of hazardous wastes generated at this property, as well as the inferred direction of groundwater flow, it is Pinchin's opinion that the generation of hazardous wastes at this property is unlikely to result in potential subsurface impacts at the Phase One Property;
- PCA #6 (Item 8: Chemical Manufacturing, Processing and Bulk Storage – the property located approximately 20 m northeast of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator). (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – this property has been registered as an RFO with several USTs and an AST since at least the mid-1970s). Based on the results of previous subsurface investigation work completed on-Site, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;
- PCA #7 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – a light industrial operation with three associated ASTs is located approximately 30 m northeast of the Phase One Property, while the ASTs associated with this property are located approximately 145 m northeast of the Phase One Property). Based on the distance between the ASTs on this property and the Phase One Property, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property; and
- PCAs #8-11 (Item 55: Transformer Manufacturing, Processing and Use – three pole-mounted and one pad-mounted oil-cooled transformers are located within 250 m of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformers and no issues of potential environmental concern (i.e., spills) were noted for these transformers within the ERIS report. In addition, any maintenance/environmental issues associated with these transformers would be the responsibility of Hydro One. Based on the above-noted information, as well as the distance between these transformers and the Phase One

property, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property.

3.3 Areas of Potential Environmental Concern

No APECs as defined by O. Reg. 153/04 were identified by Pinchin at the Phase One Property.

3.4 Updated Phase One Conceptual Site Model

A conceptual site model (CSM) was created to provide a summary of the findings of the Update Phase One ESA. The Phase One CSM is summarized in Figures 1 through 4, which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures;
- Water bodies located in whole or in part within the Phase One Study Area;
- Areas of natural significance located in whole or in part within the Phase One Study Area;
- Drinking water wells located at the Phase One Property;
- Land use of adjacent properties;
- Roads within the Phase One Study Area; and
- PCAs within the Phase One Study Area, including the locations of tanks.

The following provides a narrative summary of the Updated Phase One CSM:

- The Phase One Property is approximately 15.48 acres in size and is located immediately west of Moodie Drive, approximately 545 metres (m) southwest of the intersection of Fallowfield Road and Highway 416, in Ottawa, Ontario. The Phase One Property consisted of vacant undeveloped land. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an enhanced investigation property;
- The nearest surface water body is Mahoney Creek, located approximately 300 m southwest of the Phase One Property at an elevation of approximately 116 m above mean sea level;
- No areas of natural significance were identified within the Phase One Study Area;
- No drinking water wells were located on the Phase One Property;
- The adjacent and surrounding properties in the vicinity of the Site consist of commercial, light industrial, community, residential and vacant land uses. The properties located northeast of the Phase One Property consist of a commercial development, a light

industrial development, community buildings and associated roadways to beyond 200 m from the Phase One Property. The properties located northwest of the Phase One Property consist of vacant undeveloped land and associated roadways to beyond 200 m from the Phase One Property. The properties located southwest of the Phase One Property consist of residential dwellings and vacant undeveloped land to beyond 200 m from the Phase One Property. The properties located southeast of the Phase One Property consist of residential dwellings and vacant undeveloped land to beyond 200 m from the Phase One Property;

- One PCA was identified at the Phase One Property (i.e., a fire occurred at the Site on December 3, 2010, which caused three on-Site propane tanks to explode. A soil sample collected during previous on-Site subsurface investigation work contained arsenic concentrations that exceeded the applicable standards). 10 PCAs were identified within the Phase One Study Area:
 - The Ontario Spills database indicated that gasoline was released onto the ground surface at the property located adjacent to the northwest elevation of the Phase One Property in 2015;
 - The Ontario Spills database indicated that several spills had occurred at the intersection of Moodie Drive and Fallowfield Road between 1990 and 1995;
 - The Ontario Spills database indicated that on heating oil was released within the basement of the property located adjacent to the northwest elevation of the Phase One Property in 1992;
 - The property located adjacent to the southeast elevation of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator;
 - The property located approximately 20 m northeast of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator. In addition, this property has been registered as an RFO with several USTs and an AST since at least the mid-1970s;

- A light industrial operation with three associated ASTs is located approximately 30 m northeast of the Phase One Property; and
- A total of three pole-mounted and one pad-mounted oil-cooled transformers are located within 250 m of the Phase One Property.
- However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of the transformers and no issues of potential environmental concern (i.e., spills) were noted for the transformers within the ERIS report and any maintenance/environmental issues associated with the transformers would be the responsibility of Hydro One. Based on the above-noted information; the results of previous subsurface investigations on-Site; the marginal arsenic exceedance being dealt with during redevelopment activities; the minor nature of the off-Site historical spill; the limited annual quantities of hazardous wastes generated at this property; the distance between these properties/buildings and the Phase One Property; the distance between the USTs and the Phase One Property; and the inferred groundwater flow direction, it is Pinchin's opinion that these PCAs do not represent APECs for the Phase One Property. Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil and/or groundwater at the Phase One Property and would require the completion of a Phase Two ESA. As such, it is Pinchin's opinion that the Phase One Property is suitable for the purpose of filing a Site Plan Approval with the City of Ottawa based only on the completion of this Phase One ESA report;
- The Phase One Property and the surrounding properties located within the Phase One Study Area are located within alluvial deposits consisting of stratified gravel, sand, silt and clay. Bedrock is expected to consist of sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit; and
- The general topography in the local and surrounding area generally slopes towards the south. The Site is at a similar grade to the adjoining properties to the east and west. The properties located north of the Site are approximately 1.0 m higher in elevation than the Site and the properties located south of the Site are approximately 1.0 m lower in elevation than the Site. Local groundwater flow is inferred to be to the southwest, based on the nearest body of water.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.

4.0 CONCLUSION

Pinchin conducted this Phase One ESA Update in order to satisfy the requirements of O. Reg. 153/04.

One PCA was identified at the Phase One Property (i.e., a fire occurred at the Site on December 3, 2010, and also caused three on-Site propane tanks to explode; and a soil sample collected during previous on-Site subsurface investigation work contained arsenic concentrations that exceeded the applicable standards). 10 PCAs were identified within the Phase One Study Area:

- The Ontario Spills database indicated that gasoline was released onto the ground surface at the property located adjacent to the northwest elevation of the Phase One Property in 2015;
- The Ontario Spills database indicated that several spills had occurred at the intersection of Moodie Drive and Fallowfield Road between 1990 and 1995;
- The Ontario Spills database indicated that heating oil was released within the basement of the property located adjacent to the northwest elevation of the Phase One Property in 1992;
- The property located adjacent to the southeast elevation of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator;
- The property located approximately 20 m northeast of the Phase One Property is located within the Waste Generator Database Review Area and was listed within the O. Reg. 347 Waste Generators database search results as a waste generator. In addition, this property has been registered as an RFO with several USTs and an AST since at least the mid-1970s;
- A light industrial operation with three associated ASTs is located approximately 30 m northeast of the Phase One Property; and
- A total of three pole-mounted and one pad-mounted oil-cooled transformers are located within 250 m of the Phase One Property.
- However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of the transformers and no issues of potential environmental concern (i.e., spills) were noted for the transformers within the ERIS report and any maintenance/environmental issues associated with the transformers would be the responsibility of Hydro One. Based on the above-noted information; the results of previous subsurface investigations on-Site; the marginal arsenic exceedance being dealt with during redevelopment activities; the minor nature of the off-Site historical spill; the

limited annual quantities of hazardous wastes generated at this property; the distance between these properties/buildings and the Phase One Property; the distance between the USTs and the Phase One Property; and the inferred groundwater flow direction, it is Pinchin's opinion that these PCAs do not represent APECs for the Phase One Property. Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil and/or groundwater at the Phase One Property and would require the completion of a Phase Two ESA.

The conclusions of this Phase One ESA Update represent the best judgment of the assessor and QP based on the conditions of the Phase One Property observed since completion of the 2023 Pinchin Phase One ESA Report. The combined 2023 Pinchin Phase One ESA Report and the Phase One ESA Update constitute the Phase One ESA reporting requirements necessary for filing an SPA application with the City of Ottawa at the Site in accordance with O. Reg. 153/04.

The Update Phase One ESA of the property located at 360 Kennedy Lane East, Ottawa, Ontario has been conducted in accordance with O. Reg. 153/04, under the supervision of a QP.

5.0 TERMS AND LIMITATIONS

This Phase One ESA Update was performed in order to identify potential issues of environmental concern associated with the Phase One Property located at 2726-2732 Moodie Drive, Ottawa, Ontario (Phase One Property) since the time of the initial Site reconnaissance on June 23, 2023. This Phase One ESA Update was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Phase One Property.

This report was prepared for the exclusive use of 1000198532 Ontario Inc., subject to the terms, conditions and limitations contained within the duly authorized work plan for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information



Phase One Environmental Site Assessment Update

2726-2732 Moodie Drive, Ottawa, Ontario

1000198532 Ontario Inc.

August 19, 2025

Pinchin File: 361393

provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Pinchin Ltd.

Prepared by:

Alex Kelly, M.Sc.
Project Manager

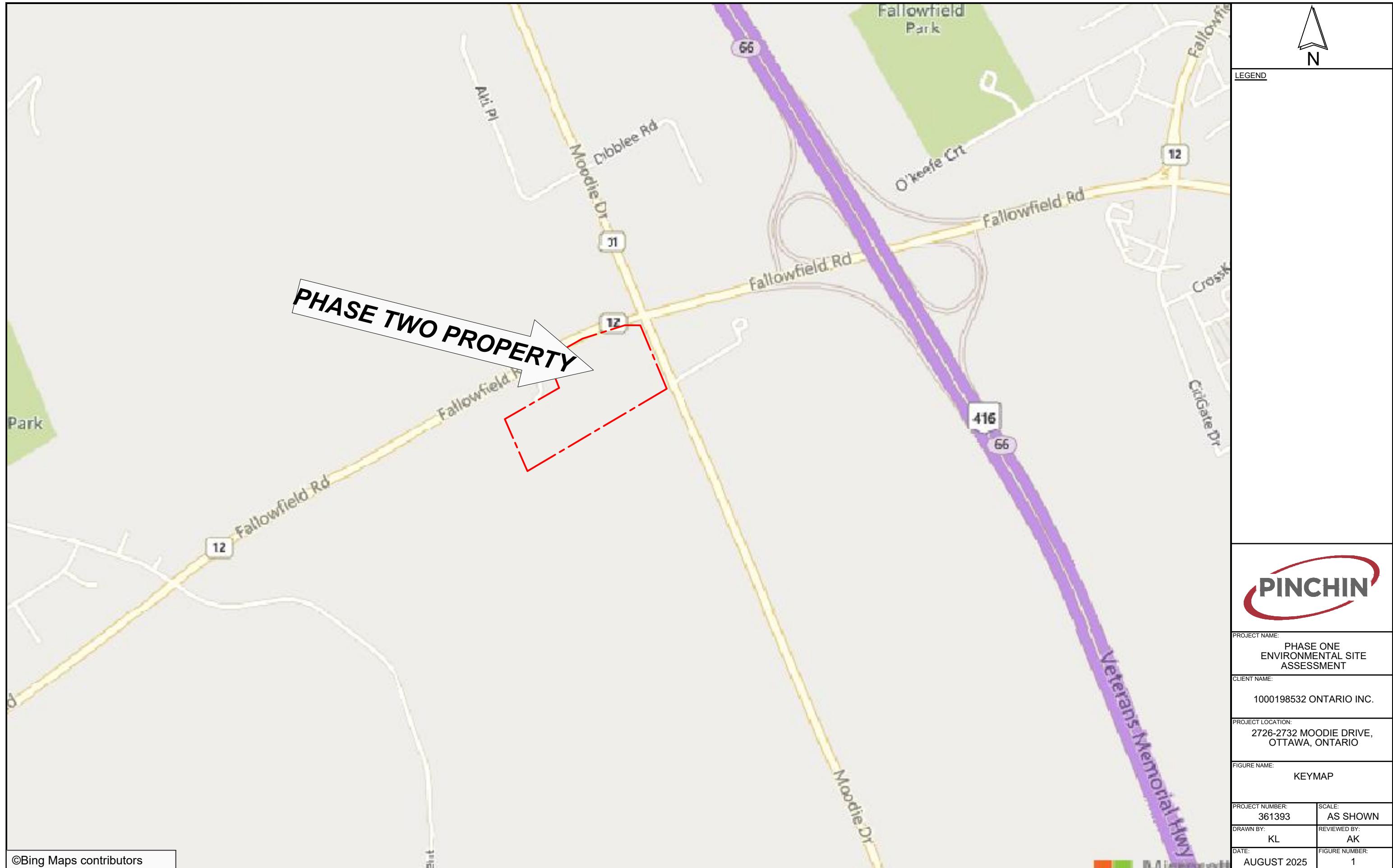
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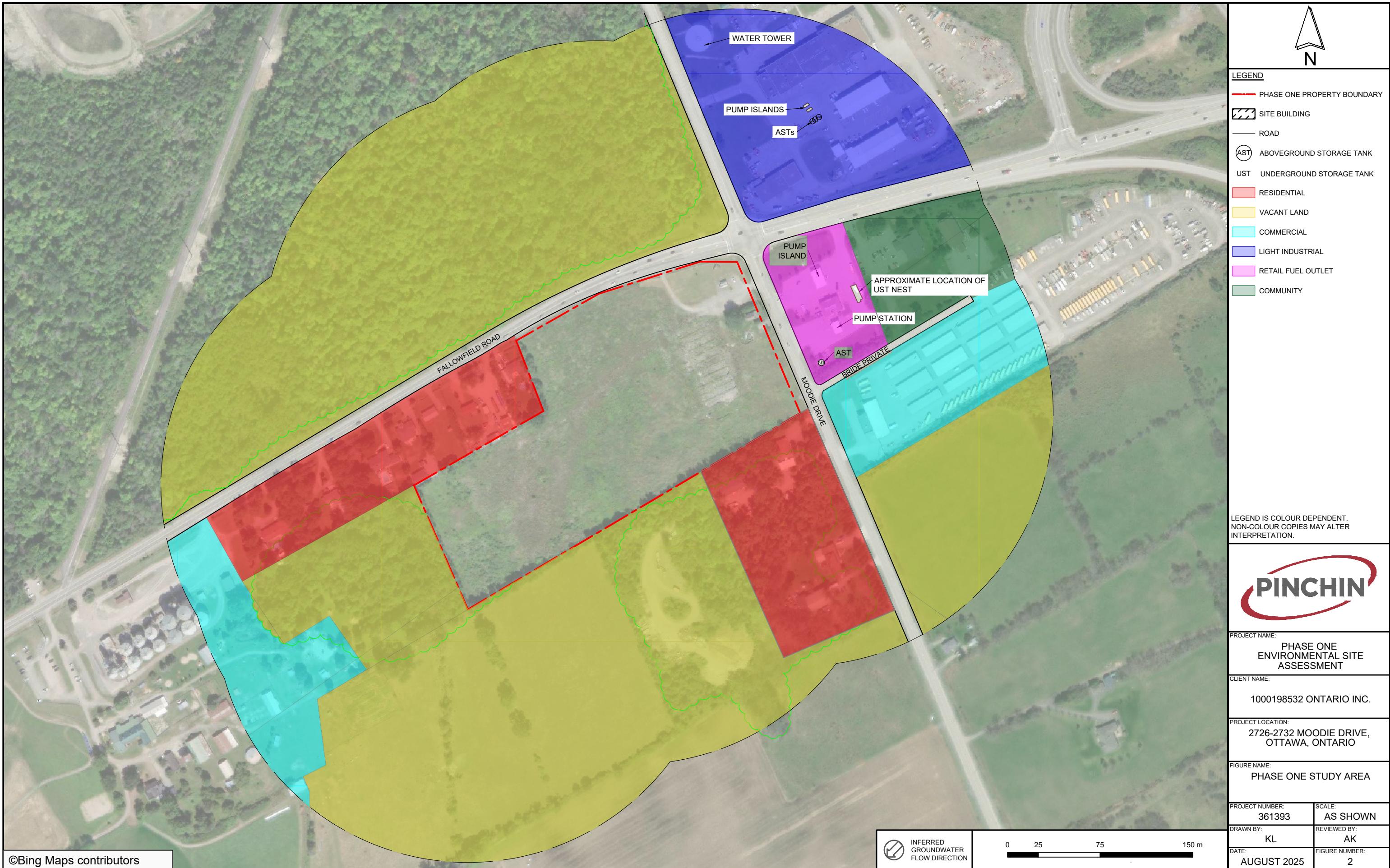
Scott Mather, P.Eng., QP_{ESA}
Director, Eastern Ontario

Encl: Appendix I – Figures
 Appendix II – Photographs

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Template: Phase I ESA Stage 1 PSI Update Report Template, EDR, June 6, 2023

APPENDIX I
Figures







APPENDIX II
Photographs



Photo 1 – View from the northwest portion of the Phase One Property, looking southeast.



Photo 2 – View from the northeast portion of the Phase One Property, looking southwest.



Photo 3 – View from the southeast portion of the Phase One Property, looking northwest.



Photo 4 – View from the southwest portion of the Phase One Property, looking northeast.



Photo 5 – Property located northwest of the Phase One Property.



Photo 6 – Property located northeast of the Phase One Property.



Photo 7 – Property located southeast of the Phase One Property.



Photo 8 – Property located southwest of the Phase One Property.