OTTAWA ABATEMENT

Disposal & Waste

Asbestos waste under Ontario Regulation 347: packaging, labelling, transport, and the disposal site that has agreed to accept it

4 Expert Answers from Abatement IQ

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Q1

Is plaster from an old Ottawa house regular renovation waste?

Plaster from a house built before 1990 is not automatically regular renovation waste, and the answer turns on whether it contains asbestos.

Health Canada lists plaster among older building materials that may contain asbestos, and Ontario's guide notes that asbestos was widely used in sprayed-on material and in pipe and boiler insulation until 1973, with many other asbestos-containing materials continuing in use until the mid-1980s. A lab test on a bulk sample is the way to know what your plaster contains. Under O. Reg. 278/05, a sample counts as asbestos-containing material at 0.5 per cent or more asbestos by dry weight.

If the plaster does contain asbestos, Ontario Regulation 347 applies to how the waste leaves your property. Section 17(1)1 says no person shall cause or permit asbestos waste to leave the location at which it is generated except to transport it to a waste disposal site whose operator has agreed to accept it and has been advised as to its anticipated time of arrival. The regulation sets out packaging requirements (a rigid, impermeable, sealed container of sufficient strength, or a six-mil polyethylene bag inside a cardboard box), specific label wording, and transport conditions including a driver trained in asbestos waste management. We found no exemption from section 17 for small or homeowner loads, and asbestos waste cannot go out with curbside garbage or in a regular bin. The City of Ottawa also says plaster, drywall and other renovation or demolition waste is not collected with regular garbage.

If the plaster tests negative for asbestos, the City's renovation-waste rules are the ones to follow. If you are unsure which rules apply to your specific load, ask the contractor or check with the City of Ottawa.

On the abatement side, the Type of work the contractor must follow under O. Reg. 278/05 depends on whether the plaster is friable and how much area is disturbed. That is assessed on site, not from a description. A Type 3 job, which involves more than one square metre of friable asbestos-containing material, requires the employer to notify a Ministry of Labour inspector before work starts, and workers and supervisors must have completed the Ministry-approved training programs before the work begins. Section 12(5) says work on ceiling tiles, drywall or friable asbestos-containing material is classified according to the total area on which work is done consecutively in a room or enclosed area, even if the work is divided into smaller jobs.

After the job is done, keep the lab report showing what the plaster contained, the written Type the contractor assessed, and the clearance air test results if Type 3 work was done. Section 18 of O. Reg. 278/05 requires the owner to keep a copy of those clearance results for at least one year.

Q2

Does the disposal site need notice before asbestos arrives in Ontario?

Yes, and the rule goes further than notice alone. Under Ontario Regulation 347, section 17(1)1, no person may cause or permit asbestos waste to leave the location where it was generated unless it is being transported to a waste disposal site whose operator has agreed to accept it and has been advised of its anticipated time of arrival. That means the receiving site has to be arranged and its acceptance confirmed before the waste moves, not after.

The sequence matters in practice. The disposal site must be identified, contacted and confirmed before the load leaves the work site. We found no exemption in Regulation 347 for small loads or owner-occupier jobs. Asbestos waste is not classified as hazardous waste under Regulation 347; it is managed under section 17, which applies to everyone.

The regulation also sets out how the load must be handled. The waste must travel in a rigid, impermeable, sealed container of sufficient strength. Where the container is a cardboard box, the waste must be sealed inside a six-mil polyethylene bag placed inside the box. The label must show the word CAUTION in letters at least ten centimetres high, along with the phrases CONTAINS ASBESTOS FIBRES, Avoid Creating Dust and Spillage, Asbestos May be Harmful To Your Health, and Wear Approved Protective Equipment. Transport must be by a driver trained in the management of asbestos waste, not mixed with other cargo, not in a compaction vehicle, and boxes must travel in an enclosed vehicle with spill equipment on board.

If you ask a contractor which disposal site they plan to use, a straightforward answer tells you they have already done this step. Vague answers, or a plan to sort it out later, are a reason to pause. We found nothing about asbestos on the City of Ottawa's Trail Waste Facility pages, so ask the contractor to name the receiving site in writing.

A fair written quote for asbestos work should name the disposal site, confirm that the operator has agreed to accept the load, and describe the packaging and transport method. It should also state the Type of work under O. Reg. 278/05, whether a Ministry of Labour inspector notice is required before work starts (which it is for Type 3), and whether a clearance air test is included. You can request a match with local abatement contractors through the form on this page.

With two written quotes, line up the Type each contractor has named for the job, because the Type decides the legal requirements, including the inspector notice for Type 3 work.

Q3

Where does asbestos waste go in Ottawa?

Ontario Regulation 347 sets the rule: asbestos waste cannot leave the site where it was generated unless it is going to a waste disposal site whose operator has agreed to accept it and has been told when to expect the load. That means the disposal site must be arranged before the waste moves, not after.

The regulation also sets what the load must look like when it leaves. The waste goes into a rigid, impermeable, sealed container strong enough to hold it. If the container is a cardboard box, the waste is first sealed inside a six-mil polyethylene bag placed inside the box. Every container must be labelled with the word CAUTION in letters at least ten centimetres high, followed by: CONTAINS ASBESTOS FIBRES, Avoid Creating Dust and Spillage, Asbestos May be Harmful To Your Health, and Wear Approved Protective Equipment. Transport must be by a driver trained in managing asbestos waste, the load cannot travel with other cargo, it cannot go in a compaction vehicle, boxes must be in an enclosed vehicle, and spill equipment must be on board.

We found no information on which Ottawa-area disposal sites have agreed to accept asbestos waste, and we found nothing about asbestos on the City of Ottawa's Trail Waste Facility pages. The right question is for your contractor: ask them which site has agreed to take the load and confirm that arrangement is in writing before work starts. A contractor who cannot name the disposal site has not finished planning the job.

We found no exemption in Regulation 347 for small loads or owner-generated material. Asbestos waste is not classified as hazardous waste under Regulation 347; it is managed under section 17, whose rules on packaging, labelling and transport apply regardless of the amount. It cannot go out with regular curbside collection or in a standard bin.

One other thing worth knowing: the City's demolition permit page points to section 30 of the Occupational Health and Safety Act, which requires an owner to identify designated substances before a project begins. Asbestos is one of the eleven designated substances listed in O. Reg. 490/09. How section 30 applies to a home the owner lives in is not settled. On the asbestos regulation's owner-occupier exemption: The exemption covers a home the owner or their family lives in, and a building of up to four units where the registered owner or family lives in one of them. A landlord who doesn't live in the building, a building of more than four units, and commercial property are not covered.

After the job is done, keep the lab report confirming whether the material contained asbestos, the written Type the contractor assessed, and the clearance air test results. Under O. Reg. 278/05, section 18, the owner must keep a copy of the clearance results for at least one year.

Q4

How should old lead paint scrapings be disposed of in Ottawa?

We found no Ottawa rule for lead paint scrapings from a residential renovation. The City of Ottawa says waste from building construction, renovation or demolition, such as plaster and drywall, is not collected with regular garbage.

The practical starting point is to ask your contractor how they plan to handle the waste before work begins. A contractor doing lead paint work should be able to tell you where the waste will go and how it will be bagged and carried out. Because we found no published Ottawa rule on this specific waste stream, the contractor's answer and any documentation they provide is what you have to work with.

A few things worth confirming in writing before the job starts:

- The method of removal, the dust containment measures, and the cleanup procedure, because these affect how much debris is generated and in what condition.
- Where the waste goes.
- A current WSIB clearance. You can search a contractor's current clearance on the WSIB website; a clearance is valid for up to 90 days.

Ontario's lead guideline notes that section 30 of the Occupational Health and Safety Act requires a project owner to determine whether lead is present and to inform prospective contractors. How section 30 applies when the owner lives in the home is not settled, so if you are unsure of your obligations, ask the contractor or the Ministry of Labour. To compare quotes from local contractors, the request form on this page reaches contractors listed in the Ottawa Construction Network directory, who reply by email.

Before signing, ask each contractor to put the disposal plan, the containment method, and the cleanup scope in writing so you have a clear record of what is included.

Disclaimer: This guide is provided for informational purposes only by Ottawa Abatement. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa or your own municipality) before starting any asbestos, mould or lead paint project. Asbestos work in Ontario is governed by O. Reg. 278/05. Information is current as of November 15, 2026 and may change. Visit **ottawaabatement.com** for the latest answers.