



**Record of Site Condition
Under Part XV.1 of the Environmental Protection Act**

Summary

Record of Site Condition Number	228465
Date Filed to Environmental Site Registry	2021/06/07
Certification Date	2021/01/22
Current Property Use	Residential
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Residential property use
Property Municipal Address	1368 LABRIE AVENUE, OTTAWA, ON, K1B 3M1

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment, Conservation and Parks.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the record of site condition

Owner name	11966685 CANADA INC.
Owner type	Firm, corporation or partnership
Authorized person	DAVE WALLACE
Mailing address	1606 PROULX DRIVE, OTTAWA Ontario, Canada
Postal Code	K4A 1T5
Phone	(613) 262-8100
Fax	
Email address	dave.wallace05@gmail.com

Information about the agent

Agent name	GLEN BRISCOE
Mailing address	SUITE 200, 1 RAYMOND STREET, OTTAWA Ontario, Canada
Postal Code	K1R 1A2
Phone	(613) 232-2525
Fax	
Email address	gbriscoe@geofirma.com

Record of site condition property location information

Municipal address(es)	1368 LABRIE AVENUE, OTTAWA, ON K1B 3M1
Municipality	Ottawa
Legal description	See attached Lawyer's letter
Assessment roll number(s)	0606000-19527800
Property identifier number(s)	04263-0224 (LT)

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	18
Easting	451,237.51
Northing	5,029,772.93

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Residential
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	No

**Please see the signed statements of property owner, or agent,
or receiver at the end of this record of site condition**

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Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	GLEN BRISCOE
Type of licence under Professional Engineers Act	Licence
Licence number	100052173
Qualified person's employer name	GEOFIRMA ENGINEERING LTD.
Mailing address	200, 1 RAYMOND, OTTAWA Ontario, K1R 1A2 Canada
Phone	(613) 232-2525
Fax	(613) 232-7149
Email address	gbriscoe@geofirma.com

Municipal information

Local or single-tier municipality	Ottawa
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Ministry of the Environment, Conservation and Parks District Office

District office	Ottawa District Office
District office address	2430 Don Reid Drive, Ottawa ON K1H 1E1

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1) (a) of O. Reg. 153/04)	(yyyy/mm/dd) 2021-01-22
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Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Phase One Environmental Site Assessment	2020-02-12	Genevieve Marcoux and Mathew Whitney	LRL ASSOCIATES LTD.
Update to phase one environmental site assessment	Phase One Environmental Site Assessment Update	2021-01-22	Glen Briscoe	GEOFIRMA ENGINEERING LTD.

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
N/A			

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2021-03-17
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Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase two environmental site assessment	Phase Two Environmental Site Assessment	2021-03-24	Glen Briscoe	GEOFIRMA ENGINEERING LTD.

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
N/A			

Environmental condition

Section 41 applies?	No
Section 43.1 applies?	No

Site condition information

Certification date (yyyy/mm/dd)	2021/01/22
Total area of record of site condition property (in hectares)	0.13938
Number of any previously filed record of site condition that applies to any part of the record of site condition property	
Number of any previously filed transition notice that applies to any part of the record of site condition property	
Soil texture	Coarse
Assessment/restoration approach	Full depth generic
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the record of site condition?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	PARACEL LABORATORIES LTD.
Ground water condition (potable, non-potable)	Non-potable
Applicable site condition standard	TABLE 3
Local or single-tier municipality non-potable written notification date	2020/12/02

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Contaminant name	Maximum concentration		Applicable site condition	Unit of measure
	<			
1 Antimony	<	1	7.5	µg/g
2 Arsenic		3.5	18	µg/g
3 Selenium	<	1	2.4	µg/g
4 Benzene	<	0.02	0.21	µg/g
5 Ethylbenzene	<	0.05	2	µg/g
6 Toluene		0.07	2.3	µg/g
7 Xylene Mixture	<	0.05	3.1	µg/g
8 Acetone	<	0.5	16	µg/g
9 Bromomethane	<	0.05	0.05	µg/g
10 Carbon Tetrachloride	<	0.05	0.05	µg/g
11 Chlorobenzene	<	0.05	2.4	µg/g
12 Chloroform	<	0.05	0.05	µg/g
13 Dichlorobenzene, 1,2-	<	0.05	3.4	µg/g
14 Dichlorobenzene, 1,3-	<	0.05	4.8	µg/g
15 Dichlorobenzene, 1,4-	<	0.05	0.083	µg/g
16 Dichlorodifluoromethane	<	0.05	16	µg/g
17 Dichloroethane, 1,1-	<	0.05	3.5	µg/g
18 Dichloroethane, 1,2-	<	0.05	0.05	µg/g
19 Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
20 Dichloroethylene, 1,2-cis-	<	0.05	3.4	µg/g
21 Dichloroethylene, 1,2-trans-	<	0.05	0.084	µg/g
22 Dichloropropane, 1,2-	<	0.05	0.05	µg/g
23 Dichloropropene, 1,3-	<	0.05	0.05	µg/g
24 Ethylene dibromide	<	0.05	0.05	µg/g
25 Hexane (n)		0.1	2.8	µg/g
26 Methyl Ethyl Ketone	<	0.05	16	µg/g
27 Methyl Isobutyl Ketone	<	0.05	1.7	µg/g
28 Methyl tert-Butyl Ether (MTBE)	<	0.05	0.75	µg/g
29 Methylene Chloride	<	0.05	0.1	µg/g
30 Styrene	<	0.05	0.7	µg/g
31 Tetrachloroethane, 1,1,1,2-	<	0.05	0.058	µg/g
32 Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
33 Tetrachloroethylene	<	0.05	0.28	µg/g
34 Trichloroethane, 1,1,1-	<	0.05	0.38	µg/g
35 Trichloroethane, 1,1,2-	<	0.05	0.05	µg/g

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Continued from previous page....

Contaminant name	Maximum concentration	Applicable site condition	Unit of measure
36 Trichloroethylene	< 0.05	0.061	µg/g
37 Trichlorofluoromethane	< 0.05	4	µg/g
38 Vinyl Chloride	< 0.02	0.02	µg/g
39 Petroleum Hydrocarbons F1****	< 7	55	µg/g
40 Petroleum Hydrocarbons F2	15	98	µg/g
41 Petroleum Hydrocarbons F3	26	300	µg/g
42 Petroleum Hydrocarbons F4	< 6	2800	µg/g
43 Barium	79.7	390	µg/g
44 Beryllium	< 0.5	4	µg/g
45 Boron (total)	5.7	120	µg/g
46 Cadmium	< 0.5	1.2	µg/g
47 Chromium Total	21.6	160	µg/g
48 Cobalt	7.6	22	µg/g
49 Copper	17.5	140	µg/g
50 Lead	27.3	120	µg/g
51 Molybdenum	4.1	6.9	µg/g
52 Nickel	19	100	µg/g
53 Silver	< 0.3	20	µg/g
54 Thallium	< 1	1	µg/g
55 Uranium	2.7	23	µg/g
56 Vanadium	31	86	µg/g
57 Zinc	63.8	340	µg/g

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Contaminant name	Maximum concentration		Applicable site condition	Unit of measure
	<			
1 Acetone	<	5	130000	µg/L
2 Bromomethane	<	0.5	5.6	µg/L
3 Carbon Tetrachloride	<	0.2	0.79	µg/L
4 Chlorobenzene	<	0.5	630	µg/L
5 Chloroform	<	0.5	2.4	µg/L
6 Dichlorobenzene, 1,2-	<	0.5	4600	µg/L
7 Dichlorobenzene, 1,3-	<	0.5	9600	µg/L
8 Dichlorobenzene, 1,4-	<	0.5	8	µg/L
9 Dichlorodifluoromethane	<	1	4400	µg/L
10 Dichloroethane, 1,1-	<	0.5	320	µg/L
11 Dichloroethane, 1,2-	<	0.5	1.6	µg/L
12 Dichloroethylene, 1,1-	<	0.5	1.6	µg/L
13 Dichloroethylene, 1,2-cis-	<	0.5	1.6	µg/L
14 Dichloroethylene, 1,2-trans-	<	0.5	1.6	µg/L
15 Dichloropropane, 1,2-	<	0.5	16	µg/L
16 Dichloropropene,1,3-	<	0.5	5.2	µg/L
17 Ethylene dibromide	<	0.2	0.25	µg/L
18 Hexane (n)	<	1	51	µg/L
19 Methyl Ethyl Ketone	<	5	470000	µg/L
20 Methyl Isobutyl Ketone	<	5	140000	µg/L
21 Methyl tert-Butyl Ether (MTBE)	<	2	190	µg/L
22 Methylene Chloride	<	5	610	µg/L
23 Styrene	<	0.5	1300	µg/L
24 Tetrachloroethane, 1,1,1,2-	<	0.5	3.3	µg/L
25 Tetrachloroethane, 1,1,2,2-	<	0.5	3.2	µg/L
26 Tetrachloroethylene	<	0.5	1.6	µg/L
27 Trichloroethane, 1,1,1-	<	0.5	640	µg/L
28 Trichloroethane, 1,1,2-	<	0.5	4.7	µg/L
29 Trichloroethylene	<	0.5	1.6	µg/L
30 Trichlorofluoromethane	<	1	2500	µg/L
31 Vinyl Chloride	<	0.5	0.5	µg/L
32 Petroleum Hydrocarbons F1****	<	25	750	µg/L
33 Petroleum Hydrocarbons F2	<	100	150	µg/L
34 Petroleum Hydrocarbons F3	<	100	500	µg/L
35 Petroleum Hydrocarbons F4	<	100	500	µg/L

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name	Maximum concentration	Applicable site condition	Unit of measure
36 Sodium	185,000	2300000	µg/L
37 Antimony	< 0.5	20000	µg/L
38 Arsenic	< 1	1900	µg/L
39 Selenium	2	63	µg/L
40 Barium	116	29000	µg/L
41 Beryllium	< 0.05	67	µg/L
42 Boron (total)	24	45000	µg/L
43 Cadmium	0.2	2.7	µg/L
44 Chromium Total	187	810	µg/L
45 Cobalt	4.4	66	µg/L
46 Copper	6.5	87	µg/L
47 Lead	0.1	25	µg/L
48 Molybdenum	105	9200	µg/L
49 Nickel	7	490	µg/L
50 Silver	< 0.1	1.5	µg/L
51 Thallium	0.1	510	µg/L
52 Uranium	3.5	420	µg/L
53 Vanadium	1.7	250	µg/L
54 Zinc	8	1100	µg/L
55 Benzene	< 0.05	44	µg/L
56 Ethylbenzene	< 0.05	2300	µg/L
57 Toluene	< 0.05	18000	µg/L
58 Xylene Mixture	< 0.05	4200	µg/L

Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property.

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

Estimated quantity of soil (in ground-volume in cubic metres)	
Estimated quantity of sediment (in ground-volume in cubic metres)	

Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	
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Ground water control or treatment measures

Ground water control or treatment measures that were required for the record of site condition property prior to the certification date for the purpose of submitting the record of site condition for filing.

Ground water control or treatment measures that are required for the record of site condition property after the certification date.

Estimated volume of ground water, if any, removed from and not returned to the record of site condition property.

Estimated volume of ground water (in litres)	<input type="text"/>
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Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

Monitoring or Maintenance

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date.

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date.

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation?

No

Qualified person's statements and certifications

As the qualified person, I certify that:

- A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
- A phase two environmental site assessment of the RSC property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
- The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
- As of 2021/01/22, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
- The RSC property and all other properties located, in whole or in part, within 250 metres of the boundary of the property are supplied by a municipal drinking water system, as defined in the *Safe Drinking Water Act, 2002*.
- The RSC property is not located in an area mentioned in subparagraph i and I have or the owner of the property or a person authorized by the owner of the property has, within the year immediately before the submission of this record of site condition, given written notice of intention to apply non-potable ground water site condition standards to the clerk of the municipality mentioned in subsection 35 (3) of the regulation.
- The owner of the property has informed me that no notice of objection was received within 30 days after receiving the notice described in subparagraph 2 iii, nor have I received such a notice.
- Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
- As of 2021/01/22, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth generic site condition standards prescribed by section 37 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment.

- As of 2021/01/22, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, maximum contaminant concentrations compared to applicable site condition standards.
- I am a qualified person and have the qualifications required by section 5 of the regulation.
- I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.
- I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
- The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
- I do not hold and have not held and my employer, if any, does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this record of site condition is based.
- To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2021/01/22.
- By signing this RSC, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, GLEN BRISCOE, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2021/03/26:

- a) signing this record of site condition as a qualified person; and
 - b) making all certifications required as a qualified person for this record of site condition.
- I Agree

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the record of site condition


Certificate of status or equivalent for the owner
Authorization for agent to submit record of site condition for filing
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
A Current plan of survey
Area(s) of potential environmental concern
Table of current and past uses of the phase one property
Phase 2 conceptual site model
Owner or agent certification statements

As an agent acting on behalf of the owner of the record of site condition property:

1. I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this record of site condition, including information from the other current owners of the record of site condition property named in this part of the record of site condition and I have obtained all information relevant to this record of site condition of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this record of site condition.
4. To my knowledge, the statements made in this part of the record of site condition are true as of March 26, 2021.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the record of site condition property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

I certify that I have been authorized by the owner of the record of site condition property to make the statements prescribed by this section on their behalf and that the owner of the record of site condition property has read and understands the statements being made on their behalf.

Name of the agent: Glen Briscoe

Signature  _____

Date signed March 26, 2021