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Cassidy E.W. Construction Consultant Ltd.

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Attention: Chris Poirier (chris@cassidyewconstruction.com)

**Phase I Environmental Site Assessment Reaffirmation
1386 and 1394 Greely Lane, Greely, Ontario K4P 1A2**

1 INTRODUCTION

CM3 Environmental Inc. (CM3) was retained by Cassidy E.W. Construction Consultant Ltd. to reaffirm the findings of a Phase I Environmental Site Assessment (ESA) for the properties at 1386 and 1394 Greely Lane Greely, Ontario (site). The Phase I ESA was completed in January 2023 for Mr. Roger Grenon of the Greely Car Wash, the previous owner of the site. CM3 extended reliance of the Phase I ESA report to Cassidy E.W. Construction Consultant Ltd. in May, 2023.

The ESA was provided to the City of Ottawa (City) as part of a site plan control application for the development of the site. The City considered the Phase I ESA stale-dated and requested an update to the report to support the application. The Phase I reaffirmation was to confirm and/or update the findings of the 2023 Phase I ESA to satisfy City of Ottawa planning requirements.

2 SCOPE OF WORK

The objective of the Phase I ESA reaffirmation was to confirm the findings of the 2023 Phase I ESA and identify new environmental concerns and/or liabilities on the site associated with activities at the site and/or from activities on surrounding properties within a 250 m radius of the property boundary (Phase I study area). The general scope of work for the reaffirmation included:

- A review of previous Phase I ESA and Phase II ESA reports;
- A review of available historical documents and records from municipal, provincial, and federal agencies and private source databases;
- Interviews with persons knowledgeable of the site; and
- Reconnaissance of the site to evaluate the current condition of the site.

CM3 Environmental Inc.

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CM3 completed the Phase I ESA following the requirements of the Canadian Standards Association (CSA) Standard Z768-01 and in general accordance with Ontario Regulation (O. Reg.) 153/04.

3 PHASE I ESA REAFFIRMATION

The Phase I reaffirmation was completed to confirm the findings of the 2023 Phase I ESA and identify new environmental concerns at the site. In general, there were no changes to the Phase I study area, historic information (first developed use, fire insurance plans, air photographs, etc.), and the site physical setting. The reaffirmation focussed on the updated database records, site interviews and reconnaissance. The updated information is provided in the following sections.

3.1 Chain of Title

The 2023 Phase I ESA provided a chain of title from 1982 to 2023, identifying the property owner as Roger Gregnon of Greely Car Wash. The property was transferred to Dandax Developments Inc. in May 2023 and is currently owned by Dandax Developments Inc.

3.2 Records Review

3.2.1 Previous Environmental Reports

The January 2023 Phase I ESA listed the following previous environmental reports:

- CM3, June 21, 2016, Phase I Environmental Site Assessment, 1386 and 1394 Greely Lane, Greely, Ontario.
- CM3, June 30, 2016. Phase II Environmental Site Assessment, 1386 and 1394 Greely Lane, Greely, Ontario.

The following report was provided for review:

- Cambium Inc., April 204, 2023. Phase Two Environmental Site Assessment – 1386-1394 Greely Lane Ottawa, Ontario.

Cambium Inc. (Cambium) was retained by Cassidy E.W. Construction Consultant Ltd. and 2688023 Ontario Inc, to complete a Phase Two ESA at the site to support filing a City of Ottawa Site Plan Approval. The Phase Two work program was developed to investigate areas of potential environmental concern (APECs) and contaminants of potential concern (COPs) in soil and groundwater.

The Phase Two included three boreholes completed as monitoring wells for the collection of soil and groundwater samples. One monitoring well installed in 2016 was also sampled for groundwater. The concentrations of COPCs in the analyzed soil and groundwater samples met

the applicable Ontario Ministry of Environment, Conservation and Parks (MECP) site condition standards (SCS). Cambium did not recommend any further environmental work.

3.2.2 Environmental Source Information

ERIS Records Review

An ERIS historical records database search was requested for the subject property and the study area to update the 2023 Phase I database search. Two records were identified on the subject property, and 193 records were identified in the study area as of December 19, 2025, compared to one on-site and 177 off-site records as of December 23, 2022, reviewed in the 2023 Phase I. The records (including December 2022 records) are summarized as follows:

On-Site

- Two ERIS Historical Searches.

Off-Site

- Two borehole records;
- Four Certificates of Approval (C of A);
- Two Environmental Activity and Sector Registry;
- One Environmental Registry;
- Seven Environmental Compliance Approvals (ECA);
- 16 ERIS Historical Searches;
- 109 listings in the Ontario Regulation 347 Waste Generators Summary;
- 24 listings in the Pesticide Register;
- One pipeline incident;
- Nine records in Scott's Manufacturing Directory;
- One record for Ontario Spills; and
- 17 Ontario Water Well Information System (WWIS) records.

The records were evaluated based on the type of record (i.e., spills), the date of the record, the distance and direction (inferred down or cross-gradient) from the subject property and potential migration to the subject property. Most of the records were addressed in the previous Phase I ESA. The new records returned in the December 19, 2025 search results were not considered potentially contaminating activities (PCAs).

3.3 Site Interviews

CM3 interviewed the site owner, Mr. Chris Poirier, on December 22, 2025. Mr. Poirier indicated that site operations had not changes since 2023. Therefore, no additional PCAs were identified.

3.4 Site Reconnaissance

CM3 conducted a site visit on December 22, 2025. Weather conditions during the site visit were cloudy and snowing, and an ambient air temperature of -7°C. During the site investigation, all areas of the subject property and buildings were accessible. The building roof was observed from the ground. The ground was snow covered. Adjacent properties within the study area were observed from the subject property and publicly accessible areas. CM3 did not observe significant changes to the site that would represent a new PCA or APEC. The following minor changes were observed:

- The car wash addition and storage building west of the car wash were not used for vehicle storage. The buildings are currently used for storage of miscellaneous construction materials, electric power tools and yard maintenance equipment.
- Four monitoring wells were present. Wells at the southwest, northwest and east property boundaries were installed by Cambium during the 2023 Phase Two ESA. The well at the northeast was installed in 2016.

4 CONCLUSIONS

CM3 was retained by Cassidy E.W. Construction Consultant Ltd. to reaffirm the findings of a Phase I Environmental Site Assessment for the properties at 1386 and 1394 Greely Lane Greely, Ontario, completed by CM3 in January 2023. The City of Ottawa considered the Phase I ESA stale-dated and requested an update to the report to support the application. The Phase I reaffirmation was to confirm and/or update the findings of the 2023 Phase I ESA.

There were no changes to the Phase I study area, historic information (first developed use, fire insurance plans, air photographs, etc.), and the site physical setting. The reaffirmation focussed on the updated database records, site interviews and reconnaissance.

CM3 did not identify any additional PCAs or APECs beyond those provided in the previous reports. CM3 does not recommend any subsurface investigation based on the findings of the reaffirmed Phase I ESA. However, CM3 recommends the collection of groundwater samples from the on-site monitoring wells to update and assess potential changes to the site groundwater quality.

5 SIGNATURES

This Phase One ESA was completed under supervision of Karl Bilyj, P.Geol. of CM3 Environmental Inc. Mr. Bilyj is a Qualified Person (QP) as defined in O.Reg. 153/04 and confirms that this report includes all findings and conclusions of the Phase One ESA.

We trust that the above is satisfactory for your purposes at this time. Please feel free to contact the undersigned if you have any questions.

Yours sincerely,

CM3 Environmental Inc.

Prepared by



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Senior Geoscientist

Reviewed by



Bruce Cochrane, P.Geol., QP_{ESA}, EP
Principal Consultant

6 CLOSURE

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The work undertaken by CM3 for this report and any conclusions or recommendations made in this report reflect CM3's judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report, on information available at the time of preparation of this report, on the interpretation of data collected from the field investigation and/or on the results of laboratory analyses, which were limited to the quantification in select samples of those substances specifically identified in the report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed.

As the evaluation and conclusions reported herein do not preclude the existence of other chemical compounds and/or that variations of conditions within the site may be possible, this report should be used for informational purposes only and should absolutely not be construed as a comprehensive hydrogeological or chemical characterization of the site. If site conditions change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

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