MTE Consultants
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December 16, 2025
MTE File No.: C61474_001

Re: November 2025 Stormwater Management Pond Sampling
282 Ontario Street, St. Catharines, Ontario

1.0 INTRODUCTION

MTE Consultants Inc. (MTE) was retained to complete additional stormwater management (SWM) pond sampling at the former General Motors (GM) East Plant property at 282 Ontario Street in St. Catharines, Ontario (the "Site").

The objective of the sampling was to determine the current pre-treatment quality of stormwater in the SWM pond.

2.0 BACKGROUND

2.1 Temporary Stormwater Management System

In 2021 MTE prepared a workplan that was provided to the Ontario Ministry of the Environment, Conservation and Parks (MECP) (*Revised Work Plan – Evaluation of PCBs in Storm Water Effluent*) that outlined proposed actions to be undertaken to evaluate and mitigate potential sources of polychlorinated biphenyls (PCBs) affecting stormwater quality at the Site.

Subsequent work completed at the Site included measures to assess and remove potential sources of PCBs to stormwater including but not limited to: wastes and debris piles removal, sampling of site materials, decommissioning of former GM machine pits, sampling and assessment of the on-Site storm sewer system, removal of storm sewer sediment, surface sweeping of the former plant building floor, and the design and installation of a new, temporary stormwater management system.

The temporary stormwater management system was designed by Upper Canada Consultants (Upper Canada) to retain and control all stormwater on the Site. The system was constructed by Peters Environmental Inc. (Peters) between February and March 2023 and included the following components:

- A berm around the Site perimeter to retain all stormwater within the Site boundary.
- A ditch around the Site perimeter to collect and direct stormwater to a SWM pond.
- A SWM pond in the northern portion of the Site to store stormwater.
- A batch water treatment system designed by Continental Carbon to remove PCBs from storm water and operated in accordance with their Environmental Compliance Approval (ECA).

All previous stormwater discharge points from the Site were capped by Peters and there is no current discharge to the municipal storm sewer system from the Site. The new temporary stormwater management system is intended to remain operational at the Site until such time as the Site can be redeveloped and a permanent system is installed.

In 2023 stormwater from the SWM pond was periodically pumped through the mobile carbon treatment system (as needed to control pond levels) prior to being discharged to the combined municipal sewer under agreement with the Region of Niagara. The treatment system was deactivated by Peters at the end of 2023 (winter shutdown).

2.1 Previous SWM Pond Sampling Results

MTE completed previous sampling of the on-Site SWM pond in the spring of 2024. The results were documented in a Technical Memo to Peters dated May 16, 2024.

The previous samples from the SWM pond were collected weekly on four occasions including April 12, 19, 26 and May 3, 2024. Samples were collected at a depth of approximately 0.3 m below the surface of the pond on each of the four occasions and additionally at a depth of 1.0-1.2 m below the surface of the pond on April 12 and May 3.

The SWM pond samples were submitted to Bureau Veritas (BV) Laboratory in Mississauga for analysis of total PCBs and for the parameters listed in *Table 1 – Limits for Sanitary and Combined Sewers* in the Regional Municipality of Niagara By-Law No. 27-2014 ("Niagara Sewer Use By-Law").

The analytical results for all the 2024 SWM pond samples met the Niagara Sewer Use By-Law criteria and PCBs were not detected in any of the samples.

2.0 2025 SWM POND SAMPLING

Two samples were collected from the on-Site SWM pond on November 13, 2025 to assess current water quality. Sample SWM1 was collected from the western portion of the pond and sample SWM2 was collected from the eastern portion of the pond.

The samples were collected at a depth of approximately 1 m below the surface of the pond using a peristaltic pump and dedicated low-density polyethylene (LDPE) tubing. Pond samples were placed directly into laboratory supplied sample containers and immediately placed in a cooler on ice prior to being transported directly to BV Laboratory in Mississauga. A new pair of nitrile gloves was worn during the handling of each sample.

The SWM pond samples were submitted for analysis of total PCBs and the parameters included in *Table 1 – Limits for Sanitary and Combined Sewers* in the Niagara Sewer Use By-Law.

3.0 ANALYTCAL RESULTS

The analytical results for the November 2025 SWM pond samples met the Niagara Sewer Use By-Law criteria and PCBs were not detected in the samples.

4.0 SUMMARY AND CONCLUSIONS

A new temporary stormwater management system was installed in 2023 to retain and control all stormwater on the Site following measures to address potential above grade sources of PCBs and to stop the flow of stormwater from the Site to the municipal storm sewer system.

The temporary stormwater management system includes a perimeter ditch and berms to collect and direct all on-Site stormwater to a SWM pond in the northern portion of the Site. The system also includes a batch water treatment system to remove PCBs that discharges under approvals to a Niagara Region combined sewer.

Samples of untreated SWM pond water were collected on four occasions in spring of 2024 (April 12, 19, 26 and May 3) and in November 2025. The analytical results for the 2024 and 2025 pond samples met the Niagara Sewer Use By-Law criteria and PCBs were not detected in any of the samples.

5.0 LIMITATIONS

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed in accordance with the Scope of Work referred to in Section 2.0. As such, this report may not deal with all issues potentially applicable to the site and may omit issues, which are or may be of interest to the reader. MTE makes no representation that the present report has dealt with any and all of the important features, including any or all important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions as they existed during the time period of the investigation. In addition, MTE has relied on information provided by the persons interviewed as part of this study (identified herein) as being accurate and representative. This report is not intended to be exhaustive in scope or to imply a risk-free facility.
Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

Yours truly,

MTE Consultants Inc.

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Attach.
https://mte85.sharepoint.com/sites/61474_001/Shared Documents/November 2025 SWM Pond Sampling/61474_001_2025-16-09_ltr rpt_2025 SWM Pond Sampling_282 Ontario Street.docx

282 Ontario Street Stormwater Management Pond

Public FAQ

This FAQ is based on the summary of the report prepared by MTE detailing the sampling of the stormwater management pond on the property of 282 Ontario Street.

1. What is this report about?
This report summarizes the results of recent testing of water collected in the on-site stormwater management (SWM) pond at 282 Ontario Street. The purpose of the testing was to confirm the current quality of stormwater being held on the site before any treatment or discharge occurs.

2. Why is there a stormwater pond on the site?
The pond is part of a temporary stormwater management system installed in 2023. It was designed to capture and hold all rainwater and runoff on the property, preventing it from leaving the site uncontrolled. This system was reviewed and approved by the Ontario Ministry of the Environment, Conservation and Parks (MECP)

3. Is any water currently being discharged off the site?
No.
All previous stormwater discharge points from the property were completely closed off and capped. There is no current discharge to the municipal storm sewer system from the site. All stormwater remains contained within the property unless treated and released under regulatory approvals.

4. What contaminants were tested for?
The water was tested for a wide range of parameters, including:

PCBs (polychlorinated biphenyls)
Metals
Petroleum hydrocarbons
Nutrients
Volatile organic compounds
Bacteria (E. coli)
Other parameters regulated under Niagara Region's Sewer Use By-law

These are standard tests for former industrial lands and align with provincial and municipal requirements

5. What were the key results?

PCBs were not detected in any of the samples. All results met the Niagara Region Sewer Use By-law criteria. Results from November 2025 are consistent with earlier testing conducted in spring 2024 and reviewed by MECP.

6. Does “not detected” mean the contaminants are completely absent?
“Not detected” means that if the substance is present, it is below the laboratory’s detection limits, which are set well below regulatory thresholds. This is a standard and accepted approach used by accredited laboratories and regulators.

7. Who conducted the testing?
Sampling and analysis were conducted by:

MTE Consultants Inc., an independent environmental engineering firm.

Bureau Veritas, an accredited laboratory that follows provincial, federal, and international testing standards.

8. How often has the pond been tested?
The pond has been tested (4) four times in spring 2024 and again in November 2025.
All results to date have met regulatory criteria, and PCBs have not been detected in any sampling event

9. Is this water safe for people or wildlife?
The pond is not intended for recreational use, and access is controlled. That said, the water quality meets regulatory criteria for controlled discharge and shows no detectable PCBs, which is a key concern on former industrial sites.

10. Who oversees this work?

Oversight includes:

- The Ontario Ministry of the Environment, Conservation and Parks (MECP)
- Niagara Region sewer and discharge requirements
- Independent professional engineers and accredited laboratories

The system and testing are not self-regulated.

11. Where can I ask further questions?

If you have further questions, you can email: Ontariostreetproperties@gmail.com.