

April 17, 2026

TBTE Ref No: 25-520

**Dilworth Development Inc.**

92 Bentley Avenue  
Ottawa, ON K2E 6T9

Attn: Mr. Dennis Colautti and Mr. Walter Griesseier

Subject: City of Ottawa File Number: D02-02-24-0029  
**Update to Environmental Site Assessment Reports**  
Concept Plan (April 2026) – 2095 Dilworth Road  
Ottawa, Ontario

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## 1.0 Introduction

TBT Engineering Limited (TBTE) was retained by Dilworth Development Inc. (Client) to update the existing Environmental Site Assessment (ESA) reports and provide responses to the City of Ottawa comments received on January 26, 2026, for the Zoning By-law Amendment application of the property located at 2095 Dilworth Road (Site) in Ottawa, Ontario.

On January 26, 2026, Novatech (Planner) received formal review comments from the City of Ottawa regarding the Zoning By-law Amendment application for this Site. The comments relate to the existing Environmental Site Assessment, Hydrogeological Study, and Geotechnical Investigation reports by Englobe in 2021 through 2025. Since the issuance of these reports, the potential concept plan has advanced from an original commercial subdivision with a retail fuel outlet to the current potential concept plan, which consists of two small lightly-loaded commercial buildings near the south property line. A copy of the current potential concept plan prepared by the Planner is attached at the end of this letter for reference (Attachment A).

This letter is intended to update the existing studies and documents, as indicated below:

- **Phase One Environmental Site Assessment, 2095 Dilworth Road, Kars, Ontario**, prepared by DST Consulting Engineers, dated April 2021.
- **Phase One Environmental Site Assessment Update, 2095 Dilworth Road, Kars, Ontario**, prepared by Englobe, dated May 17, 2024, sealed September 25, 2024.
- **Phase II Environmental Site Assessment, 2095 Dilworth Road, Kars, Ontario**, prepared by DST Consulting Engineers, dated April 2021, sealed December 8, 2024.

Additionally, this letter is intended to respond to the formal review comments (dated January 2026) provided Mr. Mr. Vahid Arasteh of the City of Ottawa (the City). These comments were discussed between TBTE and Mr. Arasteh during a virtual meeting on February 24, 2026.

## 2.0 Current Potential Concept Plan

This letter is intended to support the current Zoning By-law Amendment application only, based on the current potential concept plan.

The current potential concept plan was received from the Planner on April 6, 2026, by email. It is attached at the end of this letter for reference (Attachment A). The current potential concept plan consists of two (2) small commercial or industrial buildings with three units each. Each of the two buildings will be approximately 12 m x 93 m in area and will be aligned east-west on the southern limit of the property. It is understood that the single-storey lightly-loaded structures will be designed with shallow foundations with slab on grade construction. The current potential concept plan contains no basements or below-grade levels. In addition to the structures, the current potential concept plan includes on-grade parking or outdoor storage areas.

Alternate concepts may require additional environmental studies. It is critical to emphasize that prospective buyers and developers will need to perform their own environmental studies specific to their designs at that time.

At the time of preparation of this letter, TBTE has only been provided with the current potential concept plan for the Site and a list of potential acceptable land uses. Therefore, it is important to emphasize that the discussions and recommendations in this report should be considered as preliminary and support the zoning By-law Amendment only.

## 3.0 Response to City Comments on ESA Reports

The following subsections are intended to be an update to and not a replacement of the ESA reports referenced in Section 1.0 of this letter. This letter should be read in conjunction with the previous ESA reports and TBTE's Supplemental Groundwater Investigation letter (dated April 17, 2026). The structure of this section of the letter references the particular ESA comments by the City (received by the Planner on January 26, 2026).

### 3.1 Phase One ESA Update

**City of Ottawa Comment 49:** *The Phase One ESA Update must be updated with missing HLUI and MECP FOI responses.*

A more recent Phase One ESA Update report for the Site (dated March 20, 2026) has been prepared by TBTE. This updated report includes the responses associated with HLUI and MECP FOI requests.

### 3.2 Phase II ESA

**City of Ottawa Comment 50:** *It is understood that Table 1 SCSs have been utilized due to the presence of several Provincially Significant Wetlands (PSWs) or non-PSWs onsite and immediately adjacent. It is also understood that the presence of soil and groundwater*

*contamination onsite marginally exceeded the Table 1 Site Condition Standards (SCSs – Table 1 represent background conditions across the province and thus are the most stringent SCSs). Although impacts are reported marginally above Table 1 SCSs, no attempt to delineate the impacts has been reported. i.e. the reported contaminants in groundwater could be representing the edge of a contamination plume only. This shall be verified via delineation activities.*

Two additional monitoring wells (MW26-01 and MW26-02) were advanced at the Site, on April 13, 2026, for the purpose of delineating the previously identified ethylbenzene exceedance in groundwater at monitoring well location MW21-01. Based on the results of the investigation, no groundwater impacts were identified at the two monitoring well locations (both groundwater samples reported non-detectable concentrations for PHCs F1 – F4 and BTEX); thus, it was confirmed that the previously identified ethylbenzene impact in groundwater at monitoring well location MW21-01, which marginally exceeded the MECP Table 1 SCS, is isolated in the vicinity of MW21-01. Please refer to the Supplemental Groundwater Investigation letter prepared by TBTE (dated April 17, 2026).

**City of Ottawa Comment 51:** *Per O. Reg. 153/04 requirement, installation of a minimum of three monitoring wells is required to determine the local groundwater flow direction. Additional monitoring wells installed for delineation purposes can fulfil this requirement as well.*

As noted above, two additional monitoring wells were advanced at the Site as part of a Supplemental Groundwater Investigation completed by TBTE. Based on groundwater elevation data obtained from the on-Site monitoring wells during the investigation, the local groundwater flow direction at the Site is inferred to be to the north/northeast. Please refer to the Supplemental Groundwater Investigation letter prepared by TBTE (dated April 17, 2026).

**City of Ottawa Comment 52:** *The Concept Plan indicates that the proposed zone boundaries are based on a 30m setback from non-PSWs and a 50m setback from PSWs. Revise the Plan.*

The current potential concept plan prepared by the Planner is included in Attachment A of this letter.

## **4.0 Limitations**

This report was prepared for the exclusive use of Dilworth Development Inc. No third party is entitled to rely upon this report without the knowledge and consent of TBTE. Any such consensual reliance upon this report would be subject to the same contractual, technological and other limitations that governed the assessment and report.

This report is based on information primarily obtained from a review of relevant historical investigations and data sources referenced herein. The conclusions presented reflect the site conditions observed at the time of the investigation and are supplemented by available background information. No assurances can be made regarding changes in site conditions occurring after the time of TBTE's investigation.

In evaluating the project area, TBTE has relied in good faith upon information provided by others. TBTE accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omission, misinterpretation or fraudulent act of the persons interviewed.

Where references have been made to regulatory statutes, codes, guidelines and the like, note that these regulations are subject to interpretation and the regulations and their interpretations can change over time.

## 5.0 Closure

We trust the information presented meets your current requirements. If you have any questions regarding this matter, please do not hesitate to contact us.

Yours very truly,

**TBT Engineering Limited**



Salim Eid., P.Eng.  
Senior Environmental Engineer

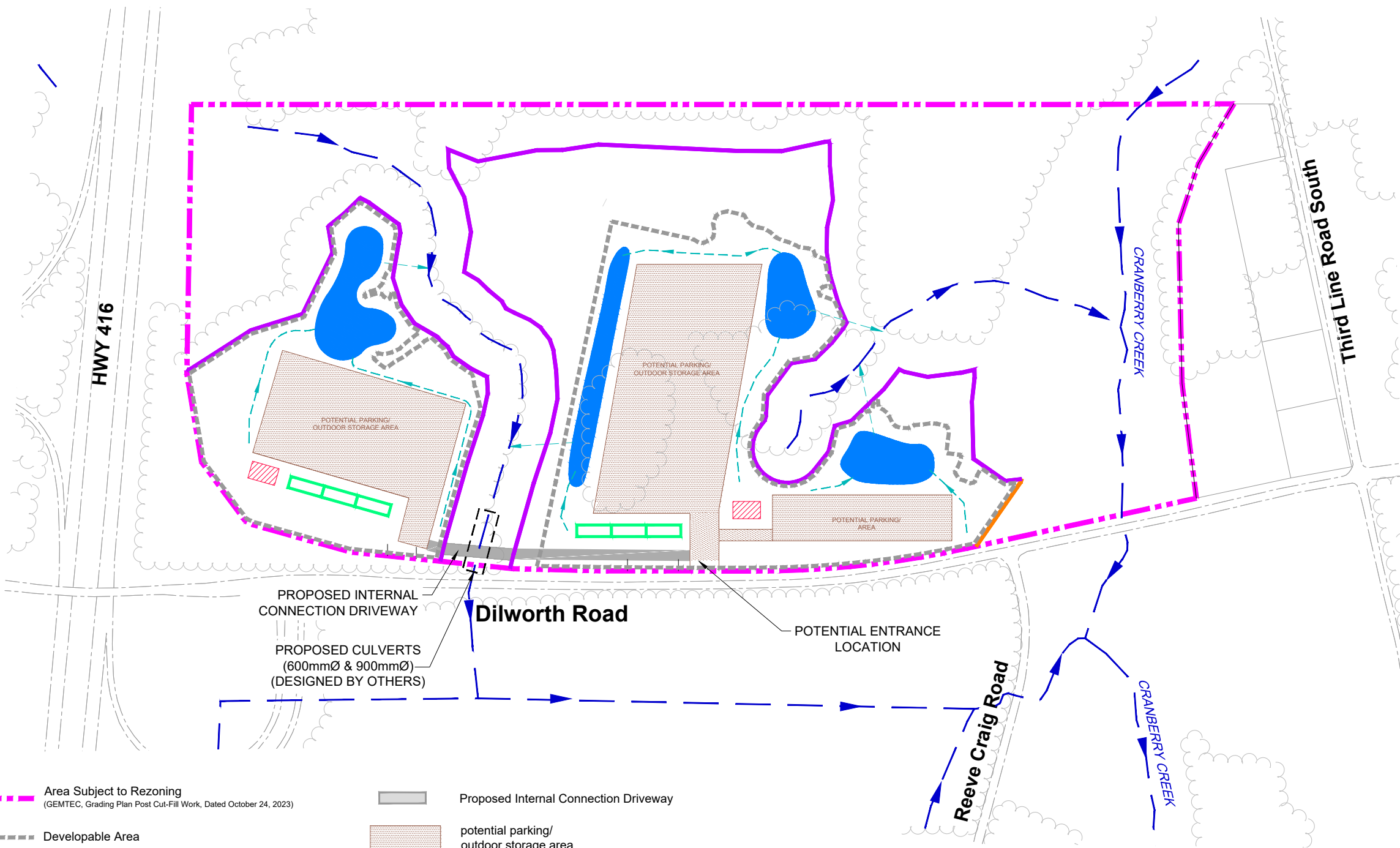
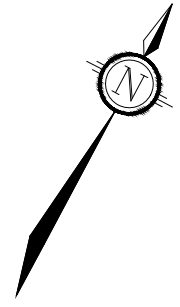


Andrew Naoum, P.Eng.  
Branch Manager – Ottawa

### **Attachments:**

Attachment A: Current Potential Concept Plan

## Attachment A – Current Potential Concept Plan



**LEGEND**

- Area Subject to Rezoning  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
- Developable Area
- 30m Setback (From Local Wetland/Watercourse)  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
- 50m Setback (From Provincially Significant Wetland)  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
- Watercourse  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
- Treeline  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
- Proposed Internal Connection Driveway
- potential parking/  
outdoor storage area
- potential storm pond area
- potential footprint for building  
occupancies
- potential septic system area
- potential swale to storm pond area

<p>Engineers, Planners &amp; Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com</p>	<b>2095 DILWORTH ROAD</b>	
	<b>CONCEPT PLAN</b>	
SCALE		
DATE	JOB	FIGURE
APR 2026	123081	4

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