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Building Science

Phase I - Environmental Site Assessment

Part of 1825 Ramsay Concession 11A
Almonte, Ontario

Prepared For

Regional Group

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June 8, 2021

Report: PE5319-1

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EXECUTIVE SUMMARY

Paterson Group conducted a Phase I-Environmental Site Assessment (ESA) of the vacant western portion of the property addressed 1825 Ramsay Concession 11A, in Almonte, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and neighbouring properties and to identify any environmental concerns with the potential to have impacted the subject site.

According to the historical research, the subject property has solely existed as vacant land consisting of light to dense vegetation with treed areas in the central and northern portions of the property. The majority of the surrounding lands have predominantly been used for agricultural purposes with some residential dwellings located along Ramsay Concession 11A. No environmental concerns were identified with respect to the historical use of the subject site or neighbouring properties.

Following the historical research, an inspection of the subject site was conducted. The subject site primarily consists of light to dense vegetation with treed areas in the northern and central portions of the property and a ditch runs along the southern property line. No environmental concerns were identified with respect to the current use of the subject site.

Surrounding properties were inspected from publicly accessible roadways. The surrounding properties are primarily used for agricultural purposes with residential dwellings located along Ramsay Concession 11A and a residential subdivision located further to the east/southeast.

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

1.0 INTRODUCTION

At the request of Regional Group, Paterson conducted a Phase I - Environmental Site Assessment (ESA) on the vacant western portion of the property addressed 1825 Ramsay Concession 11A, 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 and 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: Part of 1825 Ramsay Concession 11A, Almonte, Ontario.

Legal Description: Part of Lot 17, Concession 10, Township of Mississippi Mills.

Location: The subject property is located on the west side of Ramsay Concession 11A, approximately 280 m north of Reaume Street, in the Town of Almonte, Ontario. Refer to Figure 1 - Key Plan for the site location.

Latitude and Longitude: 45° 14' 20.7" N, 76° 11' 21.13" W

Site Description:

Configuration: Irregular.

Site Area: 6.4 ha (approximate)

Current Use: The subject site currently exists as unused lightly to densely vegetated vacant land with treed areas in the central and northern portions of the property, and a ditch runs along the southern property line.

Services: The subject site has never been serviced and is situated in an area serviced via private well and septic systems. The residential development immediately east of the subject site is serviced via municipal services.

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.
- 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 a 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.
- Office of Technical Standards and Safety Authority, Fuels Safety Branch.

Municipal Records

- The Corporation of the Township of Mississippi Mills

Local Information Sources

- Previous Engineering Reports.

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 June 7, 2021, 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 10-year intervals. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1959 | The subject site and surrounding properties appear to be used primarily for agricultural purposes. Ramsay Concession 11 A and Ottawa Street can be seen further north of the subject site, respectively. |
| 1966 | No significant changes have been made to the subject site since the previous photograph. Increased residential development has occurred further south of the subject site. |
| 1978 | No significant changes have been made to the subject site since the previous photograph. Increased residential development has occurred further south/southwest of the subject site. |
| 1988 | (Poor Quality) No significant changes have been made to the subject site since the previous photograph. Residential dwellings can now be seen to the north of the subject site along Ramsay Concession 11A. |
| 2005 | No significant changes have been made to the subject site. The neighbouring property to the north is now occupied by a residential dwelling and increased residential development has occurred further east of the subject site. |
| 2019 | No significant changes have been made to the subject site since the previous photograph. Residential development in the form of a subdivision has occurred immediately east of the subject site. |

Laser copies of selected aerial photographs reviewed are included in the Appendix.

National Archives

Fire Insurance Plans and City Directories are not available for the area of the subject site.

Natural Resources Canada (NRCAN)

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, the bedrock in the area of the subject site consists of interbedded limestone and dolomite of the Gull River Formation. Based on the maps, the surficial geology consists of Palaeozoic bedrock with an overburden thickness ranging from 0 to 1 m.

PCB Inventory

A search of national PCB waste storage sites was conducted as part of our assessment. No PCB waste storage sites are located within 500 m of the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on May 31, 2021, to inquire about current and former underground/aboveground storage tanks, spills, and incidents for the subject and neighbouring properties. A response from the TSSA dated June 1, 2021, indicates that no records were identified on the subject site or nearby addresses.

Ontario Ministry of Environment Climate Change

The Ontario Ministry of Environment and Climate Change document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No active waste disposal sites were identified within 1 km of the subject site. One closed waste disposal site was identified 585 m SW of the subject site and does not represent an environmental concern to the subject property.

Ontario Ministry of Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use, environmental conditions or any other similar MECP issued instruments for the site. At the time of issuing this report, a response had not been received. Should the response contain pertinent information, the client will be notified.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP. At the time of issuing this report, a response had not been received. Should the response contain pertinent information, the client will be notified.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response had not been received. Should the response contain pertinent information, the client will be notified.

MECP Brownfields 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 within the vicinity of the subject property.

Personal Interviews

Mr. Ron Mills, the current property owner, was available to answer any questions pertaining to the subject site. Mr. Mills informed Paterson that he has owned the property since 1983 and that the property has never been developed and that he is unaware of any portion of the property having been used for agricultural purposes. Paterson was also informed that Mr. Mills is unaware of any environmental concerns on the subject site or in the immediate vicinity.

5.2 Exterior Assessment

The Phase I - ESA site visit was conducted on June 7, 2021, by Paterson personnel from the environmental division. The site visit included a review of the subject site, the adjacent lands, and their current use.

Buildings

There are no buildings or structures on the subject site.

Site

The majority of the subject site is comprised of light to dense vegetation with treed areas in the central and northern portions of the property and a ditch runs along the southern property line.

The subject site and surrounding lands slope gradually downwards to the west/southwest in the direction of the Mississippi River. Water drainage on the subject property consists of surface infiltration.

No ponded water was observed on the subject site. No signs of staining or indications of potential sub-surface contamination were observed at the time of the site visit.

Potential Environmental Concerns

Fuels and Chemical Storage

No fuels or chemicals are being stored on the subject site.

Polychlorinated Biphenyls (PCBs) and Transformer Oil

No concerns were identified with respect to PCBs or transformer oil on the subject site.

Wastewater Discharge

No wastewater is generated on the subject site.

Fill Material

No fill material was observed on the subject site at the time of the site visit.

5.3 Adjacent Properties

Land use adjacent to the subject site was as follows:

- North –Agricultural fields followed by Ramsay Concession 11A.
- South – Agricultural field followed by a residential development.
- East –Residential subdivision followed by a retail center.
- West – Unnamed creek followed by agricultural fields.

No environmental concerns were identified with respect to the current use of the neighbouring properties. Current land use adjacent to the subject site is illustrated on Drawing PE5319-1 – Site Plan in the Appendix.

6.0 CONCLUSION

6.1 Assessment

Paterson Group conducted a Phase I-Environmental Site Assessment (ESA) of the vacant western portion of the property addressed 1825 Ramsay Concession 11A, in Almonte, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and neighbouring properties and to identify any environmental concerns with the potential to have impacted the subject site.

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Following the historical research, an inspection of the subject site was conducted. The subject site primarily consists of light to dense vegetation with treed areas in the northern and central portions of the property and a ditch runs along the southern property line. No environmental concerns were identified with respect to the current use of the subject site.

Surrounding properties were inspected from publicly accessible roadways. The surrounding properties are primarily used for agricultural purposes with residential dwellings located along Ramsay Concession 11A and a residential subdivision located further to the east/southeast.

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

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. 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 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.

Paterson Group Inc.



Samuel Berube, B.Eng.



Mark D'Arcy, P.Eng., QP_{ESA}

Report Distribution:

- Regional Group (2 copies)
- Paterson Group (1 copy)

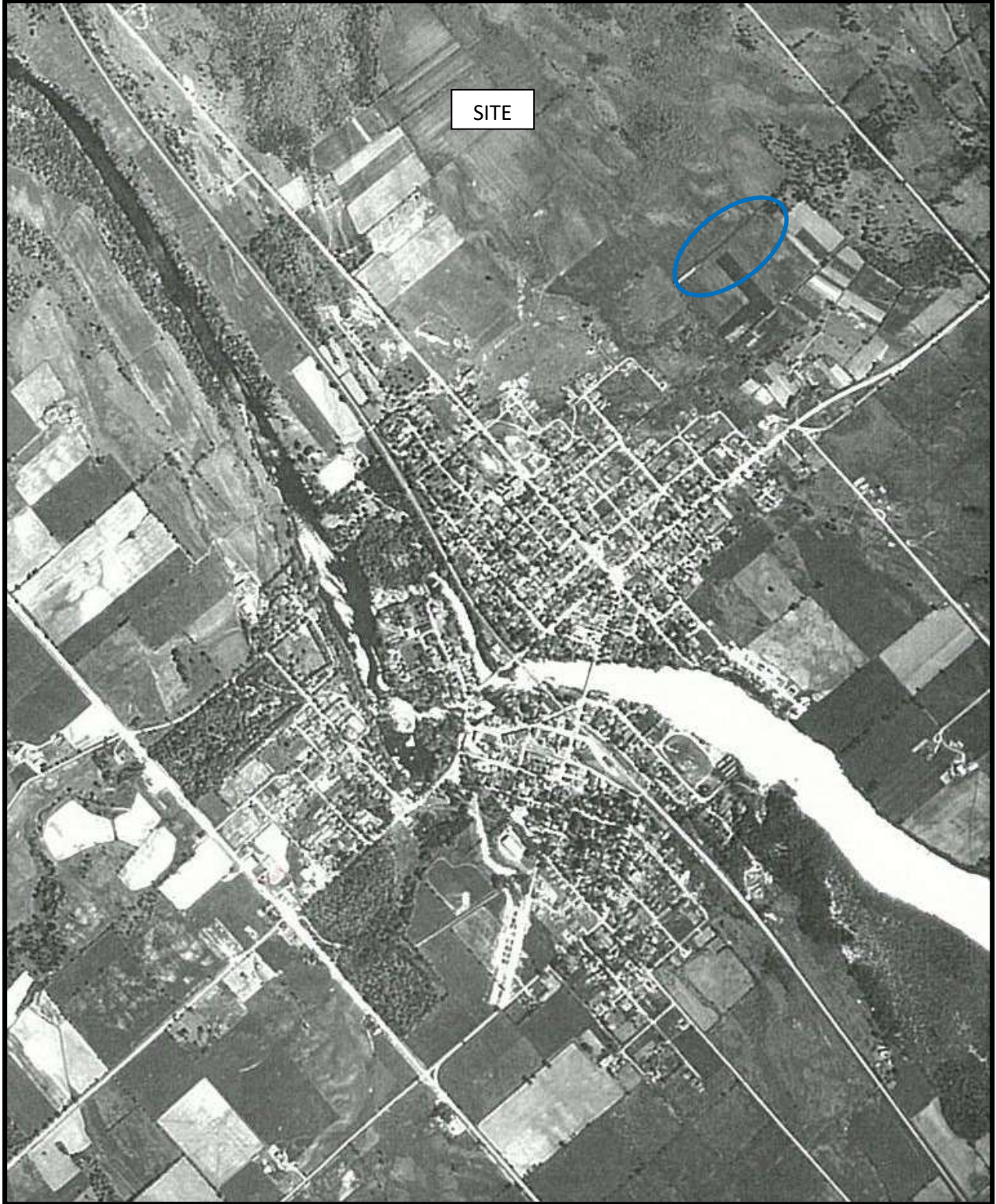
APPENDIX

AERIAL PHOTOGRAPHS

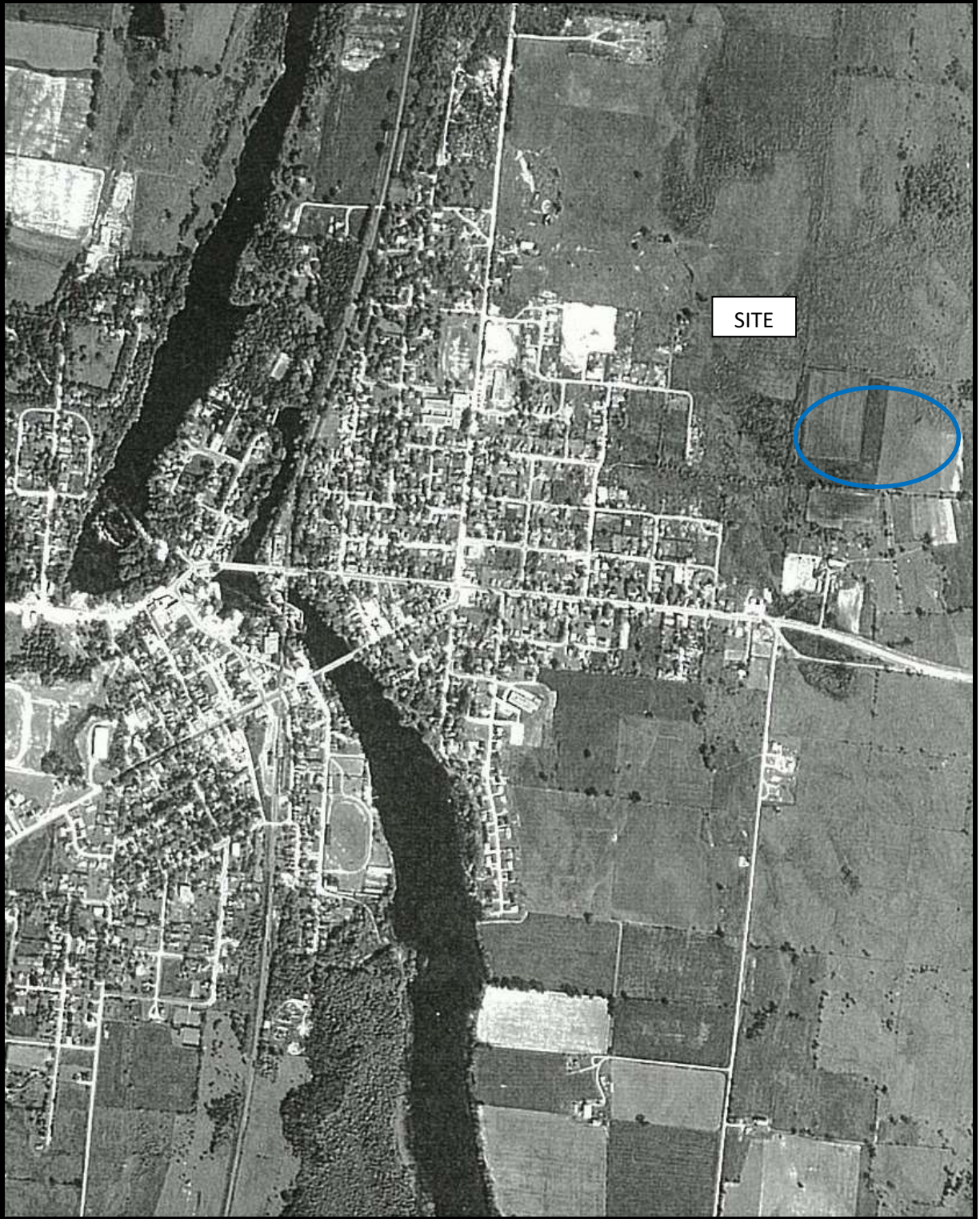
TSSA CORRESPONDENCE

FIGURE 1 – KEY PLAN

DRAWING: PE5319-1 – SITE PLAN



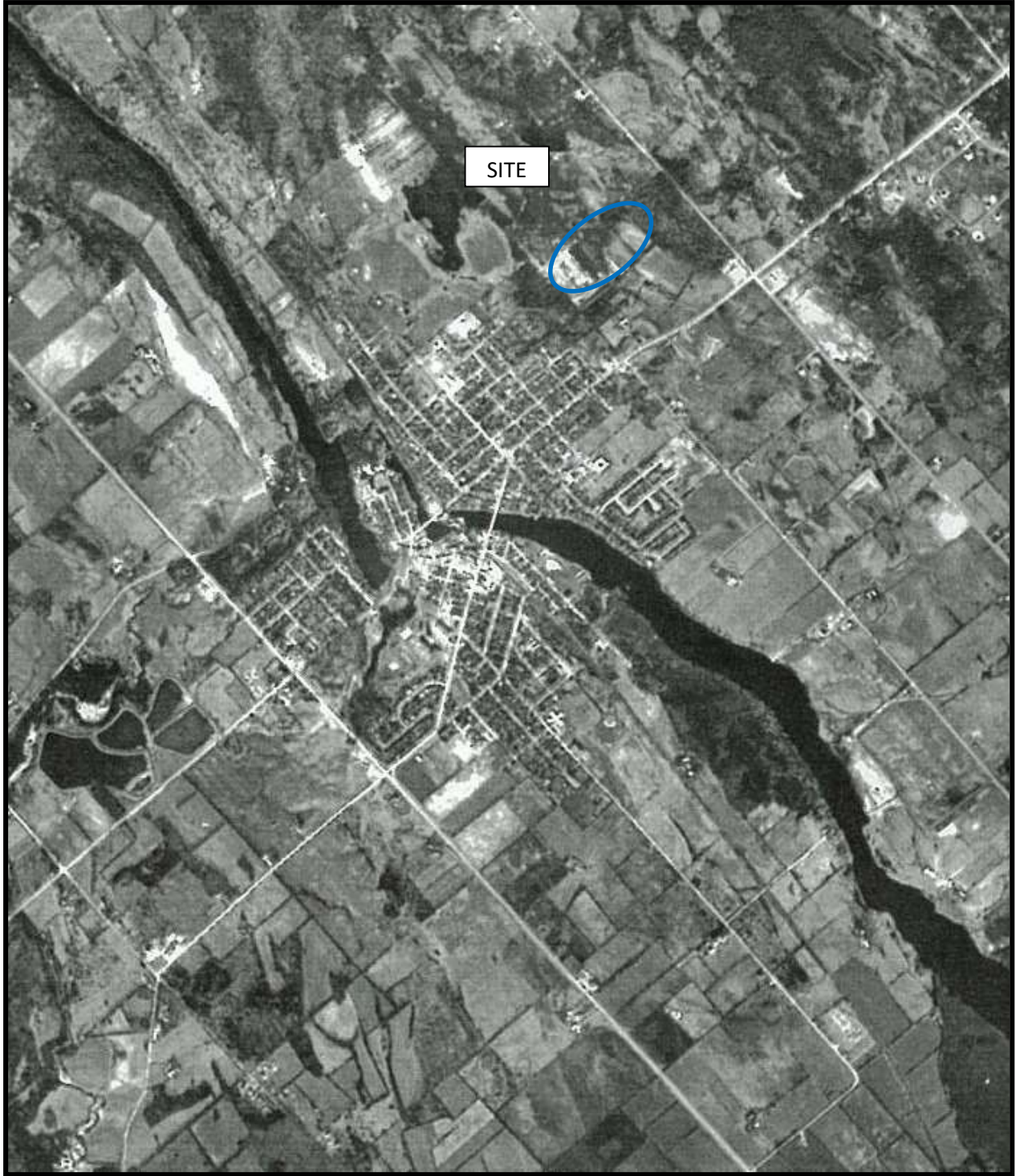
AERIAL PHOTOGRAPH
1959



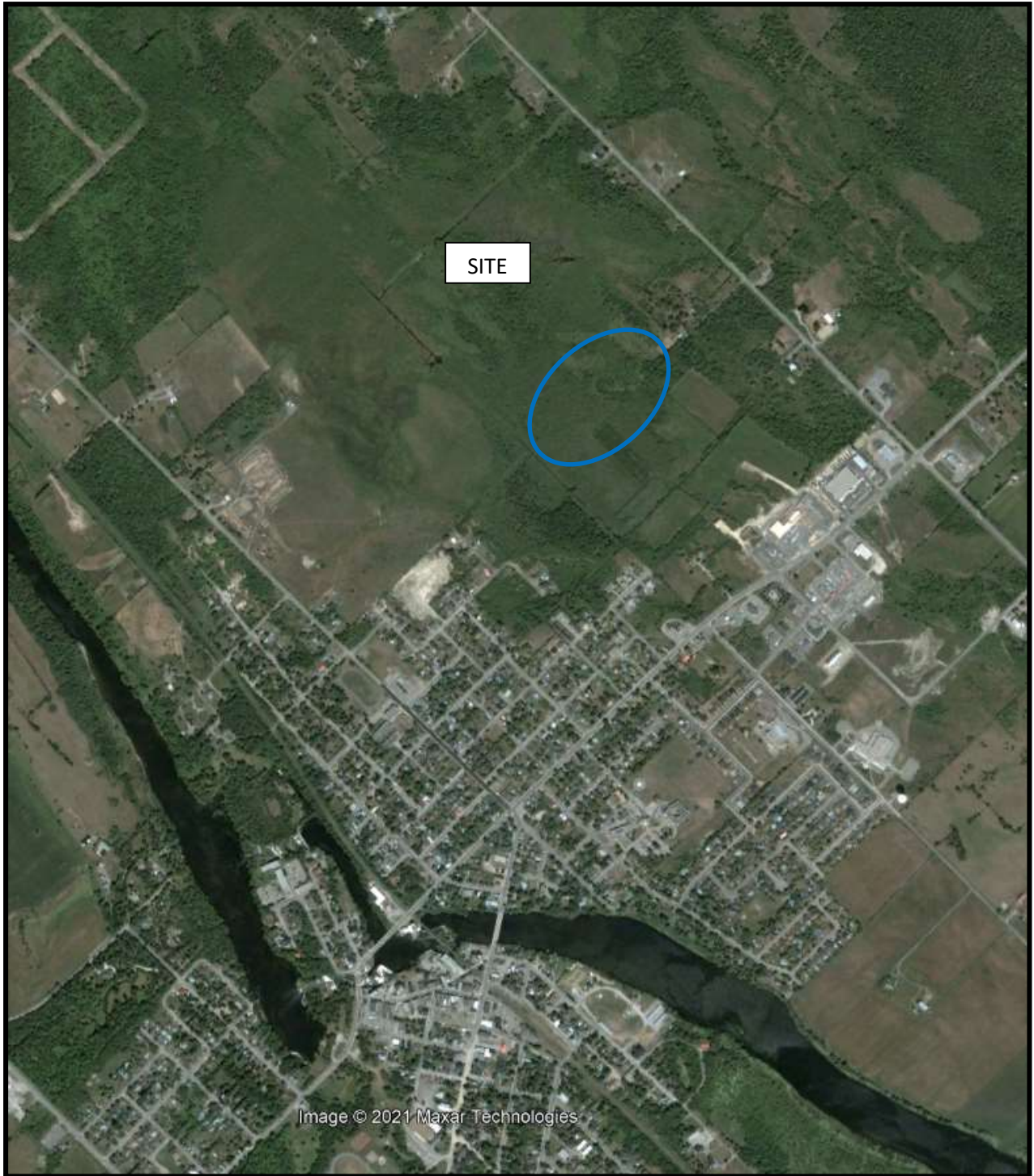
AERIAL PHOTOGRAPH
1966



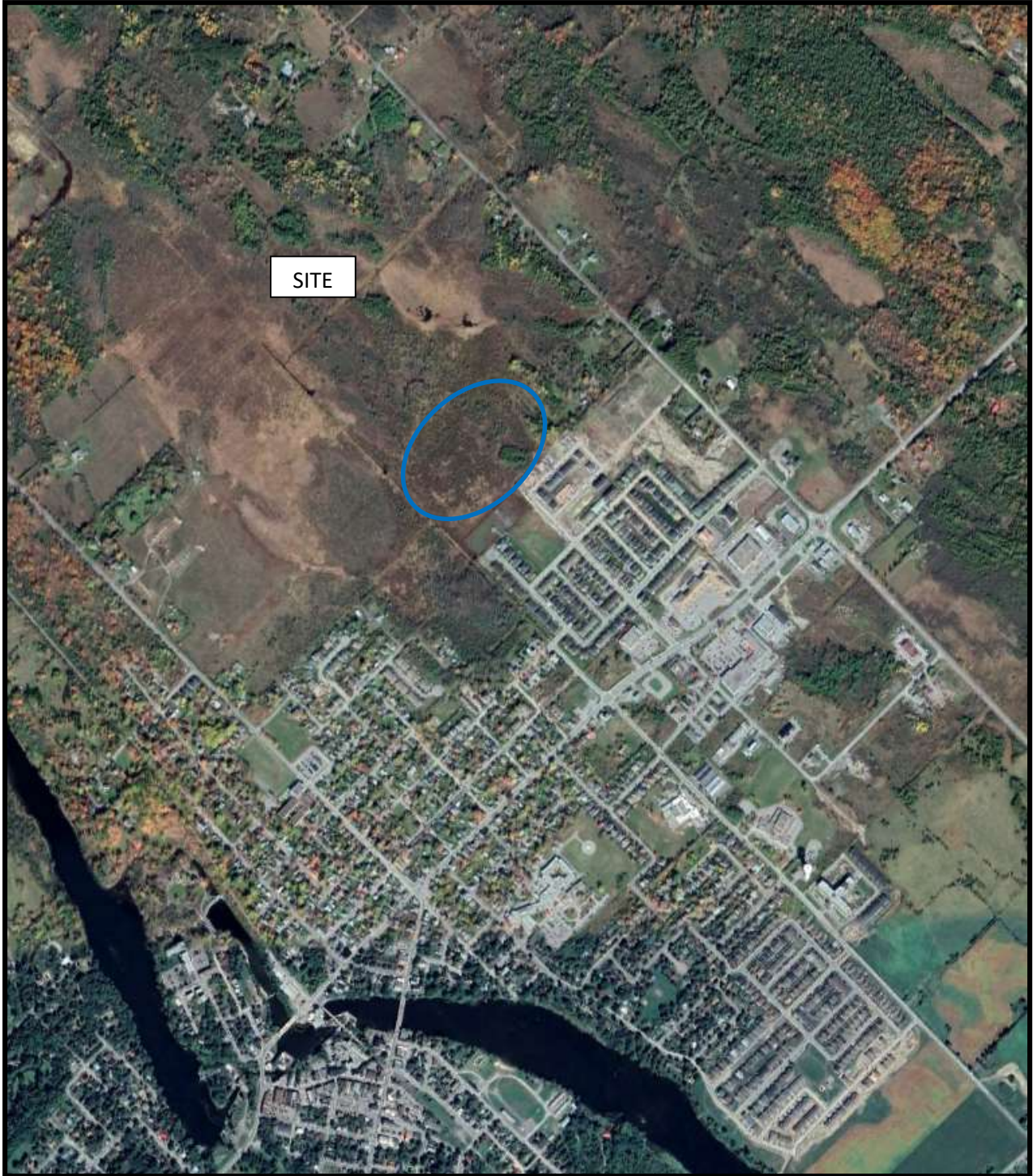
AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1988



AERIAL PHOTOGRAPH
2005



AERIAL PHOTOGRAPH
2019

Samuel Berube

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: June 1, 2021 2:08 PM
To: Samuel Berube
Subject: RE: PE5319 - TSSA Request

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 Samuel,

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,

Saara



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: Samuel Berube <SBerube@Patersongroup.ca>
Sent: May 31, 2021 5:17 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: PE5319 - TSSA Request

[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.

Can you please search your records for the following addresses in **Almonte, Ontario?**

1820, 1825, 1851,– Ramsay Concession 11A

5596 – Martin Street North

950 – Leishman Drive

Thank you,

Samuel Berube, B.Eng.

patersongroup
solution oriented engineering
over 60 years serving our clients

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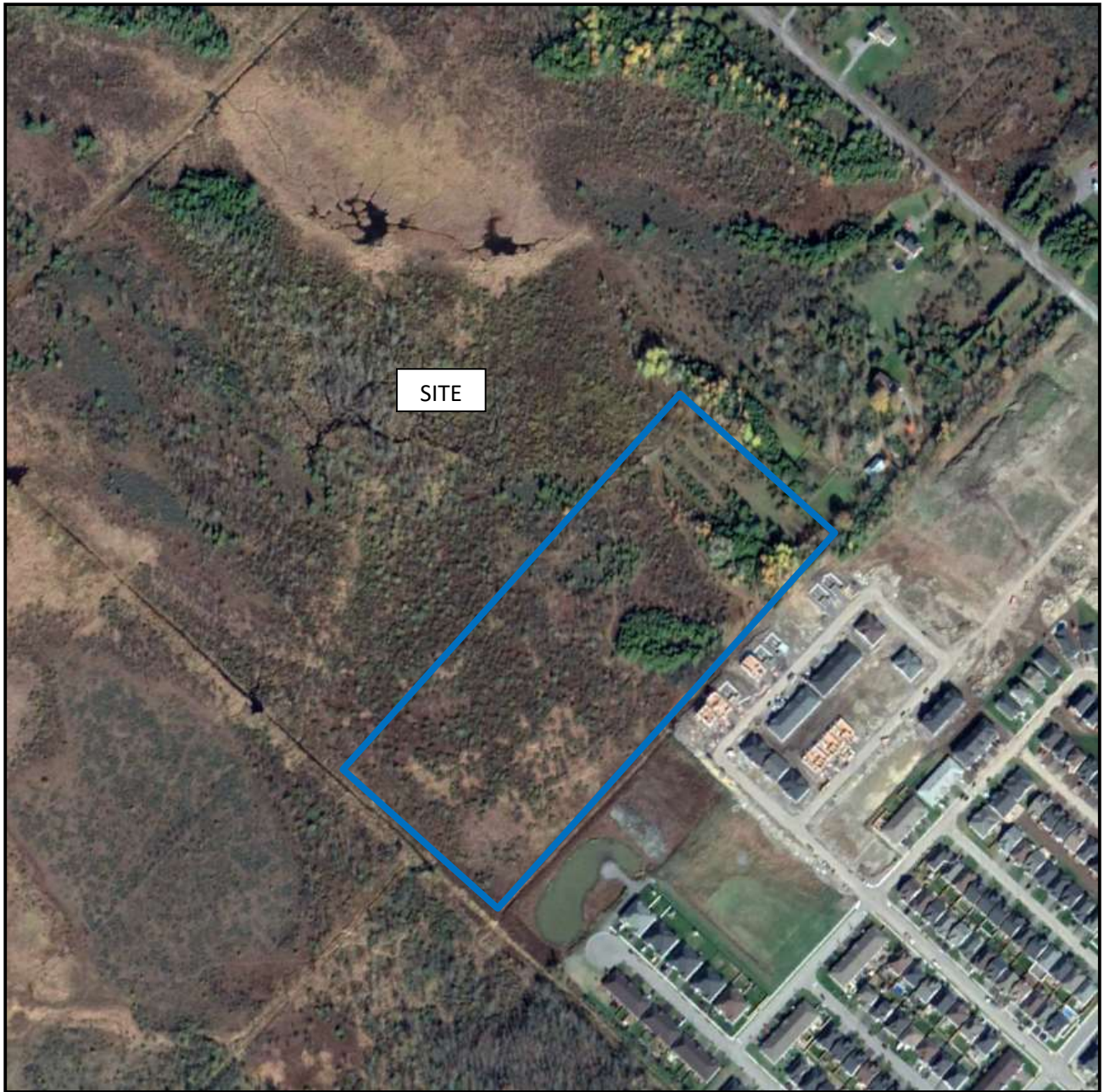
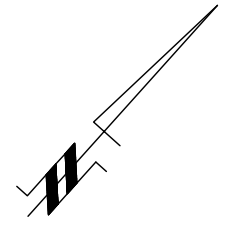


FIGURE 1
KEY PLAN

5596 MARTIN STREET NORTH
AGRICULTURAL



AGRICULTURAL

DENSELY
VEGETATED FIELD

DENSELY
VEGETATED FIELD

**1825 RAMSAY CONCESSION 11A
UNUSED LIGHT TO DENSELY
VEGETATED FIELD**

1825 RAMSAY CONCESSION 11A
AGRICULTURAL / RESIDENTIAL

TREED
AREA

TREED
AREA

DENSELY
VEGETATED FIELD

AGRICULTURAL

STORMWATER
MANAGEMENT POND

RESIDENTIAL

PARKLAND

AGRICULTURAL
OR OTHER USE

RESIDENTIAL
RESIDENTIAL

HONEYBORNE
STREET

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL

SCALE: 1:1500



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NO.	REVISIONS	DATE	INITIAL

ALMONTE,
Title:

REGIONAL GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
1825 RAMSAY CONCESSION 11A

ONTARIO

SITE PLAN

Scale: 1:1500

Drawn by: JM

Checked by: SB

Approved by: MSD

Date: 06/2021

Report No.: PE5319-1

Dwg. No.: **PE5319-1**

Revision No.: