

June 17, 2025
File: PE7112-LET.01



Megha Holdings Inc
1588 Blohm Drive
Ottawa, Ontario
K1G 4R7

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

Attention: **Mr. Nikhil Sarna**

Subject: **Update to Phase I Environmental Site Assessment**
3113 Carp Road
Ottawa, Ontario

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) carried out a Phase I ESA update site visit to assess any potential changes in conditions of the aforementioned property located in the City of Ottawa, Ontario, from the time of the *"Phase 1 Environmental Site Assessment, 3113 Carp Road, Ottawa, Ontario"*, dated June 3, 2022.

INTRODUCTION

Paterson completed a Phase I – ESA report for the subject site in June 2022. At the time of the Phase I ESA, the subject property was lightly vegetated vacant land.

The subject property was historically vacant and used for agricultural purposes. The neighbouring properties were also vacant and used for agricultural purposes, apart from a few residential dwellings. In the late 1960s, two aggregate pits, one to the southwest and one to the southeast of the subject site, were established. Since 1991, the northeastern side of Carp Road has been developed with commercial establishments. From the early 2000s to 2011, the property located at 3070 Carp Road (approximately 210 m northeast of the subject site) was identified as an automotive repair shop. Due to the significant distance between the subject site and 3070 Carp Road, the automotive repair shop does not represent an environmental concern for the subject site. No environmental concerns were identified with the historical or current use of the subject site or the neighbouring properties at the time of the 2022 Phase I ESA. The Phase I ESA report concluded that a Phase II ESA was not required.



Site Inspection

On June 13, 2025, personnel from Paterson's Environmental Division conducted a site visit to assess the current condition of the subject site.

The recent site visit revealed that the Phase I property is vacant land consisting mostly of tilled soil with some grassy areas. Three monitoring wells were present on the site. These monitoring wells were constructed by Paterson's Geotechnical department in 2022. Therefore, these do not represent APECs for the subject site. None of the items or activities observed were considered to pose a risk to the subject property.

The neighboring lands to the north, across Carp Road, remain as land used for equipment storage and offices for multiple construction contracting companies. To the east, there is one residential dwelling followed by agricultural lands. To the south, there is vacant land followed by land occupied by a commercial grain elevator. To the west of the subject site, there is a church and equipment storage and office space for a general contracting company. Directly west of the subject site's property line, a used cooking oil and grease storage tank was observed. As it was empty and there were no stains or stressed vegetation surrounding the tank, it does not represent a concern for the subject property. About 210 m east of the property is a car mechanic. Due to the large separation distance (210 m), this does not represent an APEC for the subject site. No potential environmental concerns were identified with the use of the subject site or the use of the neighboring properties.

Updated Records Review

Aerial Photographs

The latest aerial photograph reviewed at the time of the 2022 Phase I ESA, was dated 2019 (City of Ottawa Website). An aerial image from 2024 (Google Earth) was reviewed as part of this update. Based on the more recent aerial imagery, the subject site is still vacant land used for agricultural purposes. Significant commercial development has occurred to the northeast of the property across Carp Road, while the other neighbouring lands remain unchanged.

HLUI Response

In June 2022, when the Phase I ESA was issued, a response for the City of Ottawa HLUI had not been received. A review of the HLUI reveals that there was a gas service station east of the subject site and a historical sand and gravel pit southwest of the site. Due to the significant separation distance between the subject site and these sites, these do not



represent APECs for the subject site. A copy of the HLUI response provided by the City of Ottawa has been appended to this report.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted electronically on June 13, 2025. Based on the TSSA response, no records were found for the subject property. Two FS Appliance records were found for a neighbouring property, 3075 Carp Road. Due to the current land use of the property (commercial grain elevator) and the active and registered status of the appliances, these records do not represent areas of potential environmental concern (APECs) for the subject property. A copy of the TSSA correspondence is appended to this update.

Updated Conceptual Site Model

Based on the recent site visit, visual inspection of aerial photographs, the review of the HLUI response and the results of the TSSA search, no significant changes have been made to the subject site or neighbouring properties that would result in any potential environmental concerns to the subject site. It is our opinion that the conclusion of the 2022 Phase I ESA remains valid and as such, a Phase II-ESA is not required for the subject property.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person, in general accordance with Ontario Regulation 153/04 and CSA Z768-01 (reaffirmed 2022), as amended. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. Findings of the Phase I ESA Update are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment. Should any conditions be encountered at the site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Megha Holdings Inc. and their assigns. Permission and notification from Megha Holdings Inc. and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.



Mr. Nikhil Sarna
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Paterson Group Inc.

Mark D'Arcy, P.Eng., QP_{ESA}



Appendix:

- ☐ 2024 Aerial Image
- ☐ HLUI Response
- ☐ TSSA Correspondence

Letter Distribution:

- ☐ Megha Holdings Inc.
- ☐ Paterson Group Inc





AERIAL PHOTOGRAPH
2024



File Number: D06-03-22-0094

June 15, 2022

Mohammed Ramadan
Paterson Group Inc.

Sent via email [mramadan@patersongroup.ca]

Dear Mohammed,

**Re: Information Request
3113 Carp Road, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- No information was returned on the Subject Property from Departmental circulation.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Amber Chen
Student Planner

Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East

Planning Services
Planning, Infrastructure and Economic Development Department

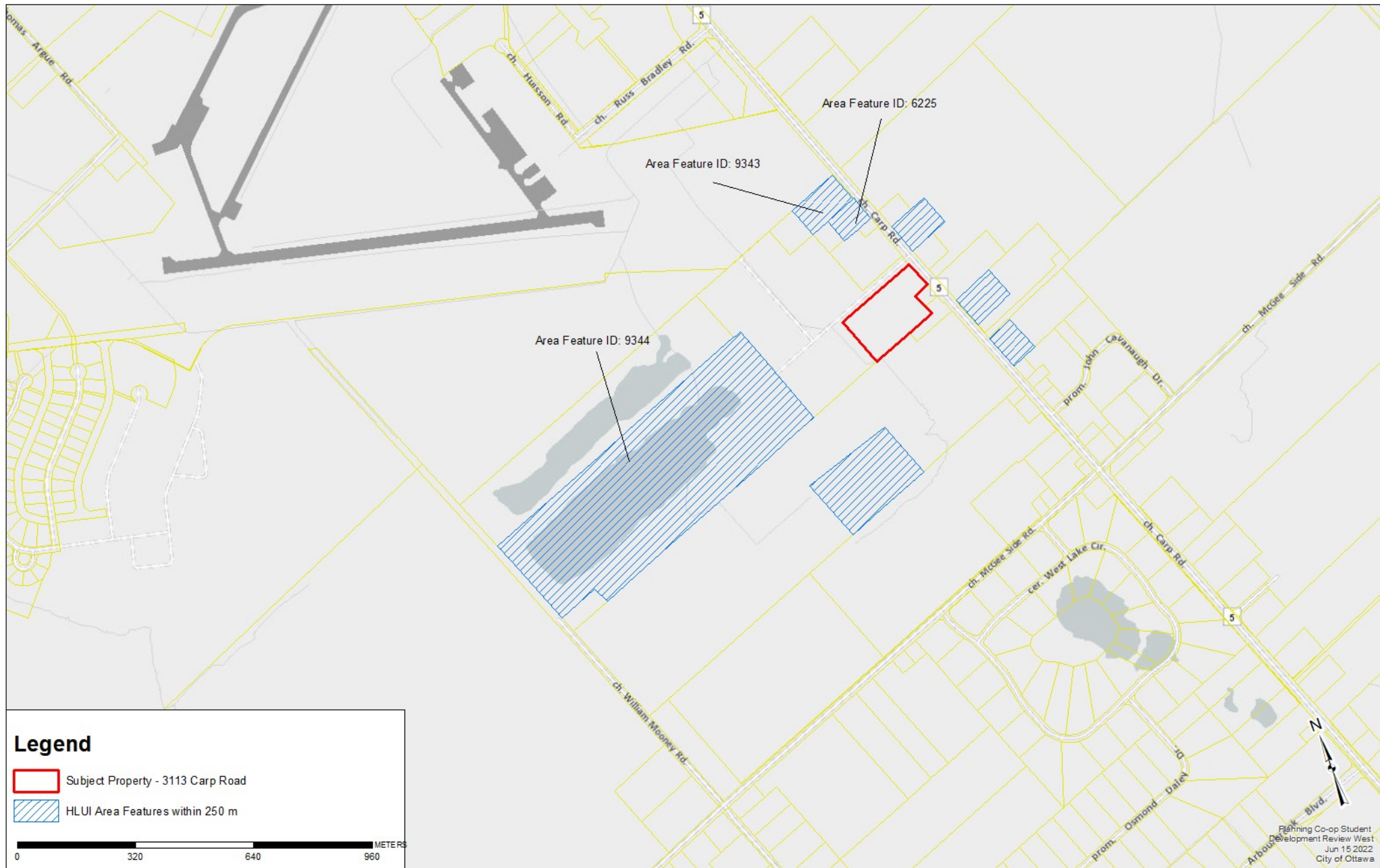
MB / AC

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-22-0094

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM017	ST_NAME2017	ST_SUFFIX017	ST_DIR2017	POSTAL_CODE2017	PN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Length	Shape_Area
6202	WEEDMARK SERVICE C	Gasoline Service Stations	2005-PropertyAssessment; 2006		1	1980-2011 c. 1990-15	3070	CARP		RD	TOWNSH	3070	CARP	RD		K0A1L0	45370278	WEST CARLET	415110; 415120 551; 635				353.7762283	7669.141528
6225	CEMETARY	Cemetery	2002-AirPhoto; 2017-AirPhoto		1	2002-2017						3149	CARP	RD		K0A1L0	45380048	WEST CARLETON					331.6294563	6726.786304
7480	BIT-TA-LUK FARMS	Grain	2004-GW Study		1	1974	GW Study	3075	CARP	ST		3075	CARP	RD		K0A1L0	45380100	WEST CARLET	419110	5153	3075 Carp St		848.0353961	42961.10116
9218	TOWNSHIP OF WEST C	Motor Vehicles, Wholesal	1994-PID		1	1994 c. 1994	3086	CARP		RD	WEST CA	3086	CARP	RD		K0A1L0	45370628	WEST CARLET	415110; 415120 551; 835	GENIE = CN0655803			412.8545439	10371.7301
9276	LOR-JSA CONSTRUCTI	General Contractors	2012-ES; 2017-SalesGenie		1	2012-2011 ES 2012	3140	CARP		RD		3140	CARP	RD		K0A1L0	45370296	WEST CARLET	231220				408.5668275	10193.98018
9277	CEDAR ROOF OTTAWA	Structural and Related W	2001-ES		2	2001 c. 2001	3124	CARP		RD		3140	CARP	RD		K0A1L0	45370296	WEST CARLET	238160; 238170				408.5668275	10193.98018
9278	DAC INTL INC	Lumber and Building Mat	2005-SelectPhone		1	2005 c. 2005	3140	CARP		RD		3140	CARP	RD		K0A1L0	45370296	WEST CARLET	444110				408.5668275	10193.98018
9343	THUNDERBOLT CONTR	Landscape Contractors	2016-PID; 2017-SalesGenie		1	2016-2011 SalesGenie 2017					CARP	3155	CARP	RD		K0A1L0	45380556	WEST CARLET	56173009 0782-04			1	458.2103418	12249.67025
9344	UNNAMED SAND/GRAV	Sand and Gravel Pits	1922-DMD-TM-Ottawa-Sheet#14		1	1922-1991 c. 1966-15	0				WEST CA	3117	CARP	RD		K0A1L0	45380670	WEST CARLET	212323; 221320 82; 499	UTM = 419300E, 503430E			2356.130407	262616.9101

RE: PE7111 - Records Search Request

From Public Information Services <publicinformationsservices@tssa.org>

Date Fri 6/13/2025 10:40 AM

To Anna Beedell <abeedell@patersongroup.ca>

External Email: Do not click on links or open attachments unless you trust the sender.

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are **fuels records** in our database at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Status	Reason Code	Asset Class / Inventory Context	Asset Type / Inventory Item
64990739	3075 CARP RD	CARP	ON	K0A 1L0	Active	Active	FS Appliance	FS APPLIANCE
100031094	3075 CARP RD	CARP	ON	K0A 1L0	Active	Registered/Approved	FS Appliance	FS APPLIANCE

***NO OTHER FUELS RECORDS FOUND IN CURRENT DATABASE FOR THIS REQUEST**

For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information. Please refer to [Training \(tssa.org\)](#) for instructions on how to use the portal. Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,

Melanie Fowler | Public Information Releases Agent

Legal

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3593 | Fax: +1 416-231-4903 | E-Mail: mfowler@tssa.org

www.tssa.org



Winner of 2023 5-Star Safety Cultures Award

From: Anna Beedell <abeedell@patersongroup.ca>

Sent: Friday, June 13, 2025 8:51 AM

To: Public Information Services <publicinformationsservices@tssa.org>

Subject: PE7111 - Records Search Request

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills, or other incidents/infractions** for the following addresses in Carp, Ontario:

Carp Road: 3075, 3099, 3107, 3108, 3112, 3113, 3116, 3119, 3123, 3140

Thank you,



ANNA BEEDELL

Environmental Student

Environmental Division

9 AURIGA DRIVE
OTTAWA ON K2E 7T9

patersongroup.ca

TEMPORARY SHORING DESIGN SERVICES ARE NOW AVAILABLE, PLEASE CONTACT US TO SEE HOW WE CAN HELP!

NEW OFFICE OPEN IN THE GREATER TORONTO AREA WITH OUR EXPANSIVE LIST OF SERVICES NOW AVAILABLE!

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.