

**St. Lawrence Testing
& Inspection Co. Ltd.**
Report No. 25C272

**Appendix F
Phase 1 Environmental Assessment
Report #25C110**



**St. Lawrence Testing
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1
814 Second Street W., Phone (613) 938-2521
E-mail: gib@stlawrencetesting.com Fax (613) 938-7395

May 20, 2025

Mr. Jordan Lupovici
Halo Car Wash
1010 Ontario Street
Stratford, ON
N5A 6Z3

**RE: Property located at PT LT 28, CON 1, PIN 04629-0906, Nepean, ON
Phase 1 Environmental Assessment
Report No. 25C110**

Dear Mr. Lupovici:

In accordance with verbal and emailed instructions received from you, this report is submitted, outlining the results of a Phase 1 Environmental Site Assessment carried out for a commercial property located at Pt Lt 28, Con 1, with the property identification number (PIN) of 04629-0906 in Nepean, Ontario.

1.0 EXECUTIVE SUMMARY & INTRODUCTION

A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. (St. Lawrence Testing) for a commercial property located PT LT 28, Con 1 with the PIN of 04629-0906 in Nepean, Ontario at your request.

St. Lawrence Testing was advised that the purpose of this Phase I ESA was to assess the potential issues of environmental concern related to the current and

past uses of the property along with any environmental concerns that may have resulted from adjoining and neighbouring properties.

This Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document “Phase I Environmental Site Assessment, CSA Standard Z768-01”, November 2001 (reaffirmed 2016 with no changes). Subject to the limitations outlined in Section 8.0 of this report, the scope of work included:

- Site visits were performed that included a visual inspection of the property on February 10, 2025 and on May 13, 2025 after the snow had melted. Observations of the adjoining and neighbouring properties were carried out from the Phase 1 property boundaries and from publicly accessible areas.
- A request was submitted to the City of Ottawa Planning Department for Historical Land Use Inventory report.
- A records review of available documents pertaining to the property included an Environmental Risk Information Services (ERIS) report, historical aerial photographs, satellite images, well records, insurance records and fire insurance plans available.
- A telephone interview with Mr. H. William Cuff representing the current owner of the Phase 1 property (1427163 Ontario Inc. c/o Melron Property Enterprises Inc.) was attempted over 3 separate occasions.
- A title search was ordered to determine the Phase 1 property ownership from the Crown patent to the present owner.

- A summary of any environmental concerns and the evaluation of these concerns are finalized in this report; all subject to the limitations outlined in Section 8.0 of this report.

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. The Phase 1 property is located at the east side of Lancelot Drive. Lancelot Drive originates off West Hunt Club Road that is located approximately 70 m south from the Phase 1 property.

The Phase 1 property was snow covered during the site assessment conducted in February 2025. An assessment of the grounds was conducted again on May 13, 2025 after the snow had melted. The Phase 1 property is an asphalted parking lot with no structures present. There were no mounds of fill materials present, and no observations of fuel spillage were noted.

The Phase 1 property originally operated as an agricultural farm with a house, barn and sheds present until approximately 1984 when the house, barn and shed were removed/demolished. The Phase 1 property remained vacant for several years after that. The Phase 1 property was commercially developed around 1997 as an exterior storage area for a large retail store located at 585 West Hunt Club Road. It eventually became a parking lot and has remained so to this day.

The Phase 1 property is subject to easements in favour of The Hydro Electric Commission of the City of Nepean, Bell Canada and Enbridge Gas Distribution Inc.

The adjoining property to the south and located at 575 West Hunt Club Road is a commercial building containing the offices for Van Houtte Coffee Services along with Peak Investment Services Inc. and the Bariatric Medical Institute.

The neighbouring property to the southeast and located at 545 West Hunt Club Road is a vacant retail home furnishing building. This property was occupied by Upper Room Home Furnishings and closed in September 2024. The neighbouring property to the east and across an access laneway is an LCBO store located at 543 West Hunt Club Road. The neighbouring property to the north and across an access laneway is a RONA hardware store located at 585 West Hunt Club Road. The neighbouring property to the west and across Lancelot Drive is an asphalt covered exterior storage area for RONA. To the southwest and located at 595 West Hunt Club Road is a commercial building occupied by a safety store (The Safety House), a Smoke FX Vape Shop along with a massage unit (Massage Addict). No visual indications of above ground fuel storage tanks were found at these properties.

On the basis of the programme conducted, St. Lawrence Testing has determined:

- The Phase 1 property has operated as a commercial property since 1997. Prior to this the Phase 1 property operated as a farm then became vacant.
- A second site visit to the Phase 1 property was conducted on May 13, 2025 after the snow had melted. This visit found no mounds of soil or areas of fuel spillage anywhere on the Phase 1 property.

- No visual evidence of any above or below ground fuel storage tanks were found on the Phase 1 property or at the adjoining property to the south.
- The City of Ottawa Planning Department issued a Historical Land Use Inventory report centered around the Phase 1 property. The City of Ottawa had no environmental records for this property.
- The adjoining and neighbouring properties pose a low environmental risk of subsurface contamination to the Phase 1 property. No above ground fuel tanks were observed on these properties.

St. Lawrence Testing determined that there are no areas of potential environmental concern associated with the Phase 1 property (hereafter referred to as the “Site” or “Site property”). No further environmental work is required.

2.0 SITE DESCRIPTION

2.1 Site Location

The Site does not have a municipal address at this time. It is located within a developed commercial area north of West Hunt Club Road and west of Merivale Road in Nepean (Ottawa), Ontario. The Site is to the south of 585 West Hunt Club Road, directly west of 543 West Hunt Club Road and directly north of 575 West Hunt Club Road. Access onto the Site property is made of Lancelot Drive at the west side or from a shared lane found on the east side.

The Site is approximately 75 m north of West Hunt Club Road and approximately 360 m west of Merivale Road. Highway 416 is located approximately 6.1 Km west traveling along West Hunt Club Road.

2.2 Site Operations

The Site property is currently a 3,639.46 m² asphalt covered parking lot. Prior to this, the Site was rural/agricultural in use with a house, barn and sheds until 1984. The Site became vacant in 1984 and was commercial around 1997 as an exterior storage area for 585 West Hunt Club Road then became a parking lot.

2.3 Topographic, Geologic and Hydrogeologic Setting

According to the Physical Settings Report prepared by Environmental Risk Information Services (ERIS), the Site is approximately 88.2 m above sea level with a general slope direction to the south southeast.

The bedrock is composed of limestone, dolostone and sandstone of the Beekmantown Group of the Ordovician period. The glacial deposit is composed of undifferentiated silty sandy till on Paleozoic terrain having low to medium permeability. The soil characterization for the Site property was not provided in the Physical Settings report; however, the soil to the west of Lancelot Drive is described as a silty clay with poor drainage and has a high run-off potential.

The inferred groundwater flow will be towards the Nepean Creek located approximately 380 m northeast of the Site property.

The Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property. This area also contains swampy locations.

3.0 RECORDS REVIEW

3.1 Aerial Photographs

Historical aerial photographs for the Site were obtained through ERIS for the years 1925, 1936, 1946, 1953, 1965, 1976, 1985, and 1994. In addition to these, satellite images viewed using Google Earth from the years 2004, 2007, 2008, 2014, 2018, 2021 and 2024 were also reviewed.

The aerial photograph taken in 1925 shows the Site property as agricultural in use. There is a house, a barn and outbuildings present to the northeast of the Site. The adjoining and neighbouring properties appear agricultural in use. Merivale Road is present further to the east of the Site.

The aerial photograph taken in 1936 shows no significant changes in the use of the Site property or on the adjoining and neighbouring properties since the 1925 photograph was taken.

The aerial photograph taken in 1946 shows no significant changes to the Site property since the 1936 photo was taken. The surrounding properties appear agricultural or rural in use.

The aerial photograph taken in 1953 shows no significant changes in the use of the Site property and at the surrounding properties since the 1946 photo was taken. Further to the east and across Merivale Road are large above ground storage tanks now present.

The aerial photograph taken in 1965 shows the Site property as rural/agricultural in use. There appears to be development present further to the east and to the northeast of the Site along the west side of Merivale Road. The adjoining properties to the north, west and south appear agricultural in use.

The aerial photograph taken in 1976 shows the Site property as rural in use. There is further development to the east and northeast of the Site. The adjoining properties to the north, west and south remain agricultural or undeveloped. West Hunt Club Road is not present along the south side of the Site property.

The aerial photograph taken in 1985 shows the Site property as undeveloped. The buildings once located to the northeast of the Site property are now absent. The adjoining properties to the east, west and south remain undeveloped. West Hunt Club Road is not present. The property located further to the east is developed and appears commercial in use.

The aerial photograph taken in 1994 shows the Site property as undeveloped. There is now a large structure located to the south of the Site property. West Hunt Club Road is present further to the south and

there is a short access road where Lancelot Drive will eventually be located. The adjoining properties to the north, east and west remain undeveloped.

The satellite image taken in 2004 shows the Site property as developed. The Site is covered with asphalt and appears to operate as an exterior storage area as there are numerous objects located along the north side. The Site is bound by laneways along the east, north and west sides. The adjoining property located to the south contains a large irregular shaped commercial building. The neighbouring properties located to the north and west are asphalt covered parking lots. The neighbouring property located to the southwest contains an irregular shaped commercial building. The neighbouring property located to the east contains a large irregular shaped building. Another irregular shaped building is present to the southeast.

The satellite image taken in 2007 shows the Site property operating as an exterior storage area with many objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.

The satellite image taken in 2008 shows the Site property as vacant with no objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.

The satellite image taken in 2014 shows no significant changes in the use of the Site property since the 2008 image was recorded except for a vehicle located at the centre of the Site. The adjoining property located

to the south appears unchanged in use since the 2008 image. The neighbouring property located to the west now appears to operate as an exterior storage area. The neighbouring properties located to the north and east have remained similar in use since the 2008 image.

The satellite image taken in 2018 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2014 image was recorded.

The satellite image taken in 2021 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2018 image was recorded.

The satellite image taken in 2024 shows no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2021 image was recorded.

3.2 Property-Use Records

A search for fire insurance plans was undertaken by ERIS/Verisk. There was no fire insurance plans available covering the Site property.

3.3 Insurance Inspection Reports

A search for insurance inspection reports was undertaken by ERIS/Verisk. There were no insurance reports available for the Site property.

3.4 Municipal Records

A request was submitted on February 13, 2025 to the City of Ottawa for a Historical Land Use Inventory report to provide any information the City of Ottawa may have regarding the Site property. The City of Ottawa sent a reply on March 11, 2025. The response stated that the Environmental Remediation Unit for the City of Ottawa did not have any environmental records with respect to the Site property. No records were found involving the Sewer Use Program or the Solid Waste Services.

3.5 Title Search

The legal description of the Site property is Part of Lot 28 Concession 1, Rideau Front, Nepean being Parts 1, 2, 3 and 4 on Plan 4R-15594, Ottawa. Subject to an Easement in Favour of the Hydro-Electric Commission of the City of Nepean over Part 2 on Plan 4R-15594 as in LT1176238; Subject to an Easement over Parts 9, 10 and 11 on 4R29778 as in OC1868150; Subject to an Easement as in OC1880904; Together with an Easement over PT 5 4R13839, PTS 1, 2 & 3 4R29778 as in OC1894191; Together with an Easement over PTS 6, 7 & 8 4R29778 as in OC1894192; Together with and Easement over PTS 10-24 4R25818 as in OC1894193; Subject to an Easement over PTS 9, 10 & 11 4R29778 in favour of PT 2 4R13593, PTS 1-10 4R13839, PTS 1-9 25 4R25818, PTS 3, 4, 5 4R13165 Except PTS 1-9, 25 4R25818, PT 1 4R13165 Except PTS 1-4 4R15594 as in O1894194; Together with an Easement over PT 3 4R14613 as in OC1894195; Together with an Easement over PT 5 4R29778 as in OC 1894196; Together with an

Easement over PTS 12-16 4R29778 as in OC1894197; City of Ottawa.

The Property Identification Number is 04629-0906.

The following table lists the title chain from the Crown patent to the current owner.

Instrument #	Doc. Type	Date	Party From	Party To
	Patent	Nov 26, 1846	Crown	Robert Nesbit (PT LT 28, CON 1)
R026724	Will	June 6, 1866	Robert Nesbitt	James Nesbitt
NP19100	Will	Nov 20, 1901	James Nesbitt	Robert A. Nesbitt
3638GR	Probate	Oct 1, 1902	Robert A Nesbitt	Wm. N. Nesbitt
410491	Release	Jan 11, 1960	Wm. N. Nesbitt	Thomas D. Nesbitt
569879	Deed	Jan 5, 1970	James R. Nesbitt, Charles M. Nesbitt	The Crown
LT1073225	Transfer	Sept 10, 1997	Her Majesty The Queen in Right of the Province of Ontario	1204325 Ontario Limited
LT1076373	Transfer	Sept 24, 1997	1204325 Ontario Limited	9051-5040 Quebec Inc.
LT1176238	Easement	Jan 27, 1999	9051-5040 Quebec Inc.	The Hydro Electric Commission of the City of Nepean
4R15594			R-Plan	
LT1321909	Transfer	Sept 28, 2000	9051-5040 Quebec Inc.	1427163 Ontario Inc. (Current Owner)
OC1868150	Transfer Easement	Feb 15, 2017	1427163 Ontario Ltd.	Bell Canada
OC1880904	Transfer Easement	April 13, 2017	1427163 Ontario Ltd.	Enbridge Gas Distribution Inc.

No Rights of Way were identified in the chain of title; however, several easements are associated with the Site property in favour of The Hydro Electric Commission of the City of Nepean, Bell Canada along with Enbridge Gas Distribution Inc.

3.6 Prior Environmental Assessment Reports

An Environmental Investigation report prepared by the Ministry of Transportation in 1996 was reviewed that involved a property located at 585 West Hunt Club Road. The Site was part of this property at that time.

A review of available aerial photographs carried out indicated that the Site was originally a farm from 1953 to 1958. The Site was no longer used as a farm, but a barn structure remained present until 1984. In 1984 only a house remained. After 1984 the Site property was vacant.

Another report prepared by the MTO in 1996 summarized a subsurface investigation on the property located at 585 West Hunt Club Road. This work also included the Site property. Twenty-two test pits (TP 1 to TP 22) were dug, and soil samples were collected from selected test pit locations (TP1, TP 2, TP 3, TP 4, TP 11 and TP 12) for metal analysis. The test results were compared to the standards used in 1996. St. Lawrence Testing compared the available results with the standards listed in Ontario Regulation 153/04, Table 3 for a commercial property with coarse soil and non-potable groundwater and found that they satisfied these standards.

The location of TP 6 was to the north of the Site property. This test pit contained a 22,000 L steel underground diesel fuel storage tank that was present. This tank was removed, and no soil contamination was noted in the report. However, the soil was not analyzed for petroleum hydrocarbons to confirm their opinion of the soil at this location.

The sketch provided suggests that TP 8 and TP 22 were located on or very close to the Site property. The soil at TP 8 was described as a 'grey clay soil mixed with building bricks to a 1.5-meter depth with no visual evidence of contamination, no suspect odour'. The description of the soil located at TP 22 was noted as 'typical barn materials (i.e. concrete, steel roof-sheeting and wooden beams)'. Unfortunately, no analyses of the soil were conducted at TP 8 and TP 22.

3.7 Company Records

No company records were available for review.

3.8 Regulatory Information

St. Lawrence Testing submitted a request to Environmental Risk Information Services (ERIS) for a review of available Federal, Provincial and Private Sector databases.

There were no records found associated with the Site property in the ERIS Historical Searches database; however, there were 55 records for the properties within a 250 m radius of the Site boundaries.

Database	On-Site	Within a 250 m radius
Borehole	0	1
Certificates of Approval	0	7
Delisted Fuel Tanks	0	1
Environmental Registry	0	4
Environmental Compliance Approval	0	1
ERIS Historical Searches	0	8
Ontario Reg. 347 Waste Generators Summary	0	20
Pesticide Registry	0	7
Scott's Manufacturing Directory	0	3
Ontario Spills	0	1
Water Well Information System	0	2

There was 1 record found in the Borehole database. This database includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. The record involved a geotechnical investigation in 1971 that was located approximately 153 m south of the Site. This work would not have posed an environmental risk to the Site property.

There were 7 records found in the Certificates of Approval database. The Ministry of the Environment Conservation and Parks (MOECP) states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable

water supplies, stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. The first record involved a property located approximately 177 m northwest at 585 West Hunt Club Road. In 2008 an approval was granted for the release of substances into the air. The specifics of the approval were not provided in the record. This approval would pose a low environmental risk to the Site as any releases into the air would readily disperse and be diluted in the atmosphere. The second record involved municipal sewage works that occurred in 1993 and located approximately 115 m southwest at West Hunt Club Road and Lancelot Drive. This work would have posed a low environmental risk as this location is at a lower elevation to the Site. The final 3 records all involved a fiber optic company located approximately 150 m east of the Site. Four approvals were granted in 1995, 1998, 1998 and 1999 for releases into the air. The 5th record involved the cancellation of an approval for the release into the air. These approvals involved the release of acetone, ethyl alcohol, into the air and the use of exhaust hoods. These approvals would pose a low environmental risk to the Site as any releases into the air would readily disperse and be diluted in the atmosphere.

There was 1 record found in the Delisted Fuel Tanks database. This record involved a former liquid propane tank located approximately 177 m northwest at 585 West Hunt Club Road. The presence of a liquid propane tank at this location would pose a low environmental risk to the Site as any releases of propane would evapourate into the air and be diluted before reaching the Site property.

There were 4 records found in the Environmental Registry database. This database lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. The first record involved a property located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the discharge into the natural environment other than water (i.e. air). This approval would have posed a low environmental risk to the Site as any releases into the air would be dispersed and diluted before reaching the Site. The next record involved a permit in 2020 for activities to achieve an overall benefit to a species. This concerned a proposed residential development to be located approximately 227 m south of the Site where Butternut trees were found. This would not have posed an environmental risk to the Site property. The last 2 records concerning two approvals in 1998 & 2001 for the discharge into the natural environment other than water (i.e. air) by JDS Uniphase Inc. located approximately 245 m southeast. These approvals would have posed a low environmental risk to the Site as any releases into the air would be dispersed and diluted before reaching the Site.

There was 1 record found in the Environmental Compliance Approval database. On October 31, 2011, a faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. A single ECA addresses all of a business's emissions, discharges and wastes. This record concerned the Rona

Home & Garden located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the use of a natural gas fueled heaters, a standby diesel fueled generator along with a dust collection system. This approval would have posed a low environmental risk to the Site as any releases into the air from the exhaust and escaping dusts would be dispersed and diluted before reaching the Site.

There were 8 records found in the ERIS Historical Searches database. This database lists all environmental risk reports completed since March 1999. Available fields for this database include site location, date of report, type of report, and search radius. There were 2 records involving 585 West Hunt Club Road, 2 records for 565 West Hunt Club Road, 2 records for 595 West Hunt Club Road, one record involving a location at 570 West Hunt Club Road & 159 Cleopatra Drive and one record for a property located at 174 Cleopatra Drive. These would not have posed an environmental risk to the Site.

There were 20 records found in the Ontario Regulation 347 Waste Generators Summary database. Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site.

Location	Distance from Site/Elevation	Wastes Generated
Rona Home & Garden 585 West Hunt Club Road	117 m NW / ↑	Waste detergents & soaps were generated in 2016. Waste compressed gases & cylinders, waste crankcase oils & lubricants, organic and inorganic wastes, organic non-halogenated pesticides & herbicides, inorganic sludges, slurries & solids, halogenated pesticides & herbicides, detergents & soaps, aliphatic solvents along with light fuels in 2018, 2020, 2021 and 2022.
Simplex Intl Time Equipment Co. Ltd. 575 Heston Drive	56 m SE / ↓	Alkaline waste-heavy metals were generated from 1993 to 2001.
Ottawa Catholic School Board 570 West Hunt Club Road	153 m SSE / ↓	Paint, pigments & coating residues, petroleum distillates, PCBs, waste oils & lubricants along with waste compressed gases were generated in 2002. Paint, pigments & coating residues were generated from 2014 to 2018 and 2020. Paint, pigments & coating residues along with aliphatic solvents were produced in 2021 and 2022.
JDS Uniphase Corporation 570 West Hunt Club Road	153 m SSE / ↓	Waste oils & lubricants, organic and inorganic waste, aliphatic solvents and halogenated solvents in 1992, 1993, 1996, 1997 & 1998. Aliphatic solvents were produced in 1994 & 1995. Halogenated solvents, waste oils & lubricants, aliphatic solvents, organic & inorganic laboratory chemicals along with inorganic acid waste from 1999 to 2001.

		Organic & inorganic waste, waste oils & lubricants, aliphatic solvents, oil skimmings & sludges along with waste compressed gases from 2002 to 2004.
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As the handling, storage and disposal of these wastes are regulated, the waste generated at these locations would pose a low environmental risk to the Site property.

There were 7 records found in the Pesticide Registry database. The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides. All 7 records involved Rona Home & Garden located approximately 117 m northwest at 585 West Hunt Club Road. The records indicated that this location is a limited vendor of pesticides for retail. Considering the small volumes of pesticides available at this location, these pesticides would pose a low environmental risk to the Site property.

There were 3 records found in the Scott's Manufacturing Directory database. This database lists information on over 200,000 manufacturers across Canada. All 3 records involved JDS Uniphase Ltd. located approximately 150 m southeast at 570 West Hunt Club Road. This business manufactures optical instruments and lenses along with measuring and controlling devices. The presence of this business would pose a low environmental risk to the Site property.

There was 1 record found in the Ontario Spills database. This database lists spills and incidents made available by the Ministry of the

Environment, Conservation and Parks. There was one spill that occurred on the Site property. There was a 3 L hydraulic oil spill onto the concrete at 585 West Hunt Club Road in November 2024. The spill was contained and cleaned up. The record indicated the environmental consequences were low and would not have resulted in sub-surface contamination onto the Site property.

There were 2 records found in the Water Well Information System database. This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. The first record involved a domestic water supply well located approximately 153 m northeast. The Ontario Well Records described this well as being drilled in 1975. The presence of a domestic water supply well at this location would pose a low environmental risk to the Site. The next record involved an abandoned monitoring well located approximately 165 m south southwest at 162 Cleopatra Drive. This well was installed in 2006. The presence of a monitoring well at this location would pose a low environmental risk as this location is at a lower elevation to that of the Site property.

4.0 SITE VISIT

A Site visit was performed by Mr. Steven Rowland of St. Lawrence Testing on February 10, 2025. The Site property was covered with deep snow at the time of this visit. Mr. Rowland performed a thorough visual inspection of the Site where access was safe to walk over. Only visual observations were noted.

An additional assessment of the Site property was conducted on May 13, 2025 after the snow had melted.

4.1 General Observations

The Site property was snow covered at the time of the Site visit in February 2025. The Site is located on the east side of Lancelot Drive. Lancelot Drive originates off West Hunt Club Road. Vehicular access onto the Site was not available due to the deep snow. However, satellite images of the Site property show that there are vehicular access locations at the east and west sides.

The second Site visit conducted on May 13, 2025, determined that the Site property is an asphalted parking lot with no structures present. There were no mounds of fill materials present, and no observations of fuel spillage were noted.

Hazardous Materials

No hazardous materials were observed.

Unidentified Substances

No unidentified substances were observed.

Storage Tanks

The Site property is a parking lot. No storage tanks are suspected to be present.

Odours

No unusual odours were detected during the Site visit.

Potable Water Supply

The Site property is a parking lot. Potable water may be available to the Nepean Crossroads Centre.

Special Attention Items

Polychlorinated Biphenyls (PCBs)

The Site property is a parking lot. No PCB containing materials are suspected to be present.

Asbestos-Containing Materials (ACMs)

The Site property is a parking lot. No asbestos-containing materials are suspected to be present.

Lead

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. Lead is also associated with plumbing solder and old pipes as well as other lead-based products such as wall shielding (x-ray rooms).

The Site property is a parking lot. No lead containing materials are suspected to be present.

Ozone-Depleting Substances

No ozone-depleting substances were observed.

Urea Foam Formaldehyde Insulation (UFFI)

The Site property is a parking lot. No UFFI is suspected to be present.

Radon

Radon is an odourless, invisible gas that occurs in soils upon the decay of naturally found uranium. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings in the basement floor. The guideline from Health Canada for radon is 200 Bq/m³.

The Eastern Ontario District Health Unit conducted a study of 99 homes within the region. The survey found that 93.9% of the homes in the survey had radon levels below the 200 Bq/m³ guideline.

As the underlying bedrock geology consists of limestone, dolostone, shale, arkose and sandstone, the possibility of radon being present at a concentration that would cause illness is small. However, radon cannot be detected without specialized equipment and testing for radon is outside the scope of this report.

Mold

No mold was observed on the Site property.

Noise & Vibration

A handheld sound meter was used to measure the noise levels near the northeast corner of the Site property. The decibel reading varied from 54.7 db. to 68.3 db. as traffic passed by. No noticeable vibrations were felt during the Site visit.

Electric and Magnetic Fields

We tested for the presence of both electric and magnetic fields using a portable electromagnetic radiation meter near the east side of the Site property where overhead electrical distribution lines were observed. An electromagnetic field was detected. This field is believed to emanate from the ground mounted transformer located on the neighbouring property (LCBO) located to the east. This field dissipated with distance. There is also another ground mounted transformer located near the southwest corner of the Site property. No electromagnetic field was detected at this transformer.

4.2 External Observations

General Description of Site Structures

The Site property is a parking lot. No structures are present.

Observations of Adjoining Properties

A visual observation of adjoining properties was performed from the Site boundary and from the surrounding public roads. The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area.

The adjoining property to the south and located at 575 West Hunt Club Road is a commercial building containing the offices for Van Houtte Coffee Services along with Peak Investment Services Inc. and the Bariatric Medical Institute.

The neighbouring property to the southeast and located at 545 West Hunt Club Road is a vacant retail home furnishing building. This property was occupied by Upper Room Home Furnishings until it closed in September 2024. The neighbouring property to the east and across an access laneway is an LCBO store located at 543 West Hunt Club Road. This property contains a large ground mounted electrical transformer located near the northwest corner of the building. The neighbouring property to the north and across an access laneway is a RONA hardware store located at 585 West Hunt Club Road. The neighbouring property to the west and across Lancelot Drive is an asphalt covered exterior storage area for RONA. To the southwest and located at 595 West Hunt Club Road is a commercial building occupied by a safety store (The Safety House), a Smoke FX Vape Shop along with a massage unit (Massage Addict). No visual indications of above ground fuel storage tanks were found at these properties.

The Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property. This area also contains swampy locations.

Wells

There were no wells observed on the Site property. No well records were found on the Ontario Well Records website involving the Site property.

Sewage Disposal

The Site property is a parking lot. Sewage disposal may be available to the Nepean Crossroads Centre.

Pits and Lagoons

No pits or lagoons were observed on the Site.

Stained Material

The second visit to the Site property found no staining on the asphalt.

Fill

No fill material was observed.

Stressed Vegetation

The Site property is a parking lot and devoid of vegetation. The second Site visit did not find any stressed vegetation on the adjoining properties.

Wastewater

Surface wastewater would travel to a catch basin located along the east access laneway. A satellite image taken of the Site property shows a catch basin located within the parking lot.

Watercourses, Ditches, or Standing Water

The Nepean Creek located approximately 380 m northeast of the Site property. No ditches or standing water were observed on the Site property.

Roads, Rights of Way and Parking Facilities

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. Lancelot Drive is a 2-

lane, asphalted roadway that travels north and south along the west side of the Site property. Lancelot Drive originates off West Hunt Club Road that is located approximately 70 m to the south of the Site property. There are 2 asphalted travel lanes that are found along the north and east sides of the Site property. These permit vehicular traffic within the Nepean Crossroads Centre.

There were no rights of way found in the chain of title; however, the Site property is subject to easements in favour of The Hydro Electric Commission of the City of Nepean, Bell Canada and Enbridge Gas Distribution Inc.

The Site property was last utilized as a parking lot for patrons of the Nepean Crossroads Centre.

4.3 Interior Observations

The Site property is a parking lot. No structures are present.

Heating and Cooling Systems

The Site property is a parking lot. There are no heating or cooling systems present.

Drains and Sumps

A satellite image taken of the Site property shows a catch basin located within the parking lot. No other drains were found directly on the Site property.

Mechanical Equipment

The Site property is a parking lot. No mechanical equipment is present.

5.0 INTERVIEWS

A telephone interview with Mr. H. William Cuff, representative for the current owner of the Site property, was attempted on 3 individual days using the contact information provided on the Melron Property Enterprises Inc. letterhead. No one answered the telephone, and no voice mail prompt was provided to leave a message. The address for Melron Property Enterprises Inc. is a private residence and it is possible that Mr. Cuff may be away for the winter months.

6.0 FINDINGS and EVALUATION OF FINDINGS

St. Lawrence Testing has determined the following from the information and Site assessment observations obtained:

- The Site property has operated as a commercial property since 1997. Prior to this the Site property operated as a farm then became vacant.
- The exterior grounds were covered with snow and could not be assessed accurately during the Site visit in February 2025.
- A second visit to the Site property was conducted on May 13, 2025 after the snow had melted. This visit found no mounds of soil or areas of fuel spillage anywhere on the Site property.
- No visual evidence of any above or below ground fuel storage tanks were found on the Site property or at the adjoining property to the south.

- The City of Ottawa Planning Department issued a Historical Land Use Inventory report centered around the Site property. The City of Ottawa had no environmental records concerning the Site.
- The adjoining and neighbouring properties pose a low environmental risk of subsurface contamination to the Site property. No above ground fuel tanks were observed on these properties.

7.0 CONCLUSIONS

We have completed a Phase 1 Environmental Assessment in general accordance with CSA Z768-01 on the Site property located at PT LT 28, Con 1 with the PIN of 04629-0906 in Nepean, Ontario.

On the basis of the programme conducted, St. Lawrence Testing determined that there are no areas of potential environmental concern associated with the Site property. No further environmental work necessary.

8.0 STANDARD LIMITATIONS

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice

we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions in the building on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of Halo Car Wash as per the agreement and terms of reference between Halo Car Wash and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

9.0 QUALIFICATIONS OF THE ASSESSOR

Mr. Gilbert G. McIntee, P.Eng: Mr. McIntee has been conducting environmental assessments and remediation for over 25 years and is a QP (Qualified Person).

Mr. Steven Rowland, B.Sc.: Mr. Rowland has a post graduate diploma in Environmental Science and has worked at St Lawrence Testing for 14 years as an environmental technician. Prior to this, he worked in pharmaceutical research and has designed and inspected research facilities in Canada and the United States.

10.0 REFERENCES

Phase 1 Environmental Site Assessment. CSA Standards, Z768-01, (reaffirmed without change, 2016).

Environmental Investigation, Lots 28 & 29, Con 1, Nepean, Hunt Club @ Merivale. Prepared for Melron Enterprises in 1996 by the Ministry of Transportation.

Respectfully submitted,
ST. LAWRENCE TESTING & INSPECTION CO. LTD.

G.G. McIntee, P. Eng.

GGM:sr

Attachments

**St. Lawrence Testing
& Inspection Co. Ltd.**
Report No. 25C272

Appendix G
Geotechnical Subsurface Investigation. Halo Car Wash 585 West Hunt Club
Rd., Nepean, Ontario



March 24, 2024

Mr. Jordan Lupovici
Halo Car Wash
1010 Ontario Street
Stratford, ON
N5A 6Z3

**RE: Halo Car Wash 585 West Hunt Club Rd., Nepean, Ontario
Geotechnical Subsurface Investigation
Report No. 25C038**

Dear Mr. Lupovici:

As requested by you, this report is submitted on the geotechnical subsurface investigation at the property just North of West Hunt Club Rd. in Ottawa, Ontario.

A) DESCRIPTION OF FIELD WORK

Prior to starting the field drilling, locates were requested through Ontario One Call. When we initially visited the site, the whole site was covered with more than 300 mm of snow throughout.

The drilling was done on March 18, 2025. At the time of drilling, a lot of the snow had melted but there were still drifts of snow over close to half of the site. The drill was from Eastern Ontario Diamond Drilling or Hawkesbury, Ontario. Supervision was by the undersigned geotechnical engineer.

A total of 4 boreholes were put down at the site. The boreholes were advanced by split spoon sampling. Standard Penetration tests were carried out along with

the split spoon sampling. The recovered samples were placed in glass jars while on the site. The jars were returned to our lab for later detailed lab examination and one gradation test. While on site we paid close attention for potential fuel contamination odours. None were noted.

A sketch showing the borehole locations is attached to this report.

B) STRATIGRAPHY

The stratigraphy at the 4 boreholes is fairly similar.

The surface is covered with 50 mm of asphalt. Below the asphalt is gravel fill that extends between 0.48 to 0.53 m.

Below the gravel is a brown, moist, compact silty sand. With depth the brown becomes grey brown, generally around 1.5 m and grey, generally around 2.3 m. The moisture becomes very moist generally between 1.8 m to 2.3 m. The silty sand was noted to be wet between 2.3 m to 3.0 m at Boreholes 2, 3 and 4.

We hit bedrock at 3.28 m at Borehole 2 and 2.44 m at Borehole 3.

For the specific information at each borehole, the borehole logs should be referred to.

C) GEOTECHNICAL DISCUSSION

1. General

It is our understanding that a one storey car wash building is to be built near the centre of the lot in an East West direction.

2. Foundations

The foundations for the building can be footings designed with a bearing capacity of 150 KPa S.L.S. and 225 KPa U.L.S. The seismic factor is Site Class C. The building design frost depth in this area is 1.5 m below the final exterior surface.

3. Slab on Grade

The soil conditions are acceptable for a normal slab on grade.

The upper asphalt should be removed. The upper gravel should also be lowered.

The gravel below the new slab should be 150 mm of Granular "A" compacted to 95% Standard Proctor Density. If the loading will exceed 25 KPa S.L.S. the compaction should be to 100% Standard Proctor Density.

4. New Sewers and Watermain

The bedrock depths at Boreholes 2 and 3 should be noted in case the sewers or watermains are coming in from the West end. The frost design depth in asphalted areas is 2.3 m.

For any new sewers and watermains, the sewers and watermains must be just below 2.3 m.

The bedding for the services should be 150 mm of Granular "A" compacted to 95% Standard Proctor Density. The cover material should be 150 mm of Granular "A" compacted to 95% Standard Proctor Density.

The backfill for the trench can be the site silty sand. This should be compacted in maximum 300 mm lifts to 95% Standard Proctor Density.

When it is time to restore the gravel subbase and base in the trench areas, the subgrade should be recompacted to 95% Standard Proctor Density prior to applying the subbase course.

The subbase, base and asphalt should match what now exists. The subbase should be the total gravel thickness less 150 mm and should be Granular "B" Type 2 compacted to 100% Standard Proctor Density. The base should consist of 150 mm of Granular "A" compacted to 100% Standard Proctor Density. The asphalt should consist of 50 mm of HL3 compacted to 96% Marshall Density.

D) CONSTRUCTION CONTROL

**St. Lawrence Testing
& Inspection Co. Ltd.**

Report No. 25C038
Continued

Page 5

In order to ensure that the recommendations for footings, backfill and compaction are adhered to, it is recommended that our firm be retained to inspect, test and report accordingly.

Respectfully submitted,
ST. LAWRENCE TESTING & INSPECTION CO. LTD.

G.G. McIntee, P. Eng.
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