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### **Halo Car Wash**

**Property located at PT LT 28, CON 1, PIN 04629-0906  
Nepean (Ottawa), ON**

**Phase 1 Environmental Assessment**

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## EXECUTIVE SUMMARY

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A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. (St. Lawrence Testing) for a commercial property located with the PIN of 04629-0906 in Nepean, Ontario (hereafter referred to as the Site or Site property) at the request of Halo Car Wash.

The purpose of this ESA was to assess for any areas of potential environmental concern (APEC) related to the current and past uses of the Site property along with any environmental concerns that may have resulted from adjoining and neighbouring properties. This ESA was completed in general accordance with Ontario Regulation 153/04 (Record of Site Condition) to support the development of a vehicle carwash facility on the Site property.

To complete this ESA, a records review of available documents pertaining to the Site property was conducted that included an Environmental Risk Information Services (ERIS) report, historical aerial photographs, satellite images, well records, insurance records and fire insurance plans along previous environmental reports, a title search from the Crown patent and a Historical Land Use Inventory report supplied by the City of Ottawa Planning Department. An email exchange was held with the current owner for any knowledge they had with regards to the Site. Three Site visits were performed on February 10, 2025, May 13, 2025, and on October 8, 2025, that included a visual inspection of the Site property along with observations of the adjoining and neighbouring properties. Observations of the adjoining and neighbouring properties were carried out from the Site property boundaries and from publicly accessible areas.

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. The Site property is irregular in shape and measures 3,639.46 m<sup>2</sup> in area. The Site property is located at the east side of Lancelot Drive. Lancelot Drive originates off West Hunt Club Road that is located approximately 70 m to the south from the Site property.

The Site is not served with potable water at the time of this report; however, potable is available through the City of Ottawa's Municipal Services (Appendix K). There are several surface water catch basins located on the Site property. These are connected to the municipal sewer system.

The Site property originally operated as an agricultural farm with a house, barn and sheds until approximately 1984 when the house, barn and shed were removed/demolished. A report prepared by the Ministry of Transportation of Ontario (MTO) in 1996 summarized a subsurface investigation on the property located at 585 West Hunt Club Road. This work also encompassed 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 Site property remained vacant for several years after that until commercially developed around 1997 as an exterior storage area for a large retail store (RONA) located at 585 West Hunt Club Road. The Site eventually became a parking lot and has remained so to this day.

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 is 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 Site property was snow covered during the initial visit conducted in February 2025. A brief assessment of the grounds was conducted again on May 13, 2025, after the snow had melted and confirmed 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. The adjoining and neighbouring properties remained similar in use as noted in the initial Site visit. A third Site visit was conducted on October 8, 2025, that included supporting photographs. The Site is best described as an unused private, asphalt covered parking lot. No structures are present.

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.

The Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property and outside the scope of this ESA.

On the basis of our ESA, St. Lawrence Testing determined that there are no APECs within a 250 m radius of the Site property that would warrant further environmental work (i.e. Phase 2 ESA).

## 1. INTRODUCTION

The Site property is located within the Nepean Crossroads Centre that operates as a multi-site commercial/retail area. The Site property is irregular in shape and measures 3,639.46 m<sup>2</sup> in area. The Site property is located at the east side of Lancelot Drive. Lancelot Drive originates from West Hunt Club Road. West Hunt Club Road is located approximately 70 m to the south from the Site property. The Site property has yet to be assigned a civic address by the City of Ottawa; however, the property identification number is 04629-0906.

The current owner of the Site property is Melron Properties Enterprises Inc. under a numbered company 1427163 Ontario Inc. The address for Melron Properties Enterprises Inc. is 7 Perrin Ave., Nepean, ON.

The Site currently operates as a private asphalt covered parking lot and is not associated with the businesses occupying the Nepean Crossroads Centre. No structures are present on the Site property.

## 2. SCOPE OF INVESTIGATION

This Phase 1 ESA was prepared under general accordance with Ontario Regulation 153/04 (Records of Site Condition). St. Lawrence Testing retains sole discretion to increase or decrease the scope of the work based on the on-going findings.

- Carry out a Phase I ESA to investigate the potential environmental legacy of the Site.
- Carry out Site investigations and records review from sources such as (but not necessarily including) existing reports by others (to be supplied by the client), historical maps, historical documents, title search, government (Municipal and Provincial) and other information in consideration of various protocols and other sources as could be developed within the investigation time frame.
- Carry out a Site walkover and interviews.
- Evaluate the information gathered from the records review, interviews and site reconnaissance.
- Prepare a Phase I ESA outlining the findings and provide comments based on the findings as well as using information available to St. Lawrence Testing received on or before the completion date of the report.
- A qualified person shall ensure that the Phase I ESA meets the requirements of Schedule D of O. Reg. 153/04.

- Denial of access to a qualified person, or someone supervised by a qualified person, to a structure or building or to any other part of the Phase I property or
- Any area under the Phase I property, for any reason other than safety or inaccessibility is an impediment that precludes meeting the general or specific objectives, components or requirements of a Phase 1 ESA.
- The client shall be responsible for providing St. Lawrence Testing with a current site survey showing any current building (s) and site configuration prior to RSC submission

All matters not listed in the terms of reference or general conditions are specifically excluded from St. Lawrence Testing's responsibilities and reporting.

### **3. RECORDS REVIEW**

#### **a. General**

##### **i. Phase 1 Study Area**

The Phase 1 study area is identified by PIN 04629-0906 within the City of Ottawa. The Site property has yet to be assigned a municipal address. The Site property is located within the Nepean Crossroads Centre. Figure 1 shows a Site survey. Figure 2 shows the general location of the Site property within Nepean. Figure 3 shows the Site location and Figure 4 shows the Site property dimensions. Figures are attached in Appendix A.

The Site currently operates as a private asphalted parking lot. The properties located within a 250 m radius of the Site are commercial in use.

##### **ii. First Developed Use**

The first developed use of the Site property was determined via a 1925 aerial photograph. At this time, the Site was part of a larger agricultural use property that contained a house, a barn and several out-buildings. The Site continued to operate as agricultural/residential until 1984 when the structures were demolished. The Site remained vacant until 1997 when it was first commercially developed as a storage yard/parking lot for a property located at 585 West Hunt Club Road. A Historic Land Use Inventory report prepared by the City of Ottawa and is attached in Appendix B.

**iii. Fire Insurance Plans**

A search for available fire insurance plans was requested from VERISK through Environmental Risk Information Services (ERIS). No fire insurance plans are available covering the Site property. The VERISK report is found in Appendix C.

**iv. Chain of Title**

A title search from the Crown Patent to the current owner was obtained from Kibby Lutz Abstracts Inc. and is found below. The Chain of Title is attached and found in Appendix D.

<b>Instrument #</b>	<b>Doc. Type</b>	<b>Date</b>	<b>Party From</b>	<b>Party To</b>
	Patent	Nov 26, 1846	Crown	Robert Nesbit (PT LT 28, CON 1)
R026724	Will	June 6, 1866	Robert Nesbit	James Nesbit
NP19100	Will	Nov 20, 1901	James Nesbit	Robert A. Nesbit
3638GR	Probate	Oct 1, 1902	Robert A Nesbit	Wm. N. Nesbit
410491	Release	Jan 11, 1960	Wm. N. Nesbit	Thomas D. Nesbit
569879	Deed	Jan 5, 1970	James R. Nesbit, Charles M. Nesbit	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.

#### **v. Environmental Reports**

Appendix E contains several historical environmental reports. An Environmental Investigation report prepared by the Ministry of Transportation (MTO) 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.

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.

A previous Phase 1 ESA prepared using CSA Standard Z768-01 was prepared for the Site property in May 2025 by St. Lawrence Testing (Report #25C110). The report concluded there were no areas of potential environmental concern with respect to the Site property. This report is found in Appendix F.

A geotechnical investigation (report #25C038R2) conducted on the Site property in March 2025 by St. Lawrence Testing and attached in Appendix G indicated that 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. The ground water was noted at 2.3 m at Boreholes 2 and 3 and at 3.0 m at Boreholes 1 and 4. Bedrock was encountered at a depth of 3.28 m at Borehole 2 and 2.44 m at Borehole 3. No environmental observations were included.

A Freedom of Information (FOI) response was received from the Ministry of Environment Conservation and Parks (MOECP) with respect to our inquiry regarding any environmental report they have on file from January 1975 to October 2025. This can be found in Appendix H. The reply indicated that some of the information available was severed or withheld. A public report on corporate ownership was available along with a Municipal and Private Sewage works report prepared in 1998 for Mobius Development Ltd. St. Lawrence Testing is of the opinion that these reports would not contain any pertinent information of environmental issues for the Phase 1 property.

**b. Environmental Source Information**

St. Lawrence Testing submitted a request to Environmental Risk Information Services (ERIS) for a review of available Federal, Provincial and Private Sector databases. The complete ERIS report is provided in Appendix I.

There were no records found directly associated with the Site property in the ERIS Historical Searches database including in the Anderson's Waste Disposal sites, the Commercial Fuel Oil Tanks, the Inventory of Coal Gasification Plants and Coal Tar Sites, Fuel Storage Tanks, Historic Fuel Storage Tanks, Private and Retail Fuel Tanks, Retail Fuel Tanks, Transport Canada Fuel Storage

Tanks, TSSA Incidents, National PCB Inventory, Nation Pollutant Release Inventory, Record of Site Condition, Waste Disposal Site -MOE CA Inventory.

However, there were 55 records found for properties within a 250 m radius of the Site boundaries in the database search.

<b>Database</b>	<b>Site Property</b>	<b>250 m Radius</b>	<b>Description</b>
Borehole	0	1	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.
Certificates of Approval	0	7	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 5 <sup>th</sup> 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.
Delisted Fuel Tanks	0	1	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 evaporate into the air and be diluted before reaching the Site property.
Environmental Registry	0	4	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

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			<p>environmental risk to the Site property. The last 2 records concerning two approvals in 1998 &amp; 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.</p>
Environmental Compliance Approval	0	1	<p>This record concerned the Rona Home &amp; Garden located approximately 117 m northwest at 585 West Hunt Club Road. In 2008, an approval was granted for the use of 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 dust would be dispersed and diluted before reaching the Site.</p>
ERIS Historical Searches	0	8	<p>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 &amp; 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.</p>

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Pesticide Registry	0	7	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.
Scott's Manufacturing Directory	0	3	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.
Ontario Spills	0	1	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.
Water Well Information System	0	2	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.
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There were 20 records found in Ontario Regulation 347 Waste Generators Summary database for properties located within a 250 m radius of the Site.

<b>Location</b>	<b>Distance from Site/Elevation</b>	<b>Wastes Generated</b>
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.

**c. Physical Settings**

**i. Aerial Photographs & Satellite Images**

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. These are all attached in Appendix J.

Year	Description
1925	The Site property appears 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.

1936	There appears to be no significant changes in the use of the Site property or on the adjoining and neighbouring properties since the 1925 photograph was taken.
1946	There appears to be no significant changes to the Site property since the 1936 photo was taken. The surrounding properties appear agricultural or rural in use.
1953	There appears to be 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.
1965	The Site property remains 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.
1976	The Site property remains 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.
1985	The Site property appears vacant. 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.

1994	The Site property remains vacant. 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.
2004	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.
2007	The Site property appears to be an exterior storage area with many objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.
2008	The Site property appears vacant with no objects present. The adjoining and neighbouring properties appear similar in use as they did in the 2004 image.
2014	There appears to be 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.
2018	There appears to be no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2014 image was recorded.
2021	There appears to be no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 2018 image was recorded.
2024	There appears to be no significant changes in the use of the Site property or at the adjoining and neighbouring properties since the 20121 image was recorded.

ii. Topography, Hydrology, Geology

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. This report includes a current topographic map and is found in Appendix K. A groundwater flow diagram is attached in Figure 5 within Appendix A.

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 southeast with the slope then towards the Nepean Creek located approximately 380 m northeast of the Site property.

**iii. Fill Materials**

No fill material was observed on the Site property during the recent visit.

**iv. Water Bodies and Areas of Natural Significance**

The Site property contains no waterbodies. No waterbodies were observed within a 250 m radius of the Site. There are no areas of natural significance within a 250 m radius; however, the Pinhey Forest is an area of natural and scientific interest and is located approximately 300 m southwest of the Site property. This is outside the 250 m study radius of this ESA.

**v. Well Records**

No wells were observed on the Site property. No wells were identified on the Ontario Well records web site.

**d. Site Operating Records**

No Site operating records were available for review.

**4. INTERVIEW**

A telephone interview with Mr. H. William Cuff, representative for 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 on vacation. Another attempt to reach Mr. Cuff by telephone was conducted on October 9, 2025. There was no answer, and no voice prompt was provided to leave a message. An email was sent to Mr. Cuff and he replied on October 14, 2025. Mr. Cuff stated that he acquired the Site property from RONA in 2000. He believes RONA developed the Site as a parking lot in 1998. Mr. Cuff wrote that there has been no upgrades to the

Site property since it was originally developed as a parking lot. He knew of no environmental issues with the Site property.

## 5. SITE RECONNAISSANCE

A Site visit was performed by Mr. Steven Rowland an Environmental Technician of St. Lawrence Testing on February 10, 2025. The Site visit lasted approximately 1 hour. The weather was sunny. The Site property appeared to be an unused parking lot and was covered with deep snow at the time of this visit. Vehicle access on to the Site property could not be made due to the snow; however, the satellite image from 2024 shows access locations at the east and west sides of the Site property.

No structures, above ground storage tanks, PCB or asbestos containing materials were observed. Site photographs taken at the time of this visit are found in Appendix H. Mr. Rowland advised that another visit is necessary once the snow has melted.

A second Site visit was conducted on May 13, 2025, by Mr. Gilbert McIntee P. Eng., the undersigned environmental engineer. Mr. McIntee 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.

A third Site visit was conducted on October 8, 2025 by Mr. Rowland. The Site visit lasted approximately 1 hour. The weather was partly sunny with a temperature of 12 °C. Site photographs taken at the time are found in Appendix L. The Site property can best be described as an asphalt covered private parking lot. Access onto the Site can be made from the west and east sides. No structures are present. There are several surface water catch basins located within the Site property. No fill material or surface staining was observed on the Site property. There was visual evidence of borehole drilling found within the Site property.

The neighbouring properties located to the west and north are part of a retail building supply store (RONA). There is lumber material stored on the west property and numerous bags of small volume soil located at the north property. These materials are stored neatly and show no visual evidence of contamination.

## 6. REVIEW and EVALUATION OF INFORMATION

### a. Current and Past Uses

Past uses of the Site property are inferred from historical aerial photographs, chain of title and previous reports.

Year	Use of Site property
Patent to 1984	Rural/agricultural
1985 to 1997	Vacant
1997 to present	Commercial

The current use of the Site property as a parking lot poses a low environmental risk of sub-surface contamination. The past use of the Site property as agricultural/residential also poses a low risk of sub-surface contamination.

**b. Potential Contaminating Activity**

No potential contaminating activity as described in Table 2 of Ontario Regulation 153/04 are present on the Site property.

**c. Areas of Potential Environmental Concern**

No areas of potential environmental contaminating activities described in Table 2 of Ontario Regulation 153/04 are present on the adjoining properties located within a 250 m radius of the Site. A report from 1996 prepared by the Ministry of Transportation summarized a subsurface investigation on the property located at 585 West Hunt Club Road. At the time, 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.

**d. Phase 1 Conceptual Site Model**

- i. A survey (R-Plan) of the Site property is attached (Figure 1).
- ii. The location of the Site property is attached (Figures 2 & 3). No structures are found on the Site property. Lancelot Drive is located along the west side of the Site property.
- iii. The Site property dimension is attached (Figure 4).
- iv. No water bodies are located within a 250 m radius of the Site property. A groundwater flow diagram is attached (Figure 5).
- v. There are no areas of natural significance within a 250 m radius of the Site property.
- vi. There are no drinking water supply wells located within a 250 m radius of the Site property. Potable water is available to be serviced to the Site property from the City of Ottawa. An email response with a diagram from the City of Ottawa is found in Appendix M.
- vii. The Site property has private roadways located along the north and east sides. These belong to the Nepean Crossroads Centre.
- viii. The use of the adjoining and neighbouring properties is shown in the attached (Figure 6).
- ix. A topographic map is included with the Physical Settings Report (Appendix K).

- x. No potentially contaminating activities were identified within a 250 radius of the Site property.
- xi. No APEC were identified within a 250 m radius of the Site property.
- xii. The presence of underground utilities has a low environmental risk for the distribution and transport of contaminates onto or through the Site property.

The Site property 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 Site property is found to be approximately 88.2 m above sea level with a general slope direction to the southeast. The bedrock is composed of Ordovician period limestone, dolostone and sandstone of the Beekmantown Group. The glacial deposits are 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.

A geotechnical investigation conducted on the Site property in March 2025 indicated that 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. The ground water was noted at 2.3 m at Boreholes 2 and 3 and at 3.0 m at Boreholes 1 and 4. Bedrock was encountered at a depth of 3.28 m at Borehole 2 and 2.44 m at Borehole 3.

The inferred groundwater flow will be towards the southeast in accordance with the general slope direction of the area. According to the Ottawa Watershed diagram provided by Esri Community Maps the groundwater flow travels east and towards the Nepean Creek located approximately 380 m northeast of the Site property.

## 7. Conclusions

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.
- A geotechnical investigation was conducted on the Site property in March 2025 that included the drilling of 4 boreholes within the Site property boundaries. The work indicated that 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. The ground water was noted at 2.3 m at Boreholes 2 and 3 and at 3.0 m at Boreholes 1 and 4. Bedrock was encountered at a depth of 3.28 m at Borehole 2 and 2.44 m at Borehole 3.
- A third visit to the Site property found no visual evidence of any above or below ground fuel storage tanks on the Site property or at the adjoining properties. No groundwater monitoring wells were identified on the Site property. The MOECP Well Records website shows no wells on the Site property. The Water Well Information System database indicated there is a domestic water supply well located approximately 153 m northeast along with an abandoned monitoring well located approximately 165 m south southwest.
- 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.
- A FOI response was received from the MOECP. The reply indicated that some of the information available was severed or withheld. A public report on corporate ownership was available along with a Municipal and Private Sewage works report prepared in 1998 for Mobius Development Ltd. St. Lawrence Testing is of the opinion that these reports would not contain any pertinent information of environmental issues for the Site property.
- 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. The storage of lumber along with bags of clean soil observed on the neighbouring properties located to the west and north pose a low environmental risk to the Site property.

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. The Site property has operated as a private parking lot for over 25 years. Before that, the Site property was part of a larger residential/agricultural property. Previous soil analysis carried out in 1996 indicating that the soil contaminates satisfied the MOE requirements of the time. Further comparison of the data was done with the current Ontario Regulation 153/04 Table 3 soil standards for a commercial property with coarse soil and non-potable groundwater. St. Lawrence Testing concludes that no further environmental work necessary.

## **8. 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.

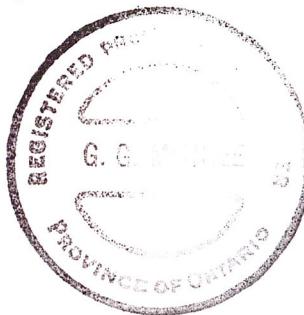
The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions in the building on the subject property. The conclusions and recommendations presented in this report reflect existing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

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

Respectfully submitted,

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr

Attachments

## 9. References

Phase 1 Environmental Assessment. Property located at Property located at PT LT 28, CON 1, PIN 04629-0906, Nepean, ON. Report # 25C110 prepared by St. Lawrence Testing & Inspection Co. Ltd. for Halo Car Wash, 585 West Hunt Club Road, Nepean, Ontario. 2025.

Geotechnical Subsurface Investigation. Report # 25C038R2 prepared by St. Lawrence Testing & Inspection Co. Ltd. for Halo Car Wash, 585 West Hunt Club Road, Nepean, Ontario. 2025.

Canadian Standards Association, Z768-01 Phase I Environmental Site Assessment, November 2001 (reaffirmed 2022 with no changes).

Ontario Ministry of the Environment, Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011.

Ontario Regulation 153/04, under the Environmental Protection Act, Record of Site Conditions – Part X.1 of the Environmental Protection Act, Jul 1, 2011.

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

City of Ottawa Interactive Map accessed through: <http://maps.ottawa.ca/geoottawa/>

Ontario Well Records Map accessed though: <https://www.ontario.ca/environment-and-energy/map-well-records>