



Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Phase I - Environmental Site Assessment

Country Road 29 at Strathburn Street
Almonte, Ontario

Prepared For

Regional Group c/o Novatech

Paterson Group Inc.

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May 16, 2022

Report: PE5727-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group conducted a Phase I-Environmental Site Assessment (ESA) on a large tract of land located on the northeast corner of Country Road 29 at Strathburn Street, in the Town of Almonte, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and neighbouring properties to identify any environmental concerns with the potential to have impacted the subject site.

According to the historical research, the subject property existed as undeveloped vacant land until 1945. The Brown family purchase the land and built a farmstead, which was in operation from circa 1946 to 1985. The land was used to farm cattle and grow grains until their primary cattle barn caught fire and burnt down in 1985. Since then, the farm fields have been leased out for farming. No concerns were identified with the historical use of the subject site.

Historical research indicates that neighbouring lands were largely vacant agricultural fields. Neighbouring lands to the south along Strathburn Street were developed with residential dwellings around 1980s, which have been occupied by other Brown family members. No environmental concerns were identified with the historical use of surrounding properties.

Following the historical review, an inspection of the subject site and the surrounding properties was conducted. The eastern portion of the subject site is occupied by an unutilized wooden barn and three (3) old silos. The former barn's original slab-on-grade floor is present on the western side of the existing barn. No signs of a former fire were noted at the time of the site visit. The remaining lands of the subject site exist as agricultural fields. Neighbouring lands are either occupied by residential dwellings or agricultural fields. No potential environmental concerns regarding the use of the subject site or the neighbouring properties were identified during the site visit.

Based on the findings of the Phase I - ESA, it is our opinion that **a Phase II – Environmental Site Assessment is not required for the subject property.**

Recommendations

It is recommended that the potable water well that was formerly used for agricultural purposes should be abandoned if the well is no longer being used. The well should be abandoned according to Ontario Regulation 903, which is registered with the MECP under this regulation. Further information can be provided up request in this regard.

1.0 INTRODUCTION

At the request of Novatech Engineering Consultants, acting on behalf of the Regional Group. Paterson conducted a Phase I - Environmental Site Assessment (ESA) for a large parcel of land located on the northeast corner of County Road 29 at Strathburn Street, in the Town of Almonte, Ontario. The purpose of this Phase I - ESA was to research the past and current use of the site and study area to identify any environmental concerns with the potential to have impacted the subject property.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all our findings and results of the environmental conditions at this site.

2.0 SITE INFORMATION

Address: N/A

Legal Description: N/A

Location: The subject property is located on the northeast corner of County Road 29 at Strathburn Street, in the Town of Almonte, Ontario. Refer to Figure 1 - Key Plan for the site location.

Latitude and Longitude: 45° 13' 36.98" N, 76° 12' 18.63" W

Site Description:

Configuration: Irregular

Site Area: 34.3 hectares (approximate)

Current Use: The majority of the subject site exists as agricultural fields with unutilized farm structures (a barn and 3 silos), situated on the eastern portion of the land.

Services: The subject site is situated in an area where private well and sewer system are relied upon.

3.0 SCOPE OF WORK

The scope of work for this Phase I - Environmental Site Assessment was as follows:

- Investigate the existing conditions present at the subject site by carrying out a field study and historical review in general accordance with CSA Z768-01 (reaffirmed 2016).
- Present the results of our findings in a comprehensive report.
- Provide a preliminary environmental site evaluation based on our findings.
- Provide preliminary remediation recommendations and further investigative work if contamination is encountered or suspected.

4.0 METHOD OF INVESTIGATION

4.1 Historical Research

The methodology for the Phase I - Environmental Site Assessment program was carried out in two segments. The first consisted of a historical review which included brief research of the past use of the site. This portion of the program was carried out by Paterson personnel from the Environmental Division. The following is a list of the key information sources reviewed by our firm.

Federal Records

- Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
- Air photos at the Energy Mines and Resources Air Photo Library.
- National Archives.
- PCB Waste Storage Site Inventory.

Provincial Records

- MECP document titled "Waste Disposal Site Inventory in Ontario".
- MECP Brownfields Environmental Site Registry.
- MECP Well Records.
- Office of Technical Standards and Safety Authority, Fuels Safety Branch.

Municipal Records

- Lanark County Maps - Online.
- Town of Almonte Community Map - Online.
- Mississippi-Rideau Source Protection Region Map – Online.

Local Information Sources

- Personal Interviews.

4.2 Field Assessment

The second segment of the Phase I-ESA consisted of a site visit which included a walk-through inspection and detailed visual assessment of the environmental conditions of the subject property. The site visit was carried out on May 11, 2022, by personnel from our Environmental Division.

As part of the field assessment, the site was inspected for signs of the following:

- Evidence of previous or existing fuel storage tanks.
- On-site use or storage of hazardous materials.
- On-site handling or disposal of liquid or solid waste materials.
- Aboveground piping systems, including pumps, valves, and joints.
- Truck or rail loading or unloading areas.
- Electrical conduits abandoned pipelines or pumping stations.
- Remnants of old buildings.
- Signs of surficial contamination (i.e., staining, distressed vegetation).
- Unnaturally discoloured, ponded, or flowing waters.
- Surficial drainage, wetlands, natural waterways, or watercourses through the property (i.e., ditches, creeks, ponds, poor drainage).
- Any evidence of potable water supply wells or groundwater monitoring wells (such as leak detection monitoring wells for underground storage tank systems or abandoned systems).
- Any abnormal odours associated with the site, whether from on-site or off-site sources.
- The presence of any recent soil disturbances such as soil removal, filling, tilling, grading, etc.
- Asbestos containing materials (ACMs).
- Urea formaldehyde foam insulation (UFFI).
- Products containing Polychlorinated Biphenyls (PCBs).
- Ozone depleting substances (ODS).
- Lead-containing materials.
- Current use of neighbouring properties.

5.0 FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

5.1 Historical Review

Air Photo Research

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- | | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1946 | The eastern portion of the subject site appears to be occupied by a farmstead, while the remaining land as well as the neighbouring lands exists as agricultural fields. |
| 1959 | The subject site and neighbouring lands remain unchanged from the previous photograph. |
| 1978 | Based on the poor quality of the image, there appears to be no significant changes to the subject site or neighbouring lands. |
| 1988 | No significant changes have been made to the subject site or the neighbouring properties. |
| 2005 | (Google Earth) No significant changes have been made to the subject site with the exception of a barn structure removed at some point. No other changes have been made to the subject site or the neighbouring properties. |
| 2018 | (Google Earth) The subject site and neighbouring lands remain unchanged from the previous image. |

Copies of selected aerial images reviewed are included in the Appendix.

National Archives

Fire Insurance Plans (FIPs) and City directories for this area of Almonte are not available.

Bedrock and Surficial Geology

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of shale with interbedded limestone and dolomite of the Gull River. Based on the maps, bedrock is encountered at the ground surface.

PCB Inventory

A search of provincial PCB waste storage sites was conducted as part of our assessment. No PCB waste storage sites are located within 250 m of the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on April 29, 2022, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject and neighbouring properties. The TSSA search did not identify any records in their database.

Ministry of Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the Ontario Ministry of Environment, Conservation and Parks (MECP) Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. A response from the MECP had not been received at the time of preparing this report. Paterson will notify the client of any environmental concerns noted in future correspondence from the MECP. A copy of the MECP FOI request is appended to this report.

MECP Incident Reports

A request was submitted to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. A response from the MECP had not been received at the time of preparing this report. Paterson will notify the client of any environmental concerns noted in future correspondence from the MECP. A copy of the MECP FOI request is appended to this report.

MECP Submissions

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions have been submitted to the MECP. A response from the MECP had not been received at the time of preparing this report. Paterson will notify the client of any environmental concerns noted in future correspondence from the MECP. A copy of the MECP FOI request is appended to this report.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted for the subject and neighbouring properties, as well as the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property or any properties in the vicinity of the subject property.

Town of Mississippi Mills

A request for any information regarding environmental violations, regulatory infractions, or pertinent historical information about the subject site was made to the Town of Mississippi Mills. A response had not been received at the time of issuance of this report. A copy of the response will be forwarded to the client, should it contain any pertinent information.

Personal Interviews

The current property owner, Mr. Andrew Brown, was interviewed in-person during the site visit. The subject land was purchased by Mr. Brown's father in 1945 and he developed the land for residential and agricultural purpose. The land was used to raise cattle and grow grains such as corn and hay. Mr. Brown purchased the property from his father in 1972 and continued the family cattle farm until their primary barn caught on fire due to one of the silos in 1985. The remaining debris from the former barn was cleaned-up shortly after. Since then, the Brown's have leased their land for growing corn and hay. No changes have been made to the subject land since 1985. A former above ground storage tank (AST) was used to refuel farming equipment. The AST was removed off-site in the late 1980s. No other fuels or chemicals, such as pesticides were used on-site. A domestic well used for livestock remains on-site, however, it is currently not in-use. Mr. Brown is unaware of any potential environmental concerns with the subject site and the surrounding properties. Any other pertinent information obtained during the interview has been included in the relevant sections of this report.

5.2 Exterior Assessment

The Phase I - ESA site visit was conducted on May 11, 2022, by Paterson personnel from the environmental division. The site visit included a review of the subject site and adjacent lands and their current use.

Buildings and Aboveground Structures

The subject site is occupied by unutilized barn structures – a wooden barn and three (3) silos, which are situated on the eastern portion of the site. Evidence of the former barn, specifically, the slab-on-grade concrete floor, which was noted on the west side of the existing wooden barn. No staining or evidence of a former fire was observed in the area of the farm structures. A wooden fence is present between the barn and silos. No other above ground structures exist on-site.

No fuels or chemicals are stored on-site. No concerns were noted with the existing farm structures on-site.

Site

The farm structures are situated on the small portion of the eastern side of the subject site, while the remaining lands west of the farm structures exist as agricultural fields. The site topography is undulating with the regional topography sloping down in an easterly direction towards the Mississippi River.

On-site drainage consists of surficial infiltration with some surface water flowing down towards the Mississippi River, which is situated along the eastern property boundary.

There was no ponded water observed on the ground surface at the time of the inspection. No surficial staining or indications of surficial contamination were observed during the exterior assessment of the subject land. No aboveground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the subject property at the time of the site assessment. No areas of staining or stressed vegetation were noted in the area of the former barn structure where the AST was situated.

No concerns regarding PCBs were observed on the subject property at the time of the site assessment. A pole-mounted transformer was noted on the abutting residential property; however, no signs of staining or stressed vegetation beneath the transformer were noted at the time of the site visit.

No potential environmental concerns were noted on-site during the site visit.

5.3 Adjacent Properties

Land use adjacent to the subject site is as follows:

- North – Agricultural lands;
- East – Mississippi River, followed by agricultural lands and residences;
- South – Residential and agricultural lands; and
- West – County Road 29, followed by agricultural lands.

No concerns were identified regarding the adjacent properties. Current land use adjacent to the subject site is illustrated on Drawing PE5727-1 – Site Plan in the Appendix.

6.0 CONCLUSION

6.1 Assessment

Paterson Group conducted a Phase I-Environmental Site Assessment (ESA) on a large tract of land located on the northeast corner of Country Road 29 at Strathburn Street, in the Town of Almonte, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and neighbouring properties to identify any environmental concerns with the potential to have impacted the subject site.

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Based on the findings of the Phase I - ESA, it is our opinion that **a Phase II – Environmental Site Assessment is not required for the subject property.**

6.2 Recommendations

It is recommended that the potable water well that was formerly used for agricultural purposes should be abandoned if the well is no longer being used. The well should be abandoned according to Ontario Regulation 903, which is registered with the MECP under this regulation. Further information can be provided upon request in this regard.

7.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment report has been prepared in general accordance with the requirements of CSA Z768-01 (reaffirmed 2016). The conclusions presented herein are based on information gathered from a limited historical review along with a field inspection program and testing program. The findings of the Phase I are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Regional Group. Permission and notification from Regional Group and Paterson Group Inc. will be required to release this report to any other party.

We trust this report will satisfy your current requirements. Should you have questions or concerns, please contact the undersigned.

Paterson Group Inc.



Mandy Witteman, B.Eng., M.A.Sc.



Mark D'Arcy, P.Eng.

Report Distribution:

- Regional Group (1 copy)
- Paterson Group (1 copy)

APPENDIX

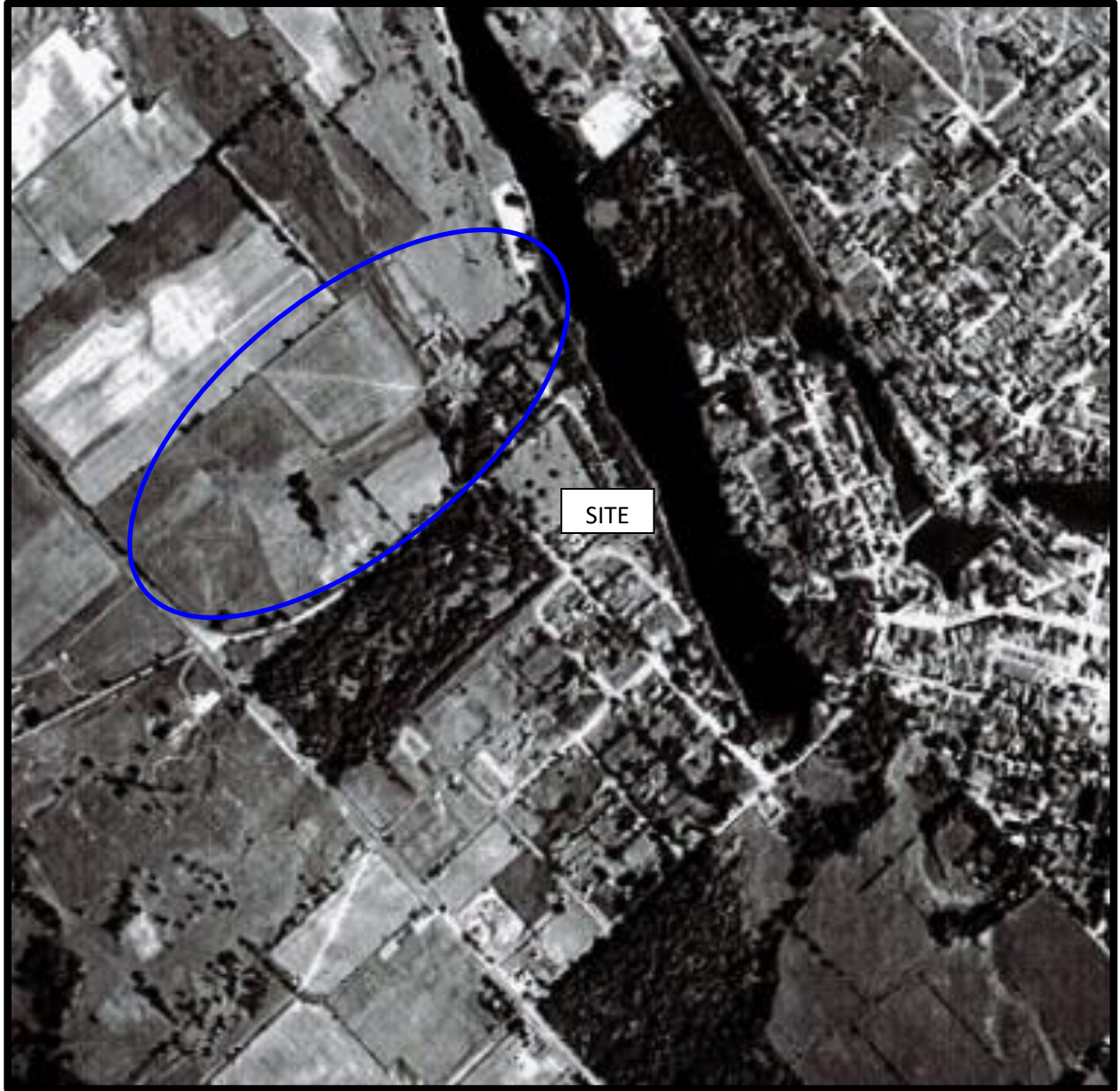
AERIAL PHOTOGRAPHS

MECP FOI

TSSA CORRESPONDENCE

FIGURE 1 – KEY PLAN

DRAWING: PE5727-1 – SITE PLAN



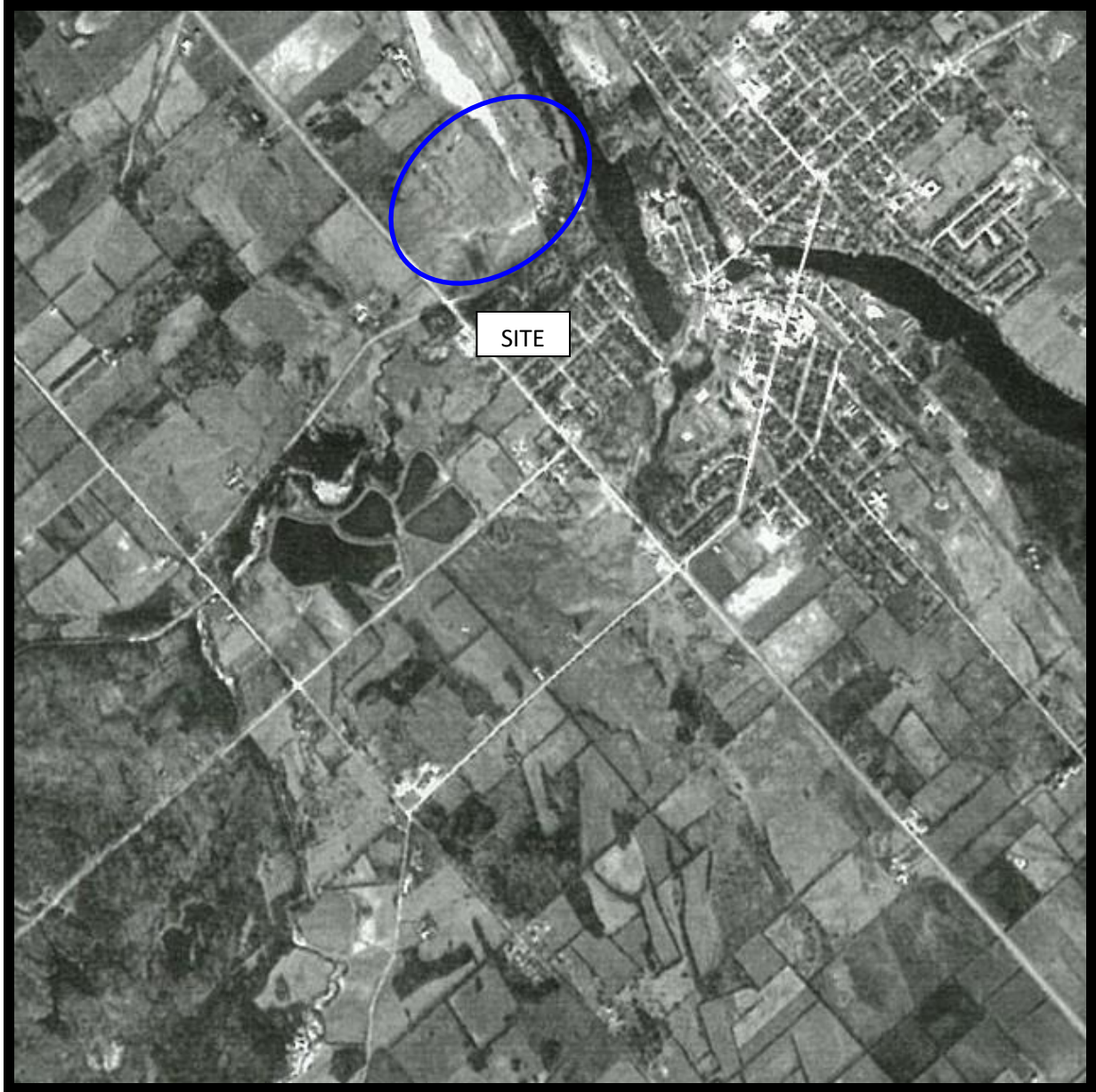
AERIAL PHOTOGRAPH
1946



AERIAL PHOTOGRAPH
1959



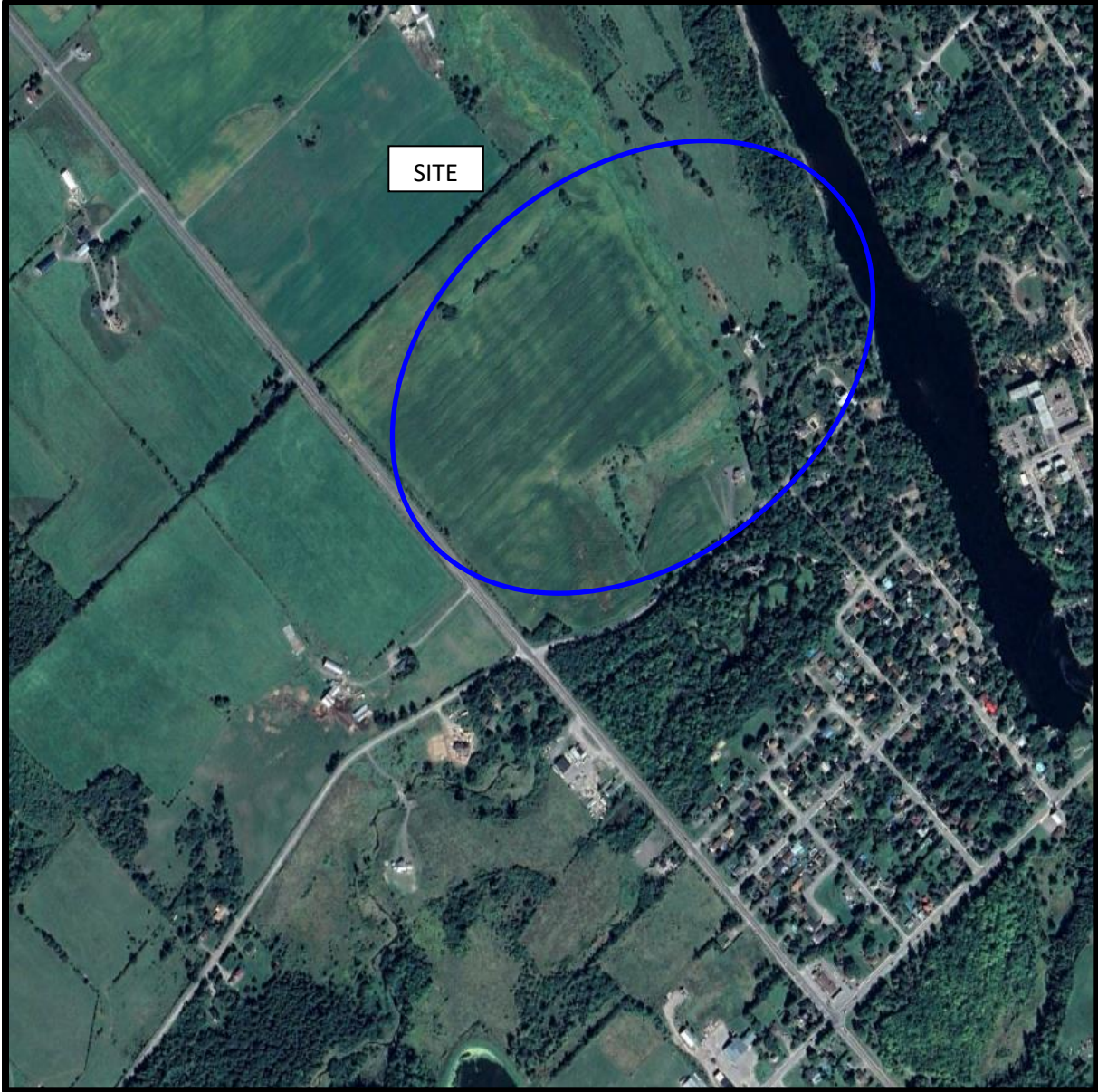
AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1988



AERIAL PHOTOGRAPH
2005



AERIAL PHOTOGRAPH
2018

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de
la Protection de la nature et des
Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



May 3, 2022

Mandy Witteman
Paterson Group Inc.
154 Colonnade Road
Ottawa, Ontario K2E 7J5
mwitteman@patersongroup.ca

Dear Mandy Witteman:

**RE: MECP FOI A-2022-03449 / Your Reference PE5727 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act and has received your payment in the amount of \$5.00 (non-refundable application fee).

**The search will be conducted on the following: 278 Strathburn Street,
Almonte. If there is any discrepancy, please contact us immediately.**

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

Also, the Ministry's Freedom of Information and Protection of Privacy Office (MECP Access and Privacy Office) is currently providing requesters with decisions/records via email. This allows requesters to obtain decisions containing records in a more timely and efficient way.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time.

If you have any questions, please contact Sharon Menzies at (416) 276-6548 or Sharon.Menzies@ontario.ca.

Yours truly,
MECP Access and Privacy Office

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: May 2, 2022 10:53 AM
To: Mandy Witteman
Subject: RE: Search records request (PE5727)

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Sherees



Public Information Agent

Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Mandy Witteman <MWitteman@patersongroup.ca>
Sent: April 30, 2022 10:41 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search records request (PE5727)

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good morning,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills or other incidents/infractions** for the following addresses in Almonte, ON:

Strathburn Street: 218, 244, 278, 286, 257, 233, 297

Malcolm St: 149, 147

Thank you

Regards,

Mandy Witteman, B.Eng., M.A.Sc.
Environmental Engineer
(*she/her*)

paterongroup
solution oriented engineering
over 60 years servicing our clients

154 Colonnade Road South
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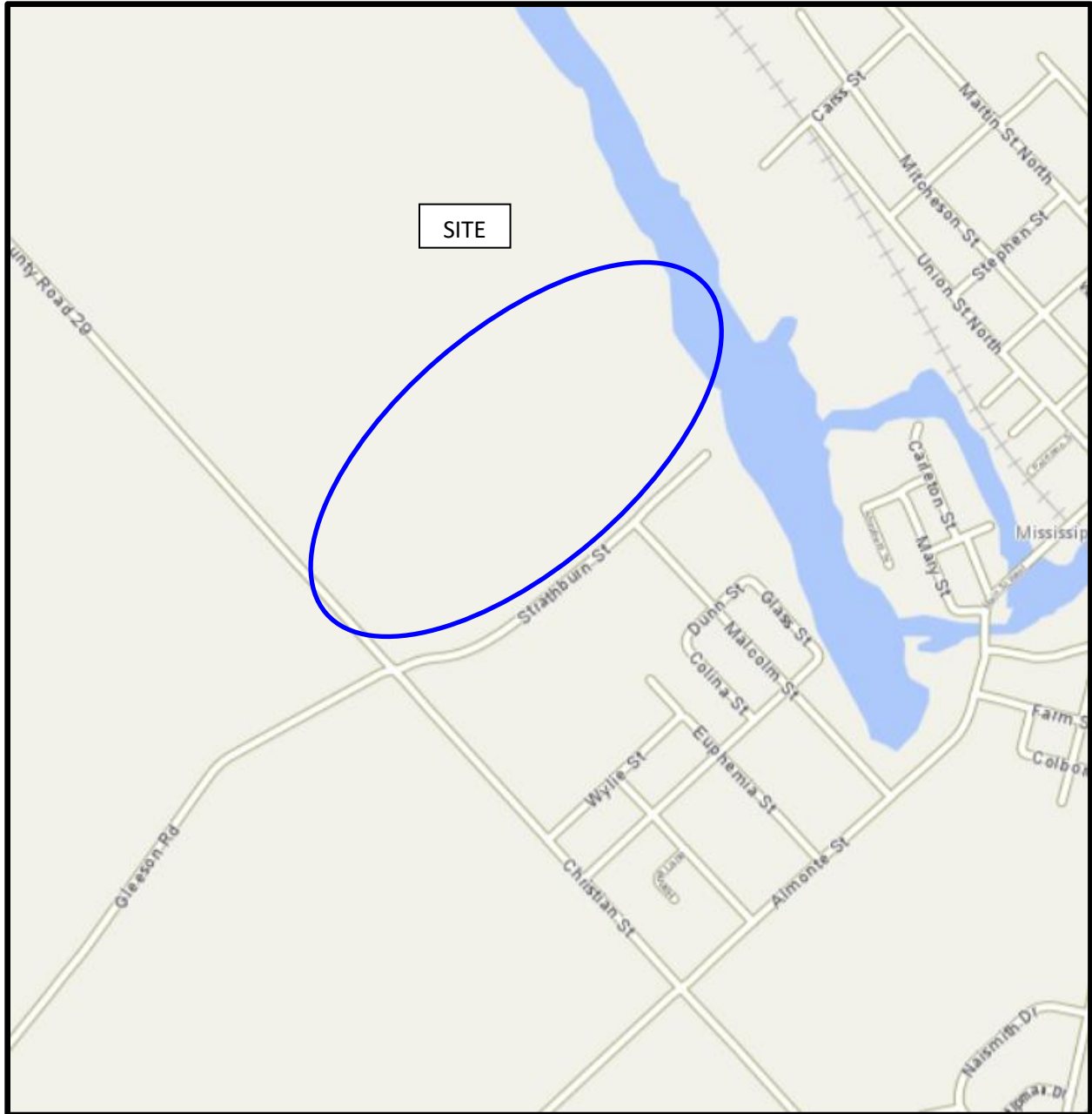
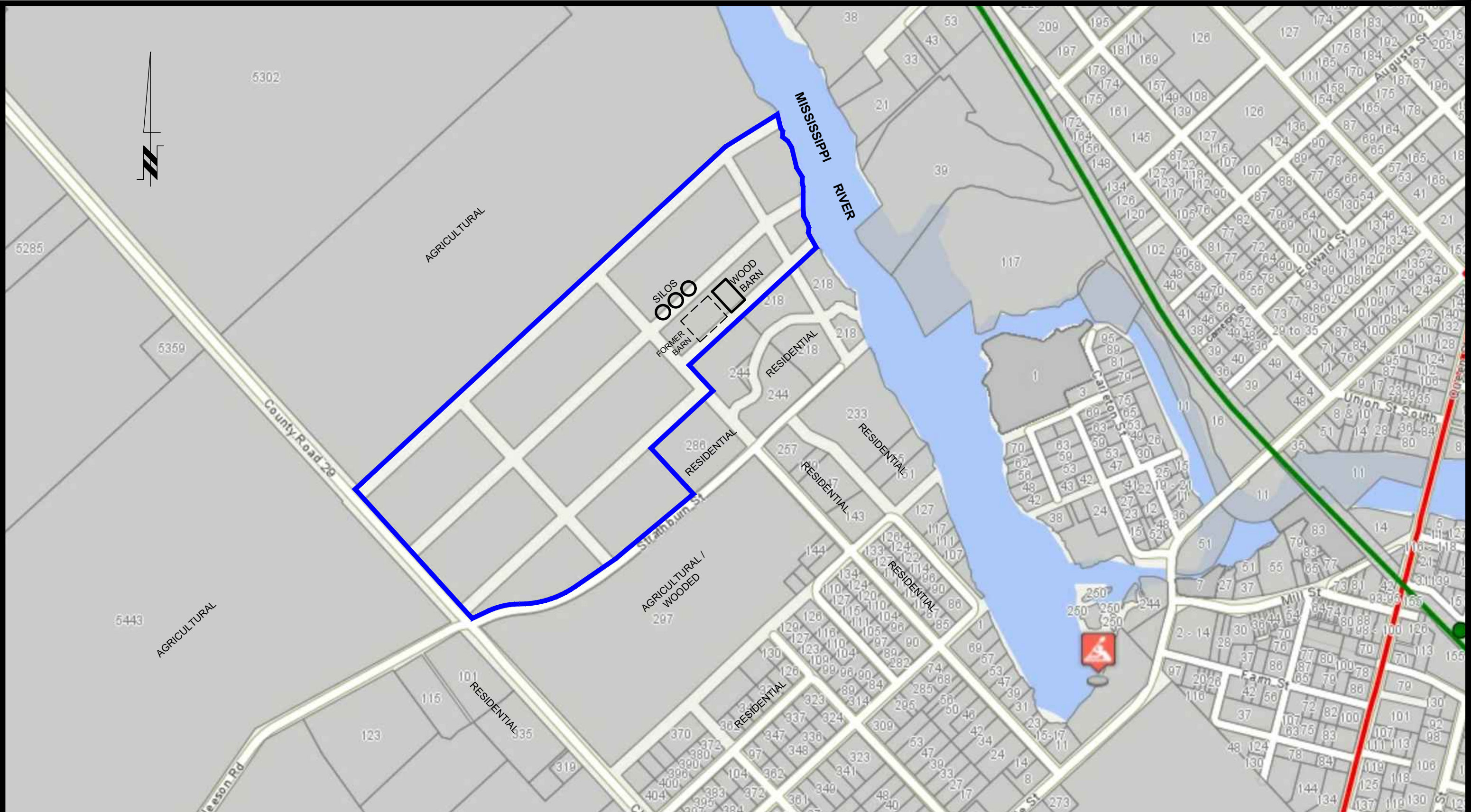


FIGURE 1
KEY PLAN



patersongroup
consulting engineers

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Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL
0			

REGIONAL GROUP c/o NOVATECH ENGINEERING
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
BROWN PROPERTY - COUNTY ROAD 29 AT STRATHBURN ST.

ALMONTE, ONTARIO

Title: **SITE PLAN**

Scale: 1:5000
Drawn by: MPG
Checked by: MW
Approved by: MSD

Date: 05/2022
Report No.: PE5727-1
Dwg. No.: **PE5727-1**
Revision No.: