



August 12, 2025

York-Hop Corp.  
555 Legget Drive, Tower A, Suite 920  
Ottawa, ON K2K 3B8

**Re: Phase One Environmental Site Assessment Update**  
2966 and 2978 Carp Road, Ottawa, Ontario  
Pinchin File: 361665

Pinchin Ltd. (Pinchin) is pleased to provide the findings of our Phase One Environmental Site Assessment (ESA) Update to York-Hop Corp. (Client) for the property described as 2966 and 2978 Carp Road, 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 March 1, 2022 completed for the 2966 and 2978 Carp Road, 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, 2966 and 2978 Carp Road, Ottawa, Ontario"*, prepared for York-Hop Corp., and dated March 1, 2022 (2022 Pinchin Phase One ESA Report).

At the time of the above-noted assessment, the Phase One Property was developed with a single-storey commercial warehouse building (Site Building A) located at 2978 Carp Road and a single-storey commercial office building (Site Building B) located at 2966 Carp Road. The remaining portions of the Phase One Property consisted of vacant undeveloped land.

Based on information obtained during the 2022 Pinchin Phase One ESA Report which was prepared for 2966 and 2978 Carp Road, Ottawa, Ontario, no potentially contaminating activities (PCAs) were identified at the Phase One Property (i.e., on-Site); however, three PCAs were identified within the Phase One Study Area (i.e., three pole-mounted oil-cooled transformers located adjacent to the northwest corner of the Phase One Property, one pole-mounted oil-cooled transformer located adjacent to the southwest corner of the Phase One Property, and a commercial/light industrial operation located approximately 150 m northwest of the Phase One Property). Based on the distance between these properties and the Phase One Property, inferred groundwater flow direction, observations made during Pinchin's Site reconnaissance, and/or the fact that any maintenance/environmental issues related to the off-Site transformers would be the responsibility of Hydro Ottawa, it was Pinchin's opinion that these PCAs did not represent an area of potential environmental concern (APEC) for the Phase One Property.



Based on these findings, nothing was identified that is likely to have resulted in impacts to the soil and groundwater at the Phase One Property that would require the completion of a Phase Two ESA. As such, it was Pinchin's opinion that the Phase One Property was suitable for filing the Site Plan Approval (SPA) application based only on the completion of the 2021 Pinchin 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 revised 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 February 17, 2022 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 July 28, 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.

To the best of Pinchin's knowledge, the Phase One property was developed prior to at least 1945, based on a review of a 1945 aerial photograph that showed the Phase One Property to consist of vacant undeveloped land and a community building. The 1973 aerial photograph showed a present-day Site Building B and a building inferred to be a community building located on-Site.

The date of the first developed use of the Phase One Property was determined through an interview with the Site Representative, a previous Phase I ESA Report for the Site and aerial photographs. No other information was reviewed by Pinchin during the records review, or obtained during the Site reconnaissance or interviews which would have resulted in a different interpretation of 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 during the previous Phase One ESA did not identify PCAs that were considered to represent APECs 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, three 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 #1 (Item 55: Transformer Manufacturing, Processing and Use – Three pole-mounted oil-cooled transformers are located adjacent to the northwest corner 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 Environmental Risk Information Service Ltd. (ERIS) report. In addition, any maintenance/environmental issues associated with the transformers would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;
- PCA #2 (Item 55: Transformer Manufacturing, Processing and Use – One pole-mounted oil-cooled transformer is located adjacent to the southwest corner of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformer and no issues of potential environmental concern (i.e., spills) were noted for this transformer within the ERIS report. In addition, any maintenance/environmental issues associated with the transformer would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property; and
- PCA #3 (Item 32: Iron and Steel Manufacturing and Processing – a commercial/light industrial operation, which generated approximately 141,986 kilograms (kg) of various hazardous wastes from 1997 to 2020, is located approximately 150 metres (m) northwest of the Phase One Property). Based on the distance between 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.



### **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 3, 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 a rectangular-shaped parcel of land approximately 3.27 acres (1.32 hectares) in size and is located on the northeast side of Carp Road, approximately 135 m southeast of the intersection of Carp Road and McGee Side Road in the City of Ottawa. The Phase One Property consists of a single-storey commercial warehouse building (Site Building A) located at 2978 Carp Road and a single-storey commercial office building (Site Building B) located at 2966 Carp Road. 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;
- No water bodies were identified within the Phase One Study Area. The nearest water body is a tributary of the Carp River, which is located approximately 1.6 km southeast of the Phase One Property;
- No areas of natural significance were identified within the Phase One Study Area;
- Potable water supply wells are located adjacent to the east exterior elevation of Site Building A and adjacent to the southwest exterior elevation of Site Building B;
- No areas of natural significance were identified within the Phase One Study Area;



- Carp Road is located adjacent to the southwest elevation of the Phase One Property. The properties located southwest of Carp Road consist of residential dwellings. The properties located northwest of the Phase One Property consist of vacant undeveloped land, a community building and a commercial building. The properties located northeast of the Phase One Property consist of agricultural land. The properties located southeast of the Phase One Property consist of residential dwellings and a commercial building;
- No PCAs, APECs or contaminants of potential concern were identified within the Phase One Study Area, including the Phase One Property during the 2022 Pinchin Phase One ESA Report; however, three 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 #1 (Item 55: Transformer Manufacturing, Processing and Use – Three pole-mounted oil-cooled transformers are located adjacent to the northwest corner 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 the transformers would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;
  - PCA #2 (Item 55: Transformer Manufacturing, Processing and Use – One pole-mounted oil-cooled transformer is located adjacent to the southwest corner of the Phase One Property). However, no evidence of spills or historical spills (i.e., staining) was observed in the vicinity of these transformer and no issues of potential environmental concern (i.e., spills) were noted for this transformer within the ERIS report. In addition, any maintenance/environmental issues associated with the transformer would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;
  - PCA #3 (Item 32: Iron and Steel Manufacturing and Processing – a commercial/light industrial operation, that generated approximately 141,986 kg of various hazardous wastes from 1997 to 2020, is located approximately 150 m northwest of the Phase One Property). Based on the distance between 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;



- 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 Phase One Property is relatively flat with little relief. The area surrounding the Phase One Property slopes gradually towards the southeast. Local groundwater flow is inferred to be to the southeast, based on the topography of the area surrounding the Phase One Property and the location of the Carp River.

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.

No PCAs, APECs or contaminants of potential concern were identified within the Phase One Study Area, including the Phase One Property during the 2022 Pinchin Phase One ESA Report; however, three 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 #1 (Item 55: Transformer Manufacturing, Processing and Use – Three pole-mounted oil-cooled transformers are located adjacent to the northwest corner 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 the transformers would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property;
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- PCA #3 (Item 32: Iron and Steel Manufacturing and Processing – a commercial/light industrial operation, that generated approximately 141,986 kg of various hazardous wastes from 1997 to 2020, is located approximately 150 m northwest of the Phase One Property). Based on the distance between 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.

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 2022 Pinchin Phase One ESA Report. The combined 2022 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 2966 and 2978 Carp Road, 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 2966 and 2978 Carp Road, Ottawa, Ontario (Phase One Property) since the time of the initial Site reconnaissance on February 17, 2022. 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 York-Hop Corp., 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 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:

Reviewed by:

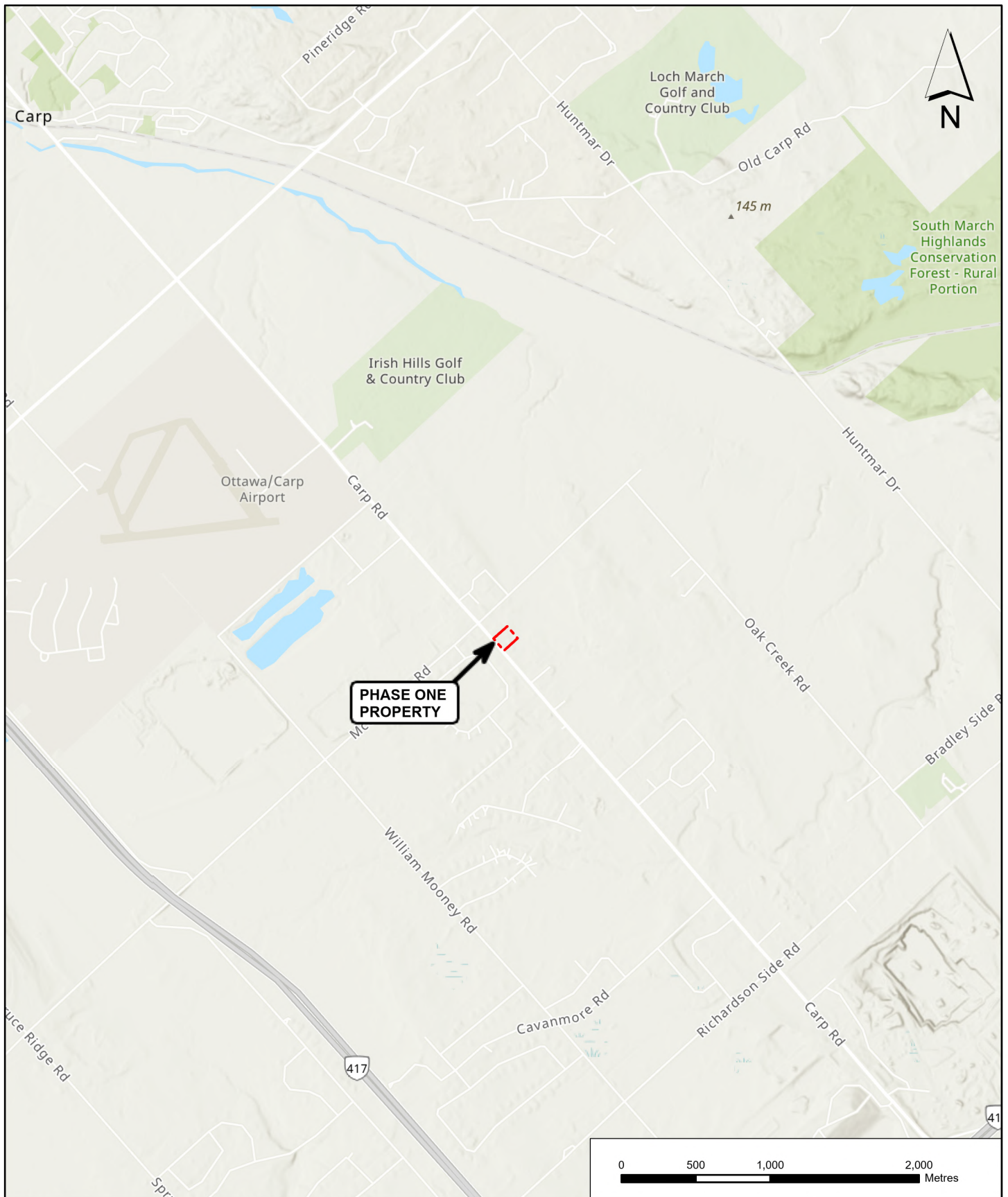
Alex Kelly, M.Sc.  
Project Manager

Scott Mather, P.Eng., QP<sub>ESA</sub>  
Director, Eastern Ontario

Encl: Appendix I – Figures  
Appendix II – Photographs

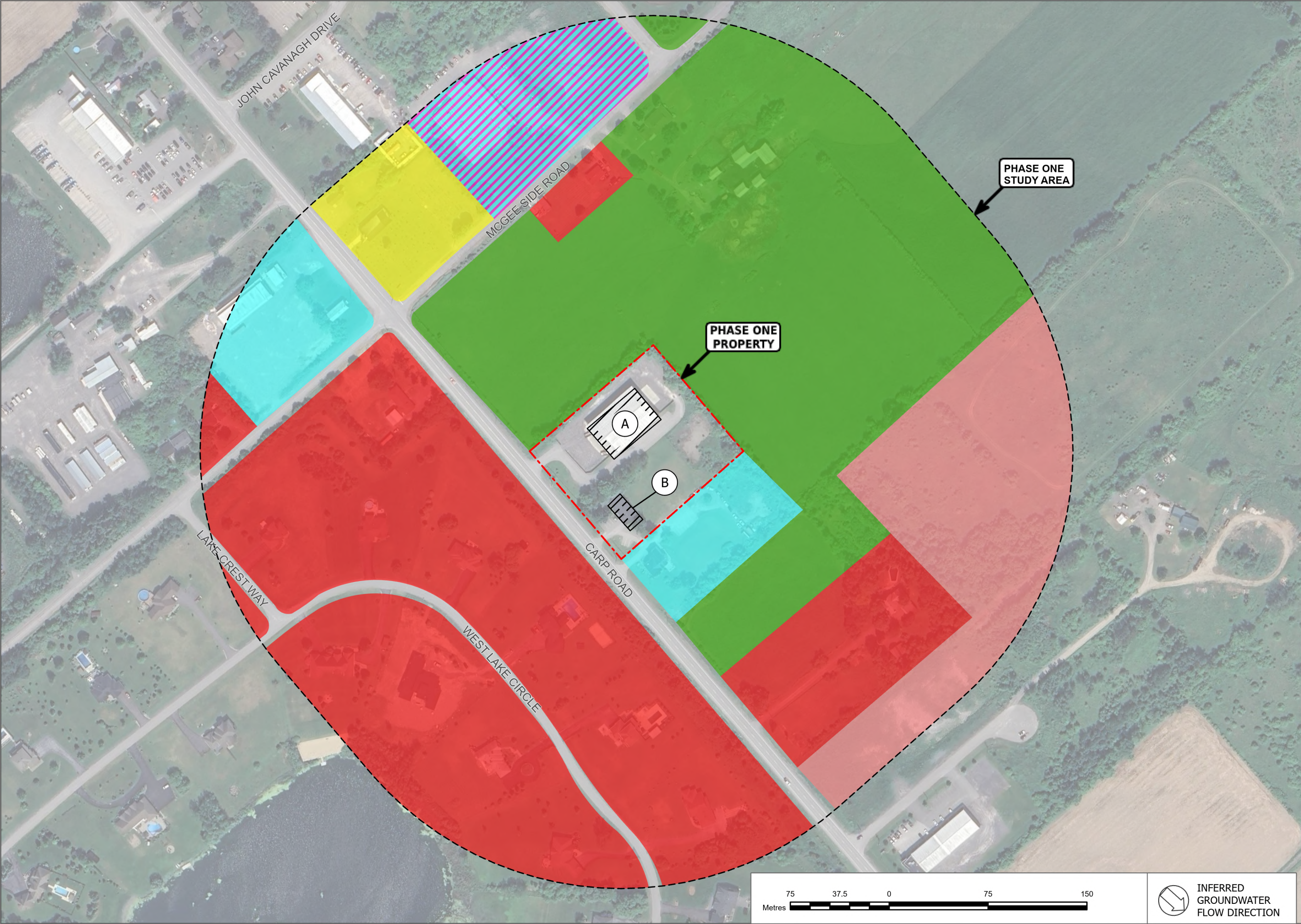
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Template: Phase I ESA Stage 1 PSI Update Report Template, EDR, June 6, 2023


**APPENDIX I**  
**Figures**



PROJECT NAME:		PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE		
CLIENT NAME:		YORK-HOP CORP.		
PROJECT LOCATION:		2966 AND 2978 CARP ROAD, OTTAWA, ONTARIO		
FIGURE NAME:		KEY MAP		FIGURE NUMBER
PROJECT NUMBER:	SCALE:	DRAWN BY:	REVIEWED BY:	DATE:
361665	AS SHOWN	CF	AK	AUGUST 2025
				1

















N

LEGEND

	PHASE ONE BOUNDARY
	SITE BUILDING
	PHASE ONE STUDY AREA
	COMMERCIAL
	RESIDENTIAL
	VACANT
	COMMERCIAL/LIGHT INDUSTRIAL
	COMMUNITY
	AGRICULTURAL

NOTES:

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3) This drawing may have been reduced. All scale notations indicated are based on a 11"x17" format drawings.  
4) Legend is color dependent. Non-colour copies may alter interpretation.  
5) Coordinate system: NAD 1983 CSRS UTM Zone 18N.  
6) Source: Pinchin Ltd., © OpenStreetMap (and) contributors, CC-BY-SA.



PROJECT NAME

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE**

CLIENT NAME

**YORK-HOP CORP.**


PROJECT LOCATION

**2966 AND 2978 CARP ROAD,  
OTTAWA, ONTARIO**

FIGURE NAME

**PHASE ONE STUDY AREA**

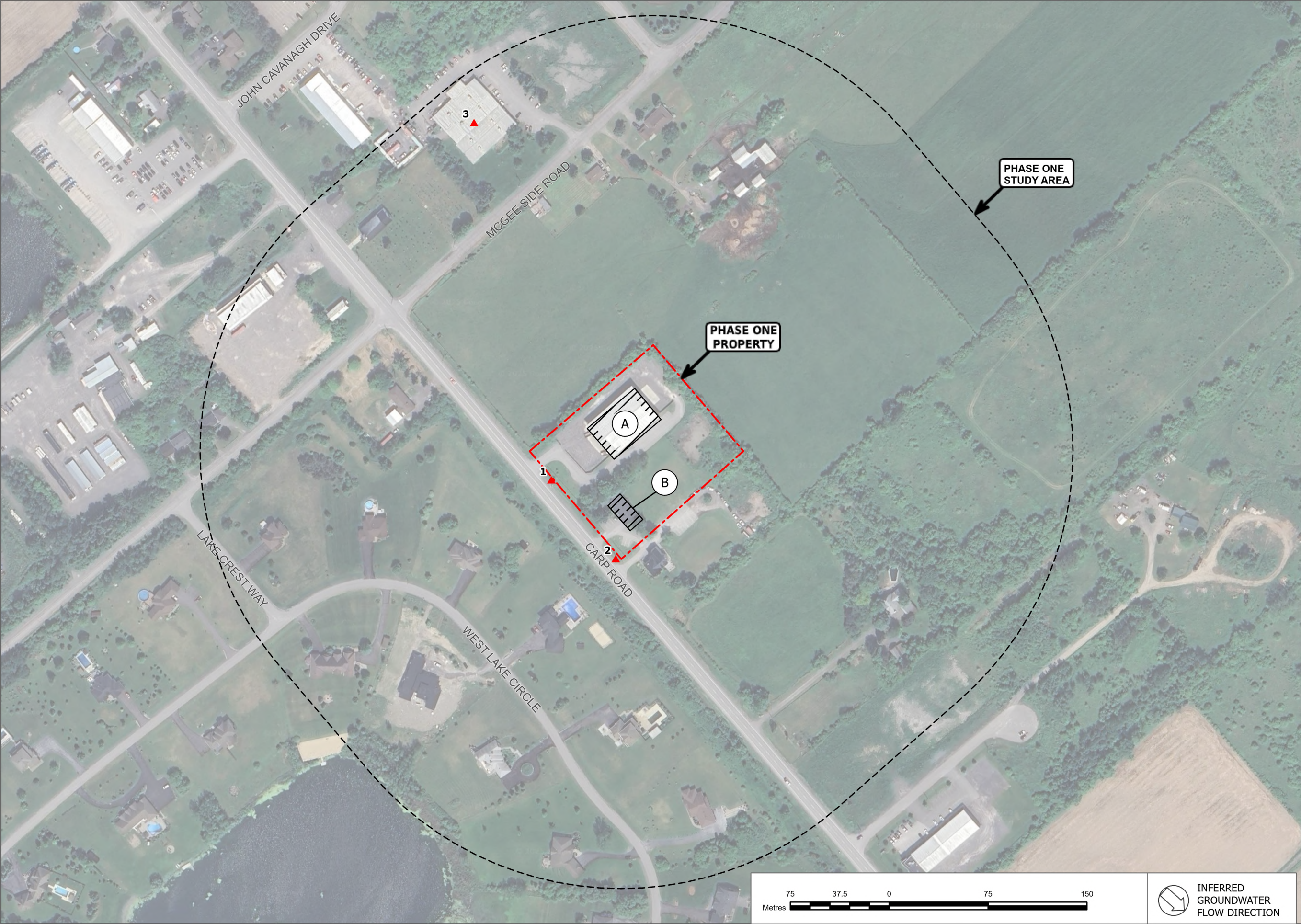
PROJECT NUMBER: <b>361665</b>	SCALE <b>AS SHOWN</b>
DRAWN BY <b>CF</b>	REVIEWED BY <b>AK</b>
DATE <b>AUGUST 2025</b>	FIGURE NUMBER <b>2</b>



INFERRED  
GROUNDWATER  
FLOW DIRECTION







LEGEND

- POTENTIALLY CONTAMINATING ACTIVITIES
- PHASE ONE BOUNDARY
- SITE BUILDING
- PHASE ONE STUDY AREA

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PROJECT NAME

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE**

CLIENT NAME

**YORK-HOP CORP.**

PROJECT LOCATION

**2966 AND 2978 CARP ROAD,  
OTTAWA, ONTARIO**

FIGURE NAME

**PHASE ONE STUDY AREA**

PROJECT NUMBER: <b>361665</b>	SCALE <b>AS SHOWN</b>
DRAWN BY <b>CF</b>	REVIEWED BY <b>AK</b>
DATE <b>AUGUST 2025</b>	FIGURE NUMBER <b>3</b>

INFERRED  
GROUNDWATER  
FLOW DIRECTION



**APPENDIX II**  
**Photographs**



Photo 1 – Site Building B (northwest elevation).



Photo 2 – Site Building B (northeast elevation).



Photo 3 – Site Building A (southeast elevation).



Photo 4 – Site Building A (southwest elevation).





Photo 5 – Property located northwest of the Site.



Photo 6 – Property located northeast of the Site.



Photo 7 – Property located southeast of the Site.



Photo 8 – Property located southwest of the Site.