



December 13, 2023

John Southwell
Southwell Homes Ltd.
195 Julie Anne Cres.
Carleton Place, ON
K7C 4M5

Via e-mail – johnsouthwell@rogers.com

**RE: Draft Plan of Subdivision, Southwell Homes
Notice of a Complete Application for a Draft Plan of Subdivision Part
of Lot 4, Concession 10, and Lot 7, Registered Plan 288, geographic
Township of Ramsay, Municipality of Mississippi Mills, County of
Lanark,
County of Lanark File No. 09-T-22006**

The proposed draft plan of subdivision is to create fourteen (14) lots for low density development and seven (7) blocks. The draft plan indicates the blocks are to be used for the following purposes: Block 15 private road, proposed to be sold to abutting land owners; Block 16 proposed lot addition to abutting land; Block 17, proposed future block, Block 18 wetlands, Block 19 proposed lot addition to abutting land, Block 20 and Block 21 for future streets. The subject lands propose to access Old Mill Lane and Apple Street, a new local road is also proposed within the draft plan of subdivision.

The application was deemed to be complete by Lanark County on December 6, 2022 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*.

DESCRIPTION:

The subject property is designated as Settlement Area, Floodplains, Provincially Significant Wetlands in the Sustainable Communities Official Plan of Lanark County, and Rural Settlement Area and Hamlet, Provincially Significant Wetlands and Floodplains, in the Municipality of Mississippi Mills Community Official Plan. The subject lands are zoned as Development (D), Environmental Hazard (EH) and Environmental Protection (EP) in the Municipality of Mississippi Mills Zoning By-law No. 11-83.

A summary of the agency comments is included below, the complete letters are attached and should be reviewed in their entirety.

Please find the following agency comments enclosed:

LANARK COUNTY

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	November 13, 2023 November 19, 2023	<ul style="list-style-type: none"> • Comments related to the draft plan of subdivision and revised EIS • Comments related to site remediation
Mississippi Valley Conservation Authority	January 30, 2023 October 25, 2023 October 25, 2023	<ul style="list-style-type: none"> • Stormwater Management review provides comments related to slope stability • Comments relating to Natural Hazards, Stormwater management • Technical Review Memo provides items
Mississippi Rideau Septic System Office (MRSSO)	November 2, 2023	<ul style="list-style-type: none"> • Comments related to sewage system designs
Jp2g – EIS Peer Review	October 12, 2023	<ul style="list-style-type: none"> • Technical comments related to Species at Risk and Natural Heritage Features
Stantec – Hydrogeological Assessments Peer Review	December 4, 2023	<ul style="list-style-type: none"> • Technical comments related to Paterson Group Inc. Report (August 23, 2022)
Stantec – ESA Phase 2	September 15, 2023	<ul style="list-style-type: none"> • Technical comments related to Paterson Phase II ESA
Enbridge	December 19, 2022	<ul style="list-style-type: none"> • Generic comments
Bell - WSP	December 20, 2023	<ul style="list-style-type: none"> • Generic comments
Hydro One	January 4, 2023	<ul style="list-style-type: none"> • Generic comments
Public	January 16-17, 2023	<ul style="list-style-type: none"> • Comments related to traffic, pollution, pedestrian safety, well and septic system plans, and site contamination

Please contact me if you have any questions or concerns.

Koren Lam, MSc.
Senior Planner
klam@lanarkcounty.ca
1-613-267-4200 Ext 1505

Cc: Melanie Knight, Municipality of Mississippi Mills
Jasmin Ralph, Lanark County



November 13, 2023

Koren Lam, Senior Planner
Lanark County

Sent via email to: [klam@lanarkcounty.ca]

**Re: First Submission Comment Letter – Plan of Subdivision
09-T-22006 Southwell Homes
122 Old Mill Lane, Appleton**

Please find below the consolidated comments from the First Review of the above noted application. Please note that any comments related to Environmental Site Assessments and the peer review of the Hydrogeological Study is not included in these comments. A comment letter under separate cover will be provided regarding the applicant's request to defer any outstanding comments related to environmental contamination and remediation as draft conditions, in the near future.

MUNICIPALITY OF MISSISSIPPI MILLS

Planning Department

1. It is noted that a peer review of the submitted EIS has been completed by Jp2g on October 12, 2023, and the MVCA on October 25, 2023. The Municipality has no additional comments to add to the peer reviews and looks forward to reviewing the updated EIS reflecting the peer review comments. Please be advised that any recommendations from the EIS will be implemented through Draft Plan Conditions or as part of the Subdivision Agreement, as applicable.
2. The Draft Plan indicates that Blocks 16 and 17 are Proposed Park Land; however, the Land Use Table indicates that Block 16 is a proposed addition to abutting parties. Please refer to attached plan provide clarification.
3. Be advised that further review of the slope stability study and an on-site inspection will need to be conducted before the Municipality can confirm that the parkland location will be acceptable.
4. Please fully dimension Block 17, specifically the width of Block 17 where it abuts Block 20.
5. Please be advised that any conveyances of land to the Municipality must meet the same remediation standards as the proposed residential lots. This will be

further commented on in the above noted comment letter regarding site remediation.

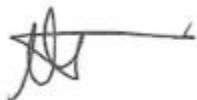
6. The Draft Plan indicates that Block 15 is to be a Private Road sold to abutting owners. Please clarify if this is the full extent of the width of the existing private road. Please advise if the abutting land owners are in agreement of the conveyance of the private road. Will the private road be conveyed accompanying a Joint Use and Maintenance Agreement? Will easements be required to maintain existing accesses?
7. Please update the status of Block 19 to be conveyed to the abutting property owner. Has the abutting property owner confirmed a willingness to accept the conveyance? If not, please explain the purpose of Block 19 in the event it cannot be conveyed to the abutting property owner. The same comment applies to Block 16 if the intent of Block 16 is to be property conveyance to abutting property owner and not parkland (see comment 2 above).
8. As noted on the attached plan, please remove the redundant area of Lot 14 abutting the existing residential lot at 124 Wilson St. This can be achieved by realigning Block 20 (future street), include this redundant area as part of Block 20 or consider conveying the redundant area to the owner of 124 Wilson St.
9. Please realign Block 20 to intersect with Apple Street (William St) closer to a right angle.

For questions or concerns regarding the comments above, please contact Melanie Knight, Senior Planner at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

The next submission should address each and every one of the comments or issues noted above, to ensure the effectiveness and consistency of the next review. A cover letter must be included that states how each comment was addressed in the resubmission. Please co-ordinate the numbering of each resubmission comment, or issue, with the above noted comment number.

If you should have any questions or concerns regarding this file, please feel free to contact me at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

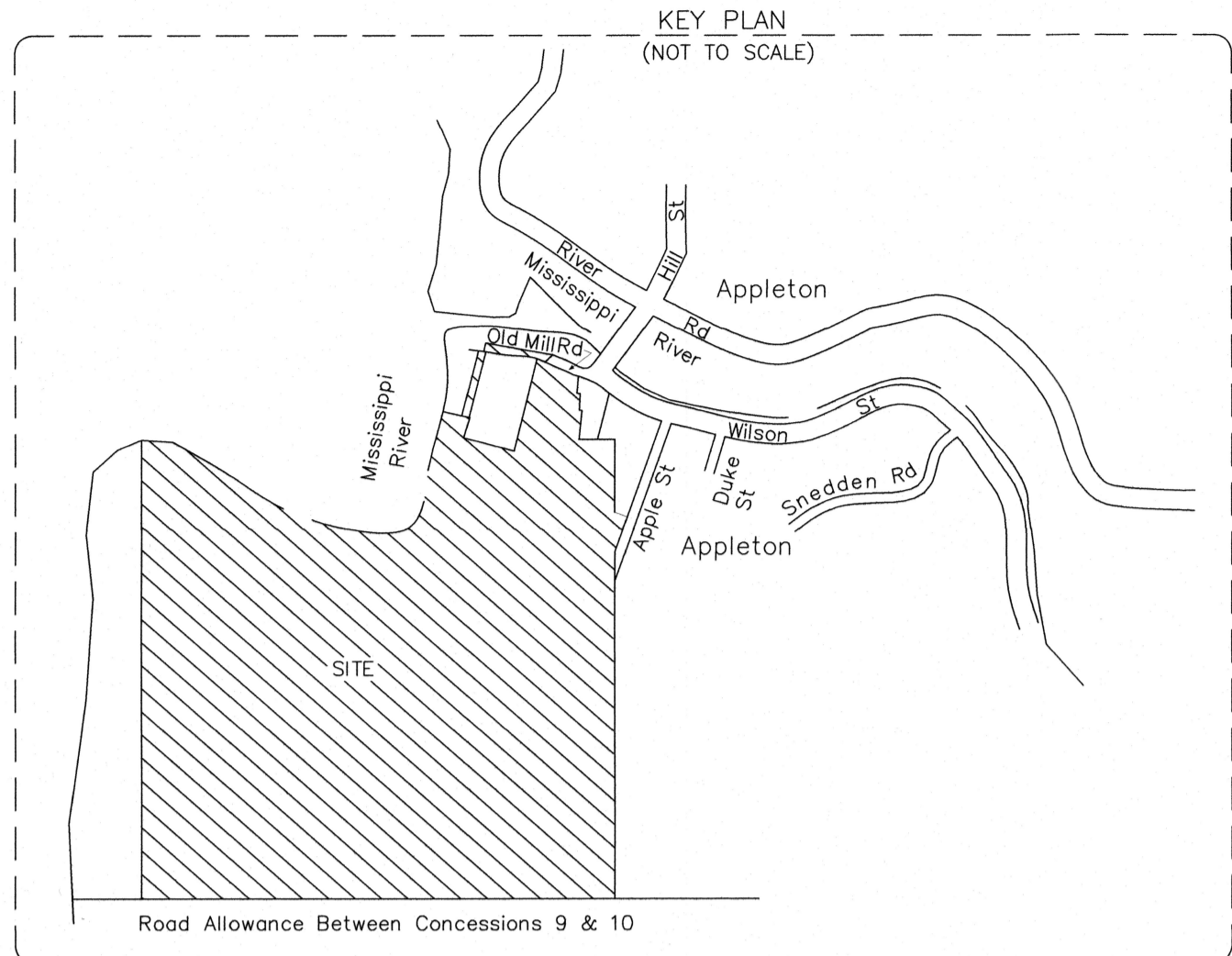
Sincerely,



Melanie Knight, Senior Planner
Municipality of Mississippi Mills

cc: Megan Cullen, Planning Clerk
Ken Kelly, CAO

APPLETON SHORES SUBDIVISION



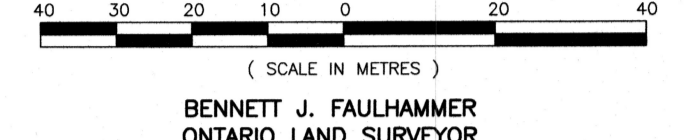
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____

THIS DRAFT PLAN IS APPROVED BY THE COUNTY OF LANARK UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____, 20____.

KURT GREAVES
CHIEF ADMINISTRATIVE OFFICER
COUNTY OF LANARK

LOT/BLOCK	AREA (sqm)	FRONTAGE (m)
LOT 1	4000.1	34.98
LOT 2	4001.1	33.88
LOT 3	4003.0	32.03
LOT 4	4003.0	30.04
LOT 5	4657.2	30.00
LOT 6	5122.7	30.00
LOT 7	4899.5	30.00
LOT 8	4035.8	69.48
LOT 9	4023.3	36.95
LOT 10	4134.8	31.28
LOT 11	5664.3	30.62
LOT 12	4030.7	62.66
LOT 13	4104.3	100.45
LOT 14	4009.4	117.38
BLOCK 15	587.1	N/A
BLOCK 16	587.1	N/A
BLOCK 17	1180.1	N/A
BLOCK 18	117199.0	N/A
BLOCK 19	162.3	N/A
BLOCK 20	6407.5	N/A
BLOCK 21	289.8	N/A

DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 4, CONCESSION 10
AND
LOT 7, REGISTERED PLAN 288
GEOGRAPHIC TOWNSHIP OF RAMSAY
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK
SCALE 1:1000 metres



METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LAND USE SCHEDULE:

LOTS 1 TO 14 - SINGLE FAMILY RESIDENTIAL	6.06871 ha. (60687.1 sq.m.)
BLOCK 15-PRIVATE ROAD	0.05871 ha. (587.1 sq.m.)
BLOCK 16 - PROPOSED ADDITION TO ABUTTING LAND	0.05811 ha. (581.1 sq.m.)
BLOCK 17 - PROPOSED FUTURE PARK	0.11801 ha. (1180.1 sq.m.)
BLOCK 18 - WETLANDS	117199.0 ha. (117199.0 sq.m.)
BLOCK 19 - PROPOSED ADDITION TO ABUTTING LAND	0.16273 ha. (1627.3 sq.m.)
BLOCK 20 - FUTURE STREET	0.64075 ha. (6407.5 sq.m.)
BLOCK 21 - FUTURE STREET (APPLE STREET)	0.02898 ha. (289.8 sq.m.)

TOTAL SITE AREA: 18,85590 ha. (188559.0 sq.m.)

SECTION 51(17) OF THE PLANNING ACT:

- | | |
|---|--|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) DRILLED WELLS & SEPTIC SEWER DISPOSAL |
| c) AS SHOWN | i) SEE SOIL REPORT |
| d) SEE PROPOSED LAND USE SCHEDULE ABOVE | j) AS SHOWN AT 0.5m INTERVALS |
| e) AS SHOWN | k) SEPTIC SYSTEMS |
| f) AS SHOWN | l) AS SHOWN |
| f.1) NOT APPLICABLE | |

OWNER'S CERTIFICATE:
I JOHN RICHARD SOUTHWELL, PRESIDENT OF SOUTHWELL HOMES LTD. BEING THE REGISTERED OWNER, HEREBY AUTHORIZE CALLON DIETZ INC. TO SUBMIT THIS PLAN OF PROPOSED SUBDIVISION TO THE COUNTY OF LANARK FOR APPROVAL.

AUGUST 26, 2022
DATED IN CARLETON PLACE, ONTARIO

JOHN RICHARD SOUTHWELL
PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

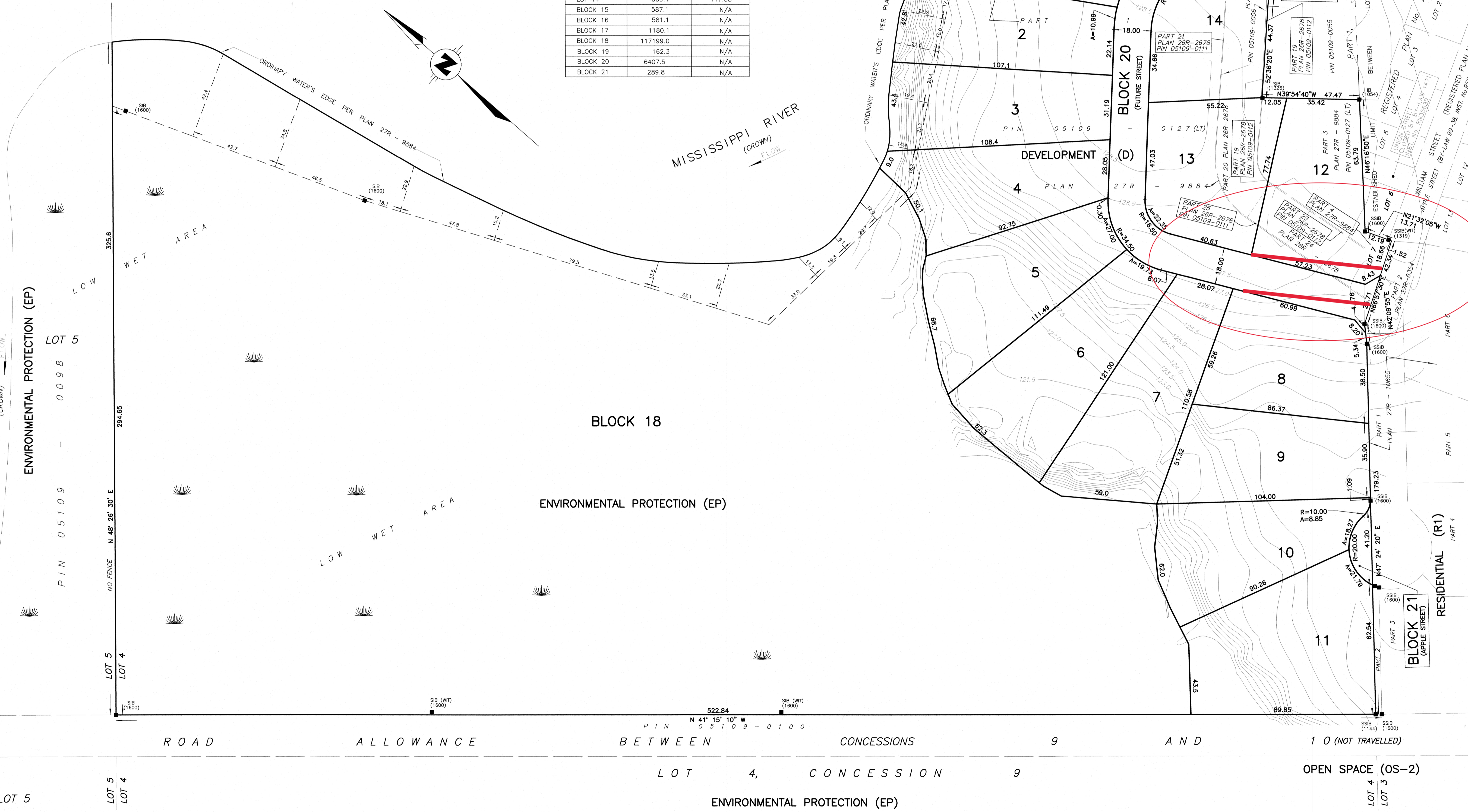
AUGUST 26, 2022
DATED IN CARLETON PLACE, ONTARIO

BENNETT J. FAULHAMMER
ONTARIO LAND SURVEYOR

No.	REVISION	DATE	BY
2	AMENDED AND ISSUED FOR COMMENT	AUGUST 12, 2022	BF
1	ISSUED FOR COMMENT	AUGUST 11, 2022	BF

Callon Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BA
info@callondietz.com callondietz.com

SURVEY BY: RG DRAWN BY: RW FILE No: 22-1464_C PLAN No: X



Remove redundant land from Lot 14 - either realign ROW to abut existing lot or convey this area as part of the ROW

Realigning of the new ROW to Wilson St is preferred

100600 REGISTERED



November 19, 2023

Koren Lam, Senior Planner
Lanark County

Sent via email to: [klam@lanarkcounty.ca]

**Re: Comment Letter – Plan of Subdivision – ESA and Hydrogeological Study
09-T-22006 Southwell Homes
122 Old Mill Lane, Appleton**

Please find below comments regarding the applicant's request to defer any outstanding comments related to environmental contamination and remediation as draft conditions.

MUNICIPALITY OF MISSISSIPPI MILLS

1. The Department understands that Lanark County is in the process of having the Hydrogeological Study peer reviewed. The Municipality is unable to provide any comments with respect to this study until such time that the results of this peer review are received and reviewed by Municipal staff.
2. With respect to the response letter prepared by Paterson Group Inc. dated September 27, 2023, titled "Phase II Environmental Site Assessment – Response to Stantec Peer Review" and the request to defer the majority of outstanding comments or unknown information as conditions of draft approval, the Department is of the opinion that the full extent of remediation on the subject property remains unclear and that additional investigation is needed prior to the Municipality considering the site suitable for residential use. The Municipality requests that a fully costed Phase 3 be provided prior to the application proceeding to draft plan approval, without this additional information, draft plan approval is premature.
3. Please be advised that the Municipality does not have a Brownfield Remediation Program and if residential development were permitted to proceed, all costs associated with remediation will be fully borne by the applicant.

For questions or concerns regarding the comments above, please contact Melanie Knight, Senior Planner at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

If you should have any questions or concerns regarding this file, please feel free to contact me at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

Sincerely,

A handwritten signature in black ink, appearing to be 'MK', with a long horizontal line extending to the right.

Melanie Knight, Senior Planner
Municipality of Mississippi Mills

cc: Megan Cullen, Planning Clerk
Ken Kelly, CAO

Conservation Partners Partenaires en conservation



09-T-22006

October 25, 2023

Koren Lam
Lanark County
99 Christie Lake Road
Perth ON K7H 3C6

Dear Ms. Lam:

**Re: 09-T-22006 – Southwell Homes
Lot 10, Con 4, Town of Mississippi Mills (Ramsay)
Southwell Homes Inc.**

The Mississippi Valley Conservation Authority (MVCA) has been in receipt of the following documents for review:

- *Servicing Options and Conceptual Stormwater Management Report (Appleton Shores subdivision)* (Novatech, September 2, 2022)
- *Slope Stability Assessment* (Paterson group, May 4, 2022)
- *Environmental Impact Statement* (Bowfin Environmental Consulting Inc., Updated July 2017)
- *Environmental Impact Statement* (CIMA+, August 2022)

We have reviewed the above reports in the context of the following:

- Section 1.6.6 *Stormwater* & 3.1 *Natural Hazards* of the *Provincial Policy Statement* (PPS, 2020) under Section 3 of the Planning Act (Advisory Role);
- MVCA's Ontario Regulation 153/06 - *Development, Interference with Wetlands and Alteration to Shorelines and Watercourses*, issued under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022)

We note that Conservation Authorities no longer review for impacts to Natural Heritage Features as defined under Section 2.1 of the PPS (2020), in our advisory role. The Ministry of the Environment, Conservation and Parks (MOECP) is responsible for comments related to Species at Risk.

BACKGROUND

This application replaces the previous draft plan of subdivision application filed by Carlgate Development Inc., County of Lanark File No. 09-T-15005. MVCA provided review comments to the previous submission in a letter to the County of Lanark, dated Oct 10, 2018.

PROPOSAL

According to the Notice, the purpose of the subject application is *to create fourteen (14) lots for low density development and seven (7) blocks. The subject lands propose to access Old Mill Lane and Apple Street, a new local road is also proposed within the draft plan of subdivision.*

PROPERTY CHARACTERISTICS

The following features exist on the subject property:

- **Provincially Significant Wetland (PSW):** A PSW referred to as the Appleton PSW exists in the Northern and Southern parts of the subject property. Part of the northern PSW is also part of the Mississippi River.
- **Non-evaluated wetland (Not regulated by MVCA):**
 - The EIS identifies a 0.04 ha unevaluated wetland, on the northern tip of the southern PSW. This wetland is proposed for removal in order to accommodate the extension of Apple St.
 - This wetland is not identified on MVCA mapping.
- **Mississippi River:** The subject property fronts the Mississippi River.
- **Erosion Hazard:** The slope leading to the river and northern PSW has been identified as a potential Erosion Hazard, i.e. it is steeper than 3:1 (h:v) and higher than 3m.
- **1:100-year Flood plain:** The 1:100-year flood plain extends onto a portion of the subject property.
- **Other features** (outside the scope of MVCA's review): Fish habitat, Species at Risk, Significant Woodlands, ANSI

REVIEW

NATURAL HAZARDS (ADVISORY REVIEW)

The objective of MVCA's natural hazards review is to ensure that the control of *flooding* and *erosion* are not impacted by the proposed development. This includes impacts to wetlands, watercourses, slope stability, and unstable soils. **All wetlands, Mississippi River, Erosion Hazard, and the Flood Plain,** identified on the subject property, are relevant to MVCA's advisory review.

Unevaluated Wetland

Wetlands play an important role in providing hydrologic, ecosystem and human benefits. Specifically, in terms of hydrologic benefits, wetlands retain water during the spring freshet and storm events, allowing water to slowly release into watercourses, infiltrate into the ground to recharge groundwater, and to evaporate. When located along the shoreline of a watercourse/waterbody, wetlands also reduce the energy of moving water including boat wakes, and mitigate associated shoreline erosion. In summary, wetlands play an important role in flooding and erosion control. Wetland loss can result in increased flooding and erosion if not sufficiently mitigated.

We understand that the entire 0.04 ha unevaluated wetland is proposed to be eliminated, in order to accommodate an extension to Apple St. Please see the attached technical report for comments and recommendations (*MVCA Technical Review of EIS_Southwell Homes_Oct 2023*).

PSW

The subject property has frontage on a PSW. Part of this PSW is also the Mississippi River. And, a portion of the subject property is within the 120 m adjacent lands of this feature. Guidelines prepared in support of the Provincial Policy Statement (PPS) require that new development (including lot creation) and site alterations, within 120 m of a PSW, only be permitted if it has been demonstrated that there will be no negative impacts on the natural features or ecological functions of the feature identified. An EIS has been provided with the subject application.

Please see the attached technical report for comments and recommendations (*MVCA Technical Review of EIS_Southwell Homes_Oct 2023*).

We note that (1) stormwater outlet is proposed to the northern PSW. A permit is required from MVCA to address flooding and erosion impacts, as part of MVCA's implementation of Ontario Regulation 153/06 (see below).

Waterbody

MVCA considers both direct and indirect impacts to watercourses and waterbodies, within the context of flooding and erosion. We note that (1) stormwater outlet has been proposed into the Mississippi River. Potential impacts are addressed as part of MVCA's implementation of Ontario Regulation 153/06.

Flood Plain

The flood plain marginally extends into the retained lands. To our knowledge, no development, site alterations or regrading activities are proposed within the flood plain.

Erosion Hazard

It is provincial policy that: *Development shall generally be directed to areas outside of hazardous lands adjacent to a stream and small inland lake systems which are impacted by flooding and/or erosion hazards* (Provincial Policy Statement 2020, Section 3.1.1.b). The document entitled *Understanding Natural Hazards* (Ministry of Natural Resources, 2001) was prepared as a guide to identify and provide direction and methods to address these hazards. As per the guide, *Erosion Hazards* include slopes which have the potential for erosion and/or instability due to their steepness and height i.e. steeper than 3:1 and higher than 3m. In order to assess a safe development setback from potential *Erosion Hazard*, a *Slope Stability Assessment* has been provided.

MVCA's Engineering Team has reviewed the *Slope Stability Assessment*. Please see the attached technical report for comments and recommendations (*MVCA Technical Review _SWMP & SSA_Southwell Homes_Oct 2023*).

We note that the *Limit of Hazards Lands Plan*, in the report, does not show the full extent of the *Limit of Hazard Lands* (as marked by MVCA).

STORMWATER MANAGEMENT

The conceptual SWMP provided with the subject application has been reviewed by MVCA's Water Resources Engineer, with a focus on stormwater quantity management and natural hazards i.e. flooding and erosion. This includes consideration to hydrologic impacts to receiving watercourses and wetlands.

As outlined in the review, the site development does not require quantity control where the post-development flow outlets to the Mississippi River. However, in areas where the post-development runoff outlets to wetlands, the post-development flows should be controlled to pre-development levels for all storms, including 100-yr storms. An enhanced level of water quality protection (80% TSS removal) is proposed for the site development.

Refer to the attached *MVCA Technical Review_SWMP & SSA_Southwell Homes_Oct 2023*, for details and recommendations. In addition to the recommendations in the attached report, we also recommend the following:

- Incorporation of LID features;
- Discussion of the impacts of altering the hydrologic balance in the wetland by reducing the post-development flows for the 5 and 100-year storm events. Mitigation measures should be included as necessary.

MVCA ONTARIO REGULATION 153/06

Pursuant to Ontario Regulation 153/06 - *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*, written permission is required from MVCA prior to the initiation of any construction or filling activity (which includes excavations, stockpiling and site grading) within the 1:100-year flood plain, a mapped Erosion Hazard, and their 15 m Regulation Limits; any interference, in and within the Regulation Limit (i.e. within 120 m), of a PSW; or for any alterations to the shoreline of a watercourse. For the subject property, a permit is required from MVCA for the following:

- Development between 30 m and 120 m of the PSW, resulting in interference within the Regulation Limit of a PSW;
- Development within the mapped Regulation Limit of an Erosion Hazard;
- (1) stormwater outlet to the river, resulting in an alteration to the shoreline;
- (1) stormwater outlet to the PSW, resulting in interference within the Regulation Limit of a PSW; and
- Apple St. extension, resulting in interference within the Regulation Limit of a PSW.

Note: Development is not proposed within the Regulation Limit of the 1:100-year flood plain.

MISSISSIPPI-RIDEAU SOURCEWATER PROTECTION

The subject property is not located within a protected area.

RECOMMENDATIONS AND CONCLUSIONS

Prior to moving forward, MVCA recommends the following:

1. Adherence to the recommendations in the attached *MVCA Technical Review_SWMP & SSA_Southwell Homes_Oct 2023*;
2. Adherence to the recommendations in the attached *MVCA Technical Review of EIS_Southwell Homes_Oct 2023*;
3. Incorporation of LID features into the SWMP;

4. Discussion of the impacts of altering the hydrologic balance in the wetland by reducing the post-development flows for the 5 and 100-year storm events. Mitigation measures should be included as necessary.

If you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid
Environmental Planner

cc. Melanie Knight, Town of Mississippi Mills, email
ZanderPlan, Agent, email

October 25, 2023

File Number: 09-T-22006

To: Diane Reid, Environmental Planner MVCA

Prepared by: Kelly Stiles, Biologist

Re: Southwell Homes Subdivision, Part of Lot 4 Concession 10 Geographic Township of Ramsay,
Town of Mississippi Mills: Environmental Impact Statement

Mississippi Valley Conservation Authority (MVCA) has been circulated the following in support of the development:

- “Subdivision Development Part of Lot 4 Concession 10 Geographic Township of Ramsay, Town of Mississippi Mills: Environmental Impact Statement” prepared by Bowfin Environmental Consulting Inc., January 2015 and updated July 2017.
- “Appleton Shores Subdivision, Environmental Impact Statement” prepared by Bowfin Environmental Consulting/CIMA+, updated August 2022.

The proposal is for the development of a 20 rural estate lot subdivision on land previously occupied largely by the old wooden mill and associated sewage lagoons. As per the EIS, currently the area is largely dominated by a fresh-moist forb meadow; it also includes portions of the Appleton Provincially Significant Wetland (PSW), candidate ANSI, and significant woodlands. The subject lands are bordered by the Mississippi River to the north, and Appleton PSW to the north and west. There is residential development to the south. A 30 m buffer to the Appleton PSW and Mississippi River is proposed by the Bowfin report. No Species at Risk or associated habitats were found on the subject lands.

Updated Information in the Bowfin Report

Site visits were conducted by Bowfin in June, July, and August of 2014. The site was revisited in June and August of 2016. In 2021 and 2022, additional field work was limited to confirming existing conditions and the completion of a butternut inventory. Note the 2022 updated report has different figure numbering from the previous report and all figure numbers in this review memo reflect those in the Aug 2022 EIS unless otherwise stated.

Watercourses and Wetlands

The site is adjacent to the Mississippi River and the Appleton Provincially Significant Wetland (PSW), herein referred to as northern PSW. A second PSW, also part of the Appleton PSW, exists in the southern part of the site, herein referred to as the southern PSW. On the northern end of this PSW, there is a pocket of unevaluated wetland habitat (Figure 5 and Figure 12). Section 4.4 and Figure 14 (2022) confirms that there is no surface connection between the northern and southern wetlands.

Figure 17 summarizes the constraints mapping, showing a 30 m buffer from the edge of all the wetland areas as well as from the high-water mark of the Mississippi River.

The proposed development will not occur within 30 m of the northern PSW. The EIS (2022) also lists a number of impact assessment and mitigation measure notes, including the recommendation to remove the berm that is within 30 m of the northern PSW to allow for better connectivity of overland flows into the wetland. It is further recommended that this work be followed up with the re-naturalization of the disturbed area with appropriate native vegetation.

The road extension is proposed to pass within a few meters of the northern boundary of the southern PSW habitat, and will result in the loss of the entire unevaluated wetland (0.04 ha) that is currently within the road allowance (Figure 17). Historical activities within this road allowance have resulted in low quality wetland habitat. Portions of the adjacent southern PSW, greater than 5 m south of the road, are more functional habitats supporting amphibians and greater water depths. “While this area (the unevaluated wetland) to be impacted was not considered to be of high value, its removal is a permanent impact and offsetting is recommended.” The impact to the southern PSW and its adjacent lands has not been discussed.

The proposed storm water treatment is for enhanced treatment (80%) and will be released via two outlets to the river and one outlet to the Appleton PSW. The Stormwater Management Report by Novatech (April, 2017) shows that there will be increases in the flows to the wetland area for the 25 mm and 2-year storm events; and there will be decreases to the flows from the 5 year and 100-year events. With respect to the increase, the report references them as *slight*, concluding that the impact to the PSW is *expected to be negligible* and will be addressed at the detailed design stage. No discussion was provided on the decrease in post development flows during larger events.

The proposed location of the storm water outlet swale is shown in Figure 17. Section 5.3.2 of the EIS (2022) discusses that “the outlets from the stormwater management are to be designed to prevent erosion and transport of suspended sediments into the wetland.” The EIS also notes that an increase in sheet flow at the outlet has the potential to create hydraulic conditions that may help re-establish wetland plants in this area (page 78).

Bowfin Conclusion

The proposed development will occur on a former wooden mill and its associated lagoons. Much of the direct footprint of development will occur within these previously developed lands; and as such the habitat within the subject lands was not found to be significant. A minimum 30 m setback from the river and the PSW will be established.

The EIS further concludes that as the proposed redevelopment will not impact the woodland, wetland, or the river – the potential to impact listed species in adjacent lands is avoided.

The report lists mitigation measures to reduce the potential impacts of the site's construction and use on the surrounding natural features. The report concludes that "provided the mitigation measures are applied, then it is anticipated that no negative impacts to significant features will occur."

MVCA recommends the following prior to moving forward. We note that many of these items were requested in MVCA's previous review letter dated to the County of Lanark, dated Oct 10, 2018 (County File: 09-T-15005).

Development Design

1. MVCA recommends that a permanent fence be erected to delineate the end of maintained yard area, and the commencement of the buffer zone which is to be unaltered.
2. MVCA recommends the incorporation of LID features into the site's drainage design to help maintain pre to post surface drainage to the wetlands.
3. MVCA concurs with the 30 m setback to the northern and southern PSW, provided the limit is clearly delineated so rear yard impacts do not extend into the buffer zone.
4. MVCA concurs with the EIS recommendation for an offsetting plan that evaluates the proposed loss of 0.04 ha of unevaluated southern wetland, prior to development.
 - This plan shall be prepared by the proponent, to the satisfaction of MVCA.
 - MVCA further recommends that the impacts to the southern PSW be addressed as part of the offsetting agreement.
 - A permit is required from MVCA for alterations within the 30 m buffer to the southern PSW.

Additional Information Requirements

1. Discussion, in the EIS and SWMP, on the impacts of altering the hydrologic balance in the wetland by reducing the post-development flows for the 5 and 100-year storm events.
2. A discussion on the relationship between seasonal high water in the river, the northern PSW, and stormwater outlet volumes, and how seasonal river conditions. How does outletting storm water to the wetland influence the wetland's condition? What are the potential impacts of adding storm water flows to the northern PSW while it is in a saturated, flooded, or dry season condition? If there are impacts, can they be mitigated?
3. Provide recommended mitigation measures to prevent yard creep into the wetlands and the steep river shoreline.
4. The EIS indicates that the southern PSW has a minimal buffer between it and the proposed road extension. It also highlights the threat of road salt run off but that the majority will be captured and processed in the stormwater swales.
 - a. It is not clear if there will be roadside ditches on both sides of this east-west road to direct the snow and salt run off away from the wetland and into the storm water swales. It is also not clear how road run off, grading etc. directly beside the

southern PSW will be mitigated.

- b. The EIS also mentioned that, under current site conditions, functional habitat becomes present in the southern PSW, greater than 5 m south of the road allowance. Please discuss if this zone will be pushed further south once there is an active roadway at the north end of the wetland? If so, please recommend suitable mitigation measures.

Kelly Stiles
MVCA Biologist

SWM Engineering Review

January 30, 2023

File Number:

To: Diane Reid, Environmental Planner

Prepared by: Sobha Kunjikutty, Water Resources Engineer

Re: 122 Old Mill Lane, Southwell Homes, Appleton, Ontario

The Mississippi Valley Conservation Authority (MVCA) staff has been received the following report to support the subdivision application at 122 Old Mill Lane:

- Servicing Options and Conceptual Stormwater Management Report (Appleton Shores subdivision), prepared by Novatech, dated September 2, 2022
- Slope Stability Assessment Proposed Residential Development, 122 Old Mill Lane-Appleton, prepared by Paterson group, dated May 4, 2022

The subject site, within the Township of Ramsay, is approximately 7.1 ha and is proposed to construct 14 rural estate lots with a minimum lot size of 0.4 ha. The site development does not require quantity control where the post-development flow outlet to the Mississippi River. However, in areas where the post-development runoff outlet to wetlands, the post-development flows should be controlled to pre-development levels for all storms, including 100-yr storms. An enhanced level of water quality protection (80% TSS removal) is required for the site development.

SWM Report Summary:

The site generally slopes southeast to the northwest towards the Mississippi River and north to Provincially Significant Wetlands (PSW). The site elevations range from 118.0 to 128.5 m. As municipal services are not extending to the site, individual wells and septic systems will service each lot. Design of these systems will have to follow the recommendations from the hydrogeological report (Paterson, August 2022).

Under existing conditions, runoff from the drainage area A (central portion) flows to the west towards the Mississippi River, B (northeastern portion) towards Wilson Street (ultimately to the Mississippi River), and C (southwestern portion, including off-site drainage) to the north to PSW, respectively.

Similar to pre-development conditions, runoff from area A1 will flow overland to the west towards the Mississippi River. Runoff from Areas B1 and B2 will be conveyed through roadside ditches to a Ditch Inlet Catch Basin (DICB) located at the site's southeast corner, which is connected to a storm sewer discharges to DICB under Wilson Street to the Mississippi River. The total runoff from the area tributary to the wetlands will not exceed its pre-development levels. Therefore, runoff from areas C1, C2, and C3 will be conveyed through roadside ditches to proposed linear stormwater management facilities (SWMFs) on Lot 5 and 9. Runoff from rear

yard areas C1-RY, C2-RY and C3-RY will flow uncontrolled to north PSW, like in pre-development conditions.

MVCA recommends the following comments for your consideration:

SWMP

1. It is understood that the PCSWMM model used the SCS method with CN number in estimating the flows. Is climate change impact considered in post-development flow calculation, for example, a 25% increase in runoff coefficient when using the rational method?
2. Maximum storage of 13 m³ and 20 m³ is provided for outlets C1 and C2, respectively (as per Table 6.2). However, these values are labelled as 'required' volume in the calculation section provided in Appendix B (it is assumed that provided storage). Please provide calculations of the required storage volume for both outlets C1 and C2.
3. It is stated that the *proposed linear SWMFs will control post-development flows to the north PSW to pre-development levels for all storm events, except for a 25mm water quality event, as the impact of 4-5 L/s increase in flow to the wetlands is expected to be negligible*. What kind of water quality measure is proposed to treat the first flush flow to the wetland in reducing the TSS load?
4. The post-development drainage area plan shows the 100-year flood elevation as 119.8 m (interpolated from the topographic survey). However, MVCA completed a floodplain mapping study for the Mississippi River in 2019 (updated in 2022); per the study, the 100-yr flood elevation within the subject site is 124.8 – 124.82 m. Using the 100-yr flood elevation from the floodplain mapping study is recommended in designing the SWM plan.
5. Design details, capacity analysis of the roadside ditches, and proposed linear stormwater management facilities (in lots 5 and 9) are to be submitted in detailed design.

Slope Stability report:

6. The slope stability study analyzed two cross-sections (A-A and B-B) as worst-case scenarios at the northwest portion of the site. However, a second slope area exists south of the B-B cross-section, within lots 4 through 7. Please discuss if this slope was considered in the stability analysis and the determination of the limit of hazardous lands.
7. The slope stability report states that *the existing ground surface across the site is generally level at an approximate elevation of 126 to 128 m*. However, the contour lines in SWM plans show lots south of B-B cross-sections have an elevation difference of 5-6 m. Please review and correct as required.

We recommend that the comments provided be addressed prior to moving forward. Thank you for providing MVCA with the opportunity to review the development proposal. Should you have any questions, please do not hesitate to contact the undersigned.

Sobha Kunjikutty, Ph.D, P. Eng.
Water Resources Engineer

File: 23MM071L
Application: 09-T-22006

November 2, 2023

Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

**Re: Review of Terrain Analysis Report Proposed Residential Development
122 Old Mill Lane, Lot 4, Con 10, Ramsay, Mississippi Mills**

The Mississippi Rideau Septic System Office, as requested, reviewed the report entitled “Hydrogeological Assessment and Terrain Analysis, Proposed Residential Development – 122 Old Mill Lane” (Report No. PH4398-REP.01) dated August 23, 2022, from Paterson Group Inc.

The report appears to have been completed primarily for updating the Hydrogeological Study and Terrain Analysis for a proposed rural subdivision in the Village of Appleton

The impact of on-site sewage systems on the ground water aquifer must be determined using the provincial guideline “D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”. This Guideline uses the Ontario Drinking Water Objective (ODWO) of 10mg/L of nitrate-nitrogen as an indicator of groundwater impact potential.

The analysis and supporting field work have been carried out an appropriate level of detail for that purpose and makes reference to the D-5-4 Guidelines. The predictive impact assessment was required because the lots are less than one hectare and based on existing geology, isolation from the groundwater aquifer could not be assured.

Our office provides the following comments/advice that may be considered for Draft Approval:

- The sewage design flow for each dwelling shall not exceed 3000 litres per day. If the sewage design flow exceeds 3000 litres per day a recalculation of the cumulative nitrate impact will be required; or a Level IV treatment system with nitrogen removal would be required.
- Individual water supplies (i.e. wells) and sewage disposal systems are owned, operated and managed by the owner of the property upon which the system is located.
- Sewage system designs shall be based on specific site investigations to evaluate the suitability of local conditions on each lot. All sewage systems shall be designed, constructed and operated according to Part 8 of the Ontario Building Code.

- Homeowners must be advised that onsite sewage systems installed using a Level IV treatment system or Building Materials Evaluation Committee (BMEC) system require mandatory maintenance agreements. Level IV treatment systems may benefit the homeowner, depending on site-specific conditions, as the dispersal bed will be smaller allowing additional development on the lot (i.e. pools, shed, etc). As an added benefit, Level IV treatment systems will reduce the nutrient and contaminant impact on the groundwater.
- The location of the dwelling, well and sewage system shall be in conformance with the “Lot development Plan, Drawing PH4398-1 dated April 8, 2022, by Paterson Group
- Any changes to the location of the sewage system and well on individual lots will require an updated and approved “Lot Development Plan, Drawing PH4398-1” by Paterson Group prior to issuance of the Building Permit.
- Sewage system approvals are required prior to the issuance of Building Permits
- Property owners must be notified that water softener and iron filter discharge must not be directed to the onsite sewage system.

In summary, the Report No. PH4398-REP.01 dated August 23, 2022, by Paterson Group has indicated that proposed development with the proposed number of lots, will not exceed the provincial (ODWO) nitrate value of 10 mg/L. Therefore, I have no objection to draft approval of this proposed subdivision.

If you have any questions, please do not hesitate to call.

Yours truly,



Terry K. Davidson, P.Eng.
Director of Engineering & Regulations, Rideau Valley Conservation Authority Septic System
Office | 613 692-3571 ext.1107 | terry.davidson@rvca.ca

cc. Mississippi Mills – Melanie Knight
Agent – ZanderPlan
Owner – Southwell Homes Ltd.



Jp2g No. 20-7064T

October 12, 2023

County of Renfrew
99 Christie Lake Road
Perth, ON K7H 3C6

Attention: Koren Lam

**Re: EIS Peer Review – Southwell Subdivision
Part Lot 4, Concession 10, and Lot 7, Registered Plan 288
Geographic Township of Ramsay
Municipality of Mississippi Mills
County of Lanark
County File No. 09-T-22006**

Dear Koren:

I have reviewed the report titled: Appleton Shores Subdivision Environmental Impact Statement, dated January 2015 and updated August 2022, prepared by Bowfin Environmental Consulting/CIMA+ and provide the following comments as they relate to the Natural Heritage Policies of the PPS, the Natural Heritage Policies of the County of Lanark Sustainable Communities Official Plan as well as the Environmental and Natural Heritage Features Policies of the Municipality of Mississippi Mills Community Official Plan:

Section 3.0 Background Information

- A section describing the proposed development as shown on Figure 17 should be included in the report.

2.3.3 Bird Surveys

- Whip-poor-will survey station(s) were missing from Figure 5.

3.2 Natural Heritage Features

- Although not identified on the map schedules to the Lanark County and the Mississippi Mills Official Plan, given the scale of the proposed development, the report should include a discussion on significant valley lands and significant wildlife habitat on/in proximity to the site along with any additional mitigation measures necessary to protect these features.

4.1 Site Investigation Dates and Purpose

- As per the survey protocol for eastern whip-poor-will, two of the three surveys should be completed during late May and the first week of June. Based on the survey information provided in Table 3, it appears that all three surveys were conducted under the same June moon phase. The rationale for conducting all three surveys under the June moon phase, and the rationale for not conducting any surveys during the May moon phase should be provided in the report. It should also be clarified if guidance was sought from the Ministry to conduct all three surveys under same June moon phase. However, based on the lack of eastern whip-poor-will observations during the three June surveys that were conducted under the appropriate weather conditions, we concur with the report findings and do not recommend any additional surveys be completed.

5.3.1 Endangered and Threatened Species

General Notes:

- Based on current information we have received from the Ministry (see attached), the following timing windows should be used and updated accordingly in the relevant sections of the report:
 - the turtle active season for southern Ontario is considered to be April 1 – October 31. Clearing of vegetation should therefore take place outside of the turtle active season (between November 1 and March 31).
 - the bat timing window for southern Ontario is April 1 to September 30 for Little Brown Myotis, Northern Myotis, and Tri-coloured Bat and between March 15 to November 30 for Eastern Small-footed Myotis. To ensure that all bat species are covered, it is recommended that no tree clearing occur between March 15 to November 30.
 - The breeding bird timing window for this area is early April to late August (April 1 to August 31), and no woody vegetation removal should occur within this window.
 - Therefore, the combined period where no vegetation removal is to occur would be between March 15 – November 30.

Blanding's Turtle Heading

- A figure showing the Category 2 and 3 Blanding's Turtle habitat on the site should be included in the report.

SAR Turtles Heading

- It is recommended that the OMNR Reptile and Amphibian Exclusion Fencing: Best Practices document reference be replaced with the following link: [Reptile and amphibian exclusion fencing | ontario.ca](http://reptileandamphibianexclusionfencing.ontario.ca) which provides the most up-to-date information on fencing design and installation techniques.

SAR Birds Heading

- In the fourth bullet point, the third and fourth sentence state that: *"If the timing window cannot be adhered to for the removal of the cultural meadow, then nesting surveys could be completed. This is not recommended for trees other than windrows where it is reasonable to confirm lack of nests (without having a false positive)."* Wording such as "within five days of woody vegetation removal" and by 'a qualified biologist' should be added at the end of the third sentence. As mentioned previously, the timing windows should also be updated.

Bats Heading

- The second bullet point states that: *"Remove all trees that are 10 cm in diameter at breast height or larger (in the fencerows or forest) between October 1 and March 31 (Bat active season is currently assumed to be April 1 to September 30). If this is not possible, conduct exit survey prior to cutting them down."* Wording such as "within five days of woody vegetation removal" should be used instead of "prior to cutting them down" and by 'a qualified biologist' should also be added. As mentioned previously, the timing window should also be updated.

5.3.2 Provincially Significant Wetlands/ANSIs

Southern Wetland – Summary of Impacts to Wetlands, Avoidance and Mitigation Measures for wetlands (PSW and unevaluated) Heading

- The last bullet point references a berm, but from the figures in the report, there does not appear to be a berm in the area of the southern wetland. This statement was likely carried over from the northern wetland section, but for clarity, this bullet point should be removed from this section.

Offsetting Measures Heading

- We are in agreement with the offsetting measures proposed. Other offsetting measures such as basking areas or nesting structures could also be considered.

5.3.4 Fish Habitat

Erosion and Sediment Control Heading

- The first bullet point references a geotechnical setback. A discussion on what the geotechnical setback is, should be provided in the report.

Contaminant and Spill Management Heading

- In the second bullet point, the second sentence states that: *“Maintenance on construction equipment such as refueling, oil changes or lubrication would only be permitted in designated area located at a minimum of 30 m from the shoreline...”*. Wording should be added after shoreline such as *“or wetland boundary”*.
- The fourth bullet point states that: *“No construction debris will be allowed to enter the watercourse.”*. To ensure that the wetland is protected as well, *“and wetland”* should be added at the end of this sentence.

Figure 17: Constraints Mapping

- We suggest that the 30 metre buffer surrounding the southern wetland on the property be removed from this figure for clarity, as it is understood from other portions of the report that no buffer area/setback from this wetland is being recommended.

Appendix B: SAR Handout

Blanding’s Turtle Heading

- The last bullet point states that *“Install sediment and erosion control measures when working within 30 m of the river.”* Additional wording should be added to include wetlands as well.

Conclusion:

The Environmental Impact Statement will be consistent with the natural heritage policies of the PPS, the Lanark County Sustainable Communities Official Plan and the Municipality of Mississippi Mills Official Plan once the above information is included in the Environmental Impact Statement.

Compliance with the Endangered Species Act will also occur once an authorization is obtained from MECP for the removal of a small portion of the southern wetland.

It is our opinion that the subject lands are suitable from an environmental point of view for the proposed residential subdivision development and that by properly implementing the recommended mitigation measures, there will be no negative impacts on the confirmed/potential wetlands, fish habitat, SAR and SAR habitat on or adjacent to the site as a result of the proposed subdivision and future development of the subject lands.

Yours truly,

Jp2g Consultants Inc.

Engineers • Planners • Project Managers



Bryana Kenny, B.Sc. (Hons.)

Biologist | Planner

December 4, 2023
File: 122140312 Task 200

Attention: Koren Lam – Senior Planner

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
VIA EMAIL: klam@lanarkcounty.ca

Dear Koren,

**Reference: Peer Review of a Hydrogeological Assessment and Terrain Analysis
Proposed Residential Development
122 Old Mill Lane, Appleton, ON**

Lanark County (the County) retained Stantec Consulting Ltd. (Stantec) to peer review a Hydrogeological Assessment and Terrain Analysis for the property located at 122 Old Mill Lane, Appleton, ON (the Site) completed by Paterson Group Inc., dated August 23, 2022 (Paterson, 2022). The proposed development consists of a 14-lot subdivision on private services and is situated on 19.61 ha of land (including roads and wetlands). A textile mill was previously located on the southern portion of the Site and the former buildings were demolished and removed. The Site has an environmental assessment history dating back to 1990 and has included both soil and groundwater remediation.

Stantec prepared this letter to provide comments to Lanark County on the Hydrogeological Assessment and Terrain Analysis. Stantec provides their opinion and comments based on a review of the document as presented. Stantec has not conducted a site visit nor replicated the background data collection or analyses that are reported on in the Hydrogeological Assessment and Terrain Analysis. The summary of background data is taken at face value as presented by the Authors. Where assumptions were required to interpret the results of the Hydrogeological Assessment and Terrain Analysis, Stantec's assumptions are stated. This letter has been prepared for the exclusive use of the client identified herein and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this letter.

PURPOSE AND SCOPE OF THE STUDY

The development consists of 14 proposed residential lots on private services. The purpose of the study was to document hydrogeological conditions of the Site to determine its suitability for development on private water and septic services. The investigations were completed in accordance with Ministry of the Environment, Conservation and Parks (MECP) D-5-4 Individual On-Site Sewage System – Water Quality Impact Risk Assessment guidelines and MECP D-5-5 Water Supply Assessment guidelines.

The scope of work included:

- A desktop review of available geological and groundwater mapping.
- A review of surrounding land uses.
- A review of MECP water well records.

Reference: Peer Review of a Hydrogeological Assessment and Terrain Analysis
Proposed Residential Development
122 Old Mill Lane, Appleton, ON

- Drilling and testing of 3 on-Site test wells.
- Completion of a terrain analysis including a topographic survey and test hole investigation
- Completion of a nitrate impact analysis

The following comments are provided with respect to select sections of the report, as follows:

Section 2.3 – Surrounding Land Uses

The report states that “*Contamination issues at the site have been addressed and fully remediated (Paterson, 2010 and Paterson, 2022).*”

Stantec Comment

Stantec is of the understanding that the contamination issues have been investigated and partially addressed through extensive investigation and a significant amount of remediation and that remedial plans for remaining environmental impacts are in progress. The report should be revised to reflect the current status of site remediation. In addition, the report should demonstrate that the proposed development footprint is situated within lands that have been completely remediated as evidenced by peer-reviewed documentation by a Qualified Professional.

Section 5.3 – Groundwater Geochemistry Assessment

Stantec Comment

Stantec is in general agreement with the groundwater quality assessment which concludes that the groundwater is potable. Stantec’s only concern here is the groundwater quality data is dated, with the most recent samples collected in December 2021. Given the history of the Site, Stantec recommends that the test wells be sampled again for general chemistry, anion and metals analysis in addition to potential contaminants of concern to confirm that the groundwater quality has not changed since 2021. It is recommended that this sampling event occur after the Site has been completely remediated.

Section 5.4 – Water Quantity Assessment and Section 6.2 – Future Water Well Construction

Stantec agrees that the test wells have a sustainable yield that would be more than capable of meeting the water demand of a typical residential dwelling and that private well interference won’t be an issue. Stantec also agrees with the future water well construction considerations presented in **Section 6.2**.

Section 6.4 – Predictive Impact Assessment and Section 6.5 – Wastewater Treatment and Disposal Options

Stantec agrees that the development area is capable of supporting 14 residential homes on individual Class 4 sewage disposal systems. Stantec also agrees with the construction considerations presented in **Section 6.6** and specifically with the comment that detailed soil morphology should be determined by a qualified geotechnical specialist at each proposed leaching bed location to assist with design.

Reference: Peer Review of a Hydrogeological Assessment and Terrain Analysis
Proposed Residential Development
122 Old Mill Lane, Appleton, ON

Section 6.6 – Phosphorous Impact Assessment

Stantec agrees that phosphorous loading will not be an issue for the Mississippi River.

Section 7.0 – Conclusions and Section 8.0 – Recommendations

Stantec is mostly in agreement with the conclusions and recommendations presented in Paterson (2022). However, there are a few items noted that should be addressed in a revised submission, as follows:

1. Stantec is of the understanding that the contamination issues have been investigated and partially addressed through extensive investigation and a significant amount of remediation and that remedial plans for remaining environmental impacts are in progress. The report should be revised to reflect the current status of site remediation. In addition, the report should demonstrate that the proposed development footprint is situated within lands that have been completely remediated as evidenced by peer-reviewed documentation by a Qualified Professional.
2. The groundwater quality data is dated and Stantec recommends that the test wells be sampled again for general chemistry, anion and metals analysis in addition to potential contaminants of concern to confirm that the groundwater quality has not changed since 2021. It is recommended that this sampling event occur after the Site has been completely remediated.
3. A pre- and post-development water balance needs to be completed to assess the infiltration deficit and identify appropriate mitigation measures to maintain pre-development infiltration rates.
4. The report needs to comment on whether the Site is situated within a Source Protection Vulnerable Area and if there are any Source Protection Policies that may impact the proposed development.

CLOSURE

Should you have any questions or concerns regarding the information detailed herein, please do not hesitate to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.

Roger Freymond P.Eng.
Senior Hydrogeologist
Phone: (519) 585-7381
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Senior Hydrogeologist
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grace.ferguson@stantec.com



Stantec Consulting Ltd.
100-300 Hagey Boulevard Waterloo ON N2L 0A4

September 15, 2023
File: 122140312

Attention: Koren Lam, M.Sc., Senior Planner
County of Lanark
99 Christie Lake Road
Perth ON K7H 3C6

Dear Koren Lam,

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

Stantec Consulting Ltd. (Stantec) was retained by the County of Lanark (the County) to complete a review of environmental information relating to the property situated 116-122 Old Mill Lane, Appleton, Ontario, which is located within Lot 4, Concession 10, Geographic Township of Ramsay, Town of Mississippi Mills, Ontario (the Site). The Site was formerly occupied by the Appletex textile mill. This review was conducted in consideration of an application that has been made for the redevelopment of the Site into a residential subdivision, serviced by individual private water supply wells and septic systems.

Reviews of environmental information previously provided to Stantec are described in detail by Stantec (2017, 2023). The findings of these reviews have revealed that although Records of Site Condition (RSCs) were filed by for the Site in 2011 (MOE, 2011a, b), areas of potential environmental concern (APECs) were present at the Site that required further investigation.

The present review was completed for the County to support its review of a revised application that was submitted by the applicant for the Site in 2022. In response to peer review comments provided by Stantec (2023; the 2023 Stantec letter), Paterson Group Inc. (Paterson) provided the County a Phase II Environmental Site Assessment (ESA) report (Paterson, 2023; the 2023 Paterson report).

It is noted that the comments provided herein relate only to the soil and groundwater environmental quality aspects at the Site, and do not address other geotechnical, hydrogeological, ecological, or other planning concerns that may be relevant to the development application.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

SUMMARY OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN AT THE SITE

Stantec previously conducted a detailed review of historical Phase I and Phase II Environmental Site Assessment (ESA) reports (Paterson, 2010, 2009) and a remediation report (Paterson, 2010) and provided a chronology of industrial site operations and environmental activities at the Site (Stantec, 2017). APECs were identified that were associated with historical chemical and fuel storage, lagoon waste disposal, and other industrial activities associated with the mill operations. The mill buildings, chemicals, and fuel above ground storage tanks (ASTs) were removed, the former lagoons were infilled and impacted soil, sediment, water and liquid phase hydrocarbons (LPH) were reportedly removed from the Site for off-site disposal. A recovery trench was excavated into bedrock in the western portion of the Site to identify and manage petroleum hydrocarbon (PHC)-impacted groundwater (Paterson, 2010). Paterson subsequently documented additional hydrogeological investigation in the northwestern portion of the Site, including the installation and sampling of groundwater at new monitoring well locations for PHCs, metals, dioxins, furans, and polycyclic aromatic hydrocarbons (PAHs) (summarized in the Stantec 2023 letter). The analytical results indicated that concentrations of these parameters in groundwater met the applicable standards at the locations tested.

Stantec considered that the remaining APECs were related to suspected residual PHCs in soil in the northwestern portion of the Site, remaining fill and potentially impacted surficial soil across the majority of the Site, lagoon sediment, and the potential presence of contaminants of potential concern (COPCs) that were not fully investigated in soil or groundwater in previous site assessment work.

Stantec considered that the remaining APECs at the Site related to the following COPCs:

- **PHCs, (i.e., PHC fractions 1 to 4 [F1 to F4] and benzene, toluene, ethylbenzene and xylenes [BTEX]):** from storage of fuel in large ASTs at the Site, and a historical fuel spill. Residual PHC impacts may remain in soil and groundwater at portions of the Site.
- **PAHs:** from byproducts of a fire reported at the mill, fuel storage and spill, and potentially in fill or waste materials at the Site.
- **Metals:** as a result of textile mill operations, chemical storage and potentially in fill or waste materials at the Site. Metals have been confirmed in fill, lagoon sediment and groundwater near the former lagoons, although some amount of the metals-impacted fill and sediment was reported to have been removed.
- **Volatile Organic Compounds (VOCs):** from historical chemical storage and industrial processes at the mill. Stantec notes that although only limited testing for the full VOC suite of parameters has been conducted (i.e., two soil, two sediment and four groundwater samples by Paterson [2010]), VOCs other than BTEX have not been identified in soil or groundwater at the Site.
- **Polychlorinated Biphenyls (PCBs), Dioxins and Furans:** from historical storage of PCB-containing equipment at the Site, and potential involvement of this material in a reported fire in the 1990s. PCBs were analyzed in three groundwater samples collected in 2016 and PCBs, dioxins and furans were analyzed in 2021 as summarized in Stantec (2023). This testing did not identify concentrations of these parameters exceeding the applicable standards; however, testing of these parameters within the associated APEC (i.e., the former mill area) was not reported.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

Stantec (2023) requested additional information to demonstrate that the soil and groundwater quality is suitable to support the redevelopment of the Site into a residential subdivision with private water wells as a drinking water supply. Stantec notes that the RSCs for the Site were filed before significant amendments to Ontario Regulation (O.Reg.) 153/04, *Records of Site Condition*, were made and came into effect in July 2011. These amendments included the introduction of updated quality standards, more prescriptive requirements for sample collection and analysis, and detailed scope and reporting requirements for Phase One and Two ESAs. Stantec recommended that the identified APECs be clearly documented, investigated and addressed if necessary, prior to the redevelopment of the Site as a residential subdivision.

The 2023 Paterson report documented additional investigations in response to the 2023 Stantec letter, and was reviewed by Stantec and Jp2g Consultants Inc. (Jp2g). The results of this review are provided in the following sections, together with Stantec's revised understanding of environmental site conditions and recommendations for potential site redevelopment.

SUMMARY OF THE PATERSON 2023 REPORT

The 2023 Paterson report documented a Phase II ESA and identified potentially contaminating activities (PCAs) relating to fuel storage, industrial activities and fill of unknown quality that were considered to contribute to APECs at the Site. Although the specific locations of these APECs were not presented, soil and groundwater sampling was conducted and analyses of the COPCs identified above were completed at various locations across the Site. Stantec reviewed the findings of these investigations as they related to the different APECs at the Site, as described above. Stantec's findings are summarized in the following sections, with selected figures from the 2023 Paterson report included as **Attachment A** for reference. Editorial comments related to the 2023 Paterson report are included as **Attachment B**.

SITE CONDITION STANDARD SELECTION

The applicable site condition standards (SCS) for the Site were considered by Paterson to be the 2011 Table 6 SCS for shallow soil sites with residential land use and coarse textured soil (the Table 6 SCS) and the Table 8 SCS for portions of the Site within 30 m of a water body (i.e., the Mississippi River adjoining the northwestern site boundary). Stantec considers these to be appropriate for the assessment of soil and groundwater across most of the Site. The land adjoining the southwestern portion of the Site, however, appears to be a wetland that was described in the historical reports as a provincially significant wetland (Paterson, 2010). This area was not mentioned in the Phase I Conceptual Site Model in the 2023 Paterson report. This designation would identify this land as an area of natural significance as defined in O.Reg. 153/04, meaning that the background, Table 1 SCS should apply for the portion of the Site within 30 m of the wetland (i.e., the former lagoon area). In the discussion below, Stantec assessed the results of sampling within 30 m of the wetland in the context of the Table 1 SCS.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

PHCS IN SOIL NORTHWEST OF THE MILL BUILDING

Although fuel spill remediation work in the northwestern portion of the Site appears to have generally removed the PHC impacts in the area northwest of the former building, Paterson documented elevated soil headspace vapour concentrations in screening samples collected from remaining soil on the southwestern excavation wall in their remediation program but did not select the highest vapour samples for laboratory analysis (Paterson, 2010). Stantec believes that Paterson (2023) intended to investigate the potential for remaining PHC impacts in soil through the collection of three grab samples (GS1, GS2 and GS3) in this area. When referring to Figure PE1114-4 from Paterson (2010), the limit of the former PHC excavation appears to include the area at which the grab samples were collected. This suggests that these samples represent backfill material rather than the remaining soil beyond the excavation wall, which is supported by the observation of silty sand fill identified in Paterson (2023).

The results of PHC analyses for soil samples GS1, GS2 and GS3 were indicated to be less than the laboratory reporting limits and less than the Table 8 SCS. Stantec considers that the Table 1 SCS would be applicable at these locations given their proximity to the wetland; however, the reported results also met the Table 1 SCS. These findings help to confirm that the backfill used in this portion of the PHC remediation area was acceptable.

SOIL QUALITY IN THE MILL BUILDING FOOTPRINT

PAH impacts were identified in fill with debris (brick, asphalt, concrete) at the northwestern portion of the mill building footprint (TP6-23 and TP25-23). The PAH impacts appeared to extend to bedrock at a depth of approximately 0.9 m BGS, and were delineated to the south, east and north but were not delineated to the west.

Stantec notes that an approximate 3.7 m deep zone of fill with asphalt and brick debris and cobbles was reported at TP26 at the northern limit of the inferred mill building footprint. The depth of fill at this location suggests that this may represent backfill placed in the area of the historical PHC excavation and interceptor trench described in Paterson (2010).

A limited area of PHC-impacted soil was identified in the upper 0.7 m of fill in the central portion of the mill building footprint (TP5-23). The PHC impacts were vertically and laterally delineated in the sampling program. Limited debris (concrete, metal, brick) was observed in the upper approximately 1 m of fill in this portion of the Site, and bedrock was encountered at approximately 1.6 m to 2.2 m BGS.

Fill and shallow native soil in the southern portion of the mill building footprint was not associated with debris and the two soil samples analyzed in this area (TP1-23 and TP16-23) met the Table 6 SCS. Where present, fill was observed to extend to approximately 1 m BGS and bedrock was encountered at approximately 1.6 m BGS.

Testing of two soil samples in the mill building footprint for PCBs, dioxins and furans indicated that these parameters met the Table 6 SCS.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

SOIL QUALITY IN CENTRAL FILL STOCKPILE

The 2023 Paterson report identified a fill stockpile in the central portion of the Site that was approximately 3 m in height. The stockpile was reported to contain brick, concrete and asphalt debris at several locations. Of the five stockpile fill samples submitted for analysis, four had concentrations of PAHs and metals (TP7-23, TP27-23, TP28-23 and TP29-23) that exceeded the Table 6 SCS. Samples of native till beneath the stockpile at TP27-23 and TP29-23 met the Table 6 SCS for metals and PAHs. Bedrock in this portion of the Site was encountered approximately 0.1 m to 0.4 m beneath the native till layer.

SOIL QUALITY IN CENTRAL PORTION OF THE SITE

Three test pits investigated soil quality outside the limit of a former metals remediation area in the central portion of the Site, as identified in the Paterson remediation report (Paterson, 2010). Stantec notes that this area is identified with a dashed outline and appears to be labeled as an “exposed bedrock” area on Figures PE1114-8 and PE1114-9 in the 2023 Paterson report (refer to **Attachment A**). Test pits TP10-23 and TP30-23 to the east and northwest, respectively, identified fill extending to the bedrock surface that met the Table 6 SCS. Test pit TP9-23 to the south of the metals remediation area reported zinc in fill at 0.4 m to 0.5 m BGS that exceeded the Table 6 SCS, indicating that the zinc impacts in soil have not been delineated laterally or vertically. Fill at this location extended to 0.6 m BGS, with a thin layer of native soil above bedrock at 0.7 m BGS. Bedrock was encountered elsewhere in this area at depths of 0.4 m BGS (TP10-23) to 2.7 m BGS (TP30-23).

The Phase I ESA (Paterson, 2010) identified a second former fuel AST to the south of the former mill building. It appears that this location was within the former metals remediation area, and it is therefore likely that impacts associated with this AST would have been removed at that time. Furthermore, PHCs were not detected in test pits excavated nearby. The APEC associated with a historical AST in this area is considered to have been addressed and is no longer considered to be an environmental concern.

SOIL QUALITY IN FORMER LAGOON AREAS

Backfill material including cobbles, boulders and some brick, concrete and other debris materials was identified in test pits excavated in the former lagoon area, extending to depths of up to 2.8 m BGS. The 2023 Paterson report indicated that testing of this backfill material confirmed that the samples analyzed met the Table 6 SCS. Given the location of these samples near the wetland, their results should be assessed using the Table 1 SCS. Stantec’s review of the available data suggests that the backfill quality may also meet the Table 1 SCS; however, Paterson should confirm this within their dataset. The presence of brick and concrete in the fill represents a potential concern as well.

Test pits excavated within the former lagoon areas confirmed the presence of peat and black organic silty clay, suggesting that some lagoon sediment remains at the Site. The underlying inferred lagoon sediment was not analyzed and represents a remaining data gap in the understanding of soil quality in this portion of the Site.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

GROUNDWATER FLOW AND QUALITY

Three monitoring wells were installed as part of the 2023 investigation, including a 7 m deep bedrock well within the former building area (BH1-23), an approximately 5 m deep overburden well near the former lagoons (BH2-23) and an approximately 5 m deep bedrock well near a former soil excavation area in the southern portion of the Site (BH3-23) (Paterson, 2023). These supplemented existing bedrock wells BH1-18 (approximately 10 m deep) and BH2-18 (approximately 7 m deep) within the former PHC remediation area in the northwestern portion of the Site, and three test wells (TW1, TW2, TW3) installed across the Site to depths of approximately 10 m, 21 m and 5 m BGS, respectively. The locations of these wells are illustrated on Paterson Figure PE1114-8 in **Attachment A**. The depth to the water table was approximately 1.5 m BGS (BH2-23) to 10 m BGS (TW1) across the Site (Paterson, 2023).

The westerly groundwater flow interpretation on Drawing No. PE1114-8 in the 2023 Paterson report appears to have used only the groundwater elevations for BH1-23, BH2-23 and BH3-23 for May 2023; however, the groundwater elevations in Table 4 of the 2023 Paterson report included wells BH1-18, BH2-18, TW1, TW2 and TW3. Since BH2-18 and TW3 appear to be installed at generally similar depths to the 2023 wells, Stantec considers that these could be included in the flow assessment. When these wells are included, Stantec interprets that the westerly flow is consistent, although the higher groundwater elevation at BH2-18 appears to reflect groundwater mounding within the former PHC remediation area where a bedrock trench was excavated.

The 2023 Paterson report tables confirmed that the 2023 groundwater results all met the Table 6 SCS for the parameters indicated, which included the COPCs identified by Stantec above. Samples analyzed from wells TW1, TW2 and TW3 in 2021 were also indicated to meet the Table 6 SCS in the 2023 Paterson report. Paterson indicated that the 2018 and 2021 analyses of groundwater sampled at BH1-18 and BH2-18 met the Table 6 SCS; however, the groundwater quality at these locations, which are adjacent to the Mississippi River, was not assessed using the Table 8 SCS in the 2023 Paterson report. Paterson should confirm if this groundwater also meets the Table 8 SCS.

Paterson (2023) indicated that monitoring well BH2-23 was intended to characterize groundwater conditions in the former lagoon area, although it could not be installed within the former lagoons due to access limitations with the drill rig. It should be noted that this well was close to the edge of the former lagoon area, as evidenced by black organic silty clay present in the well log (Paterson, 2023), but was situated on the upgradient side of the former lagoons (refer to Figure PE1114-8, **Attachment A**). This represents a limitation in the assessment of groundwater quality at the Site.

The results of the environmental site assessment conducted at the Site to date indicate that groundwater is generally below the depth of the reported soil impacts and does not appear to be impacted by the identified COPCs.

CONCEPTUAL SITE MODEL

One of the recommendations by Stantec (2023) was to provide a supplemental Phase Two ESA that includes a Conceptual Site Model (CSM). The Phase Two ESA was to provide a conclusion on whether applicable SCS on, in or under the Site were met and, if not, outline the actions required to meet the intended land use. The CSM in the report was to include several items in accordance with Schedule E of O.Reg. 153/04.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

A CSM was provided in the 2023 Paterson report; however, it did not include all of the requested items, as detailed further in the editorial comments provided in **Attachment B**. Although the CSM did not present all historical sampling results, did not depict the extents of previous remedial excavations, and did not include cross sections illustrating the vertical extents of contaminants of concern, Stantec considers that sufficient information has been provided to support the conclusions presented herein.

SUMMARY AND CONCLUSIONS

SOIL

The soil quality results presented in the 2023 Paterson report confirmed the investigation of the APECs identified at the Site but did not fully investigate the soil conditions within each of the areas recommended by Stantec (2023).

Stantec and Jp2g agree with the statement in the 2023 Paterson report that PAH, PHC and metals impacts are present in soil in the former building footprint and a fill stockpile in the central portion of the Site. Paterson attributed the PAH impacts to the presence of asphaltic concrete in the fill. If this is the case, then wherever concrete rubble has been included with backfill materials at the Site, PAH impacts may also be present.

The following areas of uncertainty remain for soil quality at the Site:

- The quality of unexcavated soil at the southern limit of the former PHC remedial excavation west of the former mill building is unknown.
- Soil quality of the former lagoons native soil is unknown. Although the remediation report indicated that sediment was excavated from the lagoons and removed from the Site (Paterson, 2010), the 2023 Paterson report identified apparent lagoon sediment in this portion of the Site that was not analyzed for soil quality.
- Fill quality across the Site remains undelineated, in particular in the northern portion of the mill building footprint and to the south of the fill stockpile where soil impacts were confirmed in the 2023 Paterson report. Fill quality in the northern, eastern and southern portions of the Site has not yet been determined. Based on the soil results to date, the likelihood of encountering fill of unknown quality throughout the Site is considered high. Due to the heterogeneous nature of the fill quality, it is not possible to rule out that additional soil exceedances could be present in areas not yet tested and outside of the areas that were confirmed to be impacted.

Note that Paterson (2023) did not analyze for the full VOC list of parameters and did not name them as COPCs. Limited testing documented in Paterson (2010) included soil, sediment and groundwater analysis of VOCs and no parameters were identified with the exception of the petroleum-related BTEX parameters. Although the extent of testing is limited, this suggests that VOCs are not COPCs at the Site.

Paterson (2023) analyzed a limited number of soil samples for PCBs, dioxins and furans in the mill building footprint, and the results met the applicable SCS. Although the extent of testing is limited, this suggests that these parameters are not COPCs at the Site.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

Although data gaps remain as described above, the soil quality analyses have confirmed exceedances of the applicable soil quality SCS and the impacted areas have not yet been delineated. To redevelop the Site for residential use, a complete delineation of the horizontal and vertical extent of the impacts, together with either remediation (i.e., excavation and removal) of the soil, or risk assessment with applicable management measures, would be required.

GROUNDWATER

The groundwater quality results presented in the 2023 Paterson report have investigated shallow groundwater in overburden and bedrock, and deeper groundwater in bedrock, within the APECs identified at the Site. Analysis of the COPCs did not identify exceedances of the applicable SCS. The absence of groundwater impacts in the various wells installed across the Site from 2018 to 2023 supports the potential redevelopment of the Site for residential use. Although soil impacts are present, they are generally situated above the water table and appear to be discontinuous across the Site. Furthermore, the soil impacts are primarily associated with metals and PAHs, which have generally low mobility in the subsurface. For these reasons, it is considered unlikely that significant drawdown of impacts from the soil would occur from the pumping of deeper groundwater for water supply at the Site.

The following areas of uncertainty remain for groundwater quality at the Site:

- The groundwater quality at BH1-18 and BH2-18 was compared to the Table 6 SCS but it was not confirmed if the reported concentrations also met the applicable Table 8 SCS for locations within 30 m of the Mississippi River.
- Monitoring well BH2-23 was situated upgradient of the majority of the former lagoon area. Further justification should be given to support its acceptability to represent lagoon groundwater conditions.

With respect to concerns for drawdown of impacts in shallow soil into deeper groundwater being used for water supply, this was not considered to be a significant concern because of the depth to groundwater relative to the generally shallow extent of soil impacts, and the typically low potential for significant migration of discontinuous PAHs and metals impacts in the soil.

RECOMMENDATIONS

Site plans should identify the portions of the Site that are within and beyond 30 m from the water body and wetland. Site plans should also illustrate the boundary of the historical PHC remedial excavation.

Given the soil quality testing that indicates the continued presence of impacts at the Site, and areas that have not yet been delineated, additional work is required prior to the development of the Site for residential use.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

SOIL QUALITY DELINEATION

Unless all soil is to be removed from the Site prior to redevelopment, further assessment of soil quality and delineation of impacted soil at various locations across the Site would be required prior to site redevelopment. Soil results to date indicate heterogeneous conditions, which makes it challenging to remove all uncertainty regarding soil quality at the Site, even if the current known areas of impacts are delineated. Under these conditions, adopting a grid approach to soil sampling across the Site might be appropriate to reduce the uncertainty associated with the volume of potential impacted fill/soil. It is noted, however, that depending on the grid size, areas of impacted soil could still be missed. With respect to the COPCs for testing, although the primary parameters include PHCs, PAHs and metals, additional analyses of soil for VOCs, dioxins and furans within the northern portion of the mill building footprint would reduce the uncertainty around these parameters as COPCs in soil at the Site.

Once delineated, options to address soil impacts can include remediation and risk assessment. These options are discussed further below.

IMPACTED SOIL MANAGEMENT

For remediation, areas of soil that are identified to have concentrations of one or more parameters exceeding the applicable SCS should be removed from the Site and the remaining soil quality confirmed to meet the applicable SCS. Given the soil quality in the fill stockpile at the Site that confirmed impacts, this soil should be removed and taken to an appropriate receiving site prior to development. It is noted that due to the observed variability in soil impacts, a traditional “hot spot” remedial excavation approach will not be sufficient to address all uncertainties at the Site. Although Paterson (2023) has recommended that soil remediation be done at the initial stage of development and with the collection of confirmatory samples, the municipality should have a clear plan for how to assess soil quality and confirm removal of impacted soil in advance of development.

For risk assessment, this would need to be done in accordance with Schedule C of O.Reg. 153/04, along with the design of risk management measures (RMM) if applicable, to demonstrate that the soil remaining at the Site does not pose an unacceptable risk to future residents. Note that if RMM are required to be implemented, there will be obligations for future site occupants to be aware of, implement and document such measures.

IMPORTED FILL MANAGEMENT

The quality of any imported backfill material would also need to be confirmed acceptable for the Site, in accordance with O.Reg. 406/19, *On-Site and Excess Soil Management*. The responsibility for developing and implementing a soil management plan, including the cost for management and disposal of impacted soil, should be clarified.

GROUNDWATER QUALITY

Further assessment of groundwater quality within the former lagoon areas is recommended, to confirm the absence of impacts to future groundwater users in this portion of the Site.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

Stantec and Jp2g agree with Paterson's recommendation that the wells should be retained for future groundwater monitoring at the Site, where possible.

CLOSURE

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential liabilities associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

The opinions in this report can only be relied upon as they relate to the condition of the portion of the identified property that was assessed at the time the work was conducted. Activities at the property subsequent to Stantec's assessment may have significantly altered the property's condition. Stantec cannot comment on other areas of the property that were not assessed.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition. This report should not be construed as legal advice.

This report has been prepared for the exclusive use of the client identified herein and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

This report is limited by the following:

- *Information contained in the documents referenced herein.*

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures should be confirmed and Stantec assumes no liability for damage to them.

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

The conclusions are based on the site conditions encountered by Stantec at the time the work was performed at the specific testing and/or sampling locations, and conditions may vary among sampling locations. Factors such as areas of potential concern identified in previous studies, site conditions (e.g., utilities) and cost may have constrained the sampling locations used in this assessment. In addition, analysis has been carried out for only a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, Stantec does not warrant against undiscovered environmental liabilities nor that the sampling results are indicative of the condition of the entire site.

As the purpose of this report is to identify site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, Stantec specifically disclaims any responsibility to update the conclusions in this report.

This report was prepared by Grace Ferguson, M.Sc., P.Eng. with input from Caroline Beland-Pelletier, M.Sc., P.Eng., PMP of Jp2g and reviewed by Brent Ferguson, B.Sc., P.Geo.

We trust that this review is sufficient for your current requirements. If you have any questions or require clarifications regarding this information, please contact the undersigned.

Regards,

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Attachment A: Paterson Drawings PE1114-8, PE1114-9 and PE1114-10
Attachment B: Editorial Comments for 2023 Paterson Report

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Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

REFERENCES

Jp2g Consultants Inc. (Jp2g), 2018. Peer Review of the Contaminated Site Related Documents, Proposed Residential Subdivision (Former Appletex Mill Property), Appleton, Ontario, prepared for Municipality of Mississippi Mills, dated September 28, 2018.

Ontario Ministry of the Environment (MOE), 2011a. Record of Site Condition #97711, prepared by Carlos P. Da Silva of Paterson Group Inc. for a property owned by 724597 Ontario Inc. in Mississippi Mills, Certification Date 2010-06-14, Filing Date 2011-05-11.

Ontario Ministry of the Environment (MOE), 2011b. Record of Site Condition #102721, prepared by Carlos P. Da Silva of Paterson Group Inc. for a property owned by 724597 Ontario Inc. in Mississippi Mills, Certification Date 2010-06-14, Filing Date 2011-05-11.

Paterson Group Inc. (Paterson), 2009. Phase II – Environmental Site Assessment, Former Appletex Mill, 116-122 Old Mill Lane, Appleton, Ontario, prepared for Carlgate Development Inc., dated June 18, 2009.

Paterson Group Inc. (Paterson), 2010. Phase I – Environmental Site Assessment and Remediation Program, Former Appletex Mill, 116-122 Old Mill Lane, Appleton, Ontario, prepared for Mr. Paul Dulmage, c/o Carlgate Development Inc., dated November 15, 2010.

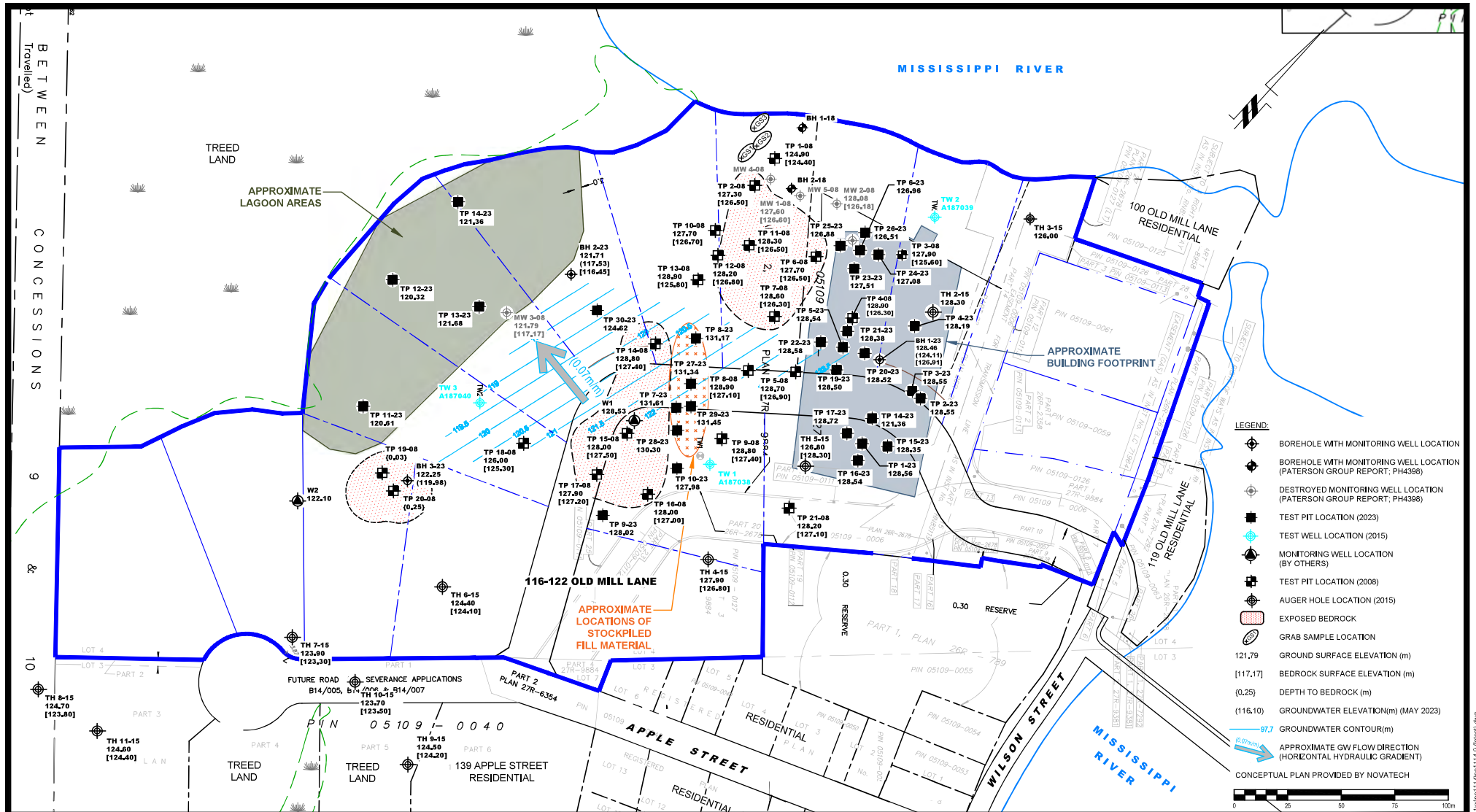
Paterson Group Inc. (Paterson), 2023. Phase II Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario, prepared for Southwell Homes Ltd., dated June 14, 2023.

Stantec Consulting Ltd. (Stantec), 2017. Letter prepared for Julie Stewart, Planning Director, County of Lanark regarding Hydrogeological Review for Redevelopment of a Brownfield, Appleton Subdivision, Part of Lot 4, Concession 10, Geographic Township of Ramsay, Town of Mississippi Mills, Ontario, dated September 11, 2017.

Stantec Consulting Ltd. (Stantec), 2023. Letter prepared for Julie Stewart, Planning Director, County of Lanark regarding Peer Review of Environmental Conditions, Redevelopment of a Brownfield, Appleton Subdivision, Part of Lot 4, Concession 10, Geographic Township of Ramsay, Town of Mississippi Mills, Ontario, dated March 15, 2023.

ATTACHMENT A:

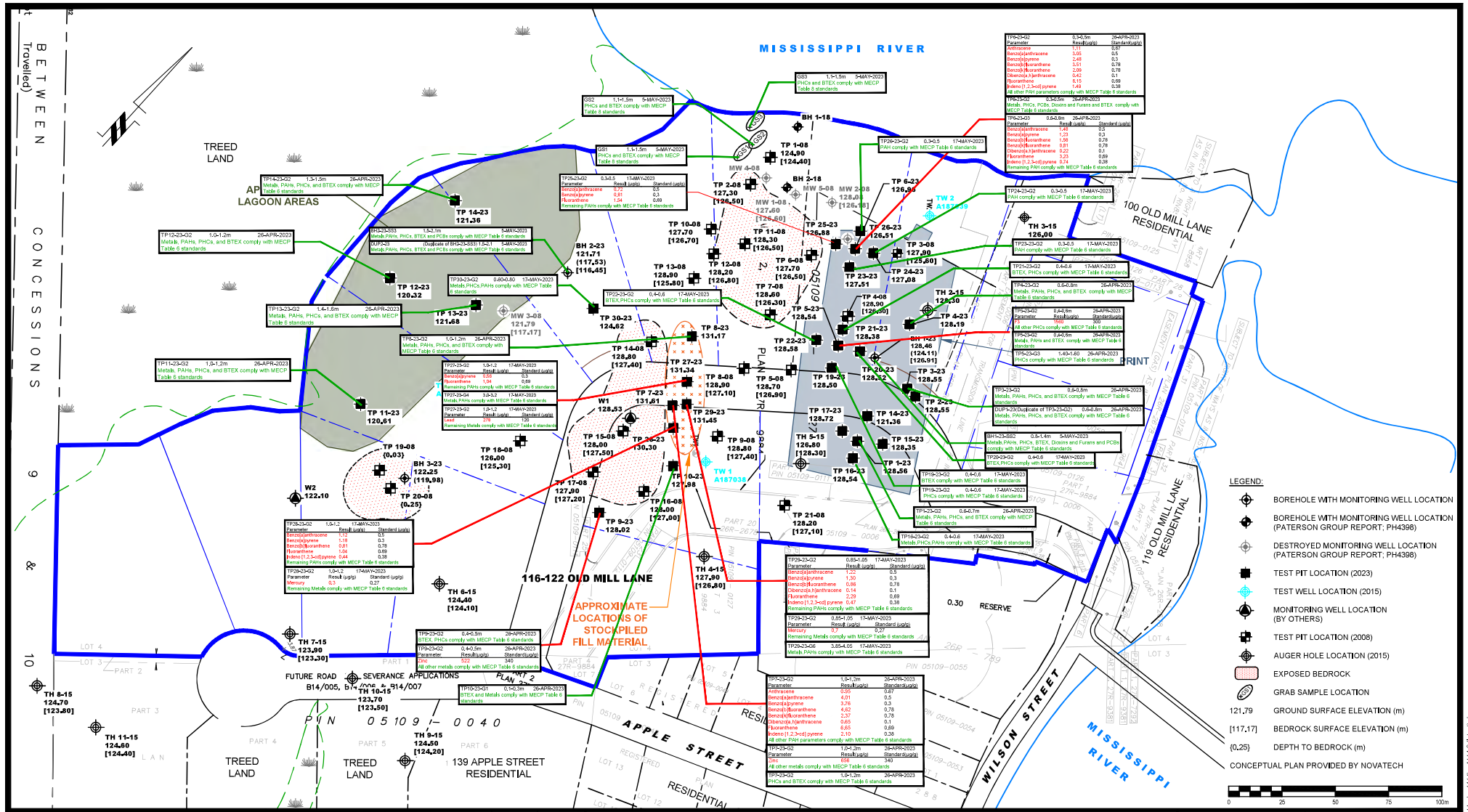
Paterson Drawings



NO.	REVISIONS	DATE	INITIAL

SOUTHWELL HOMES LTD.
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
 116-122 OLD MILL LANE
 APPLETON, ONTARIO
TEST HOLE LOCATION PLAN

Scale:	1:1500	Date:	05/2023
Drawn by:	GK	Report No.:	PE1114-3
Checked by:	SB	Dwg. No.:	PE1114-8
Approved by:	MSD	Revision No.:	



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NO.	REVISIONS	DATE	INITIAL

SOUTHWELL HOMES LTD.

PHASE II - ENVIRONMENTAL SITE ASSESSMENT

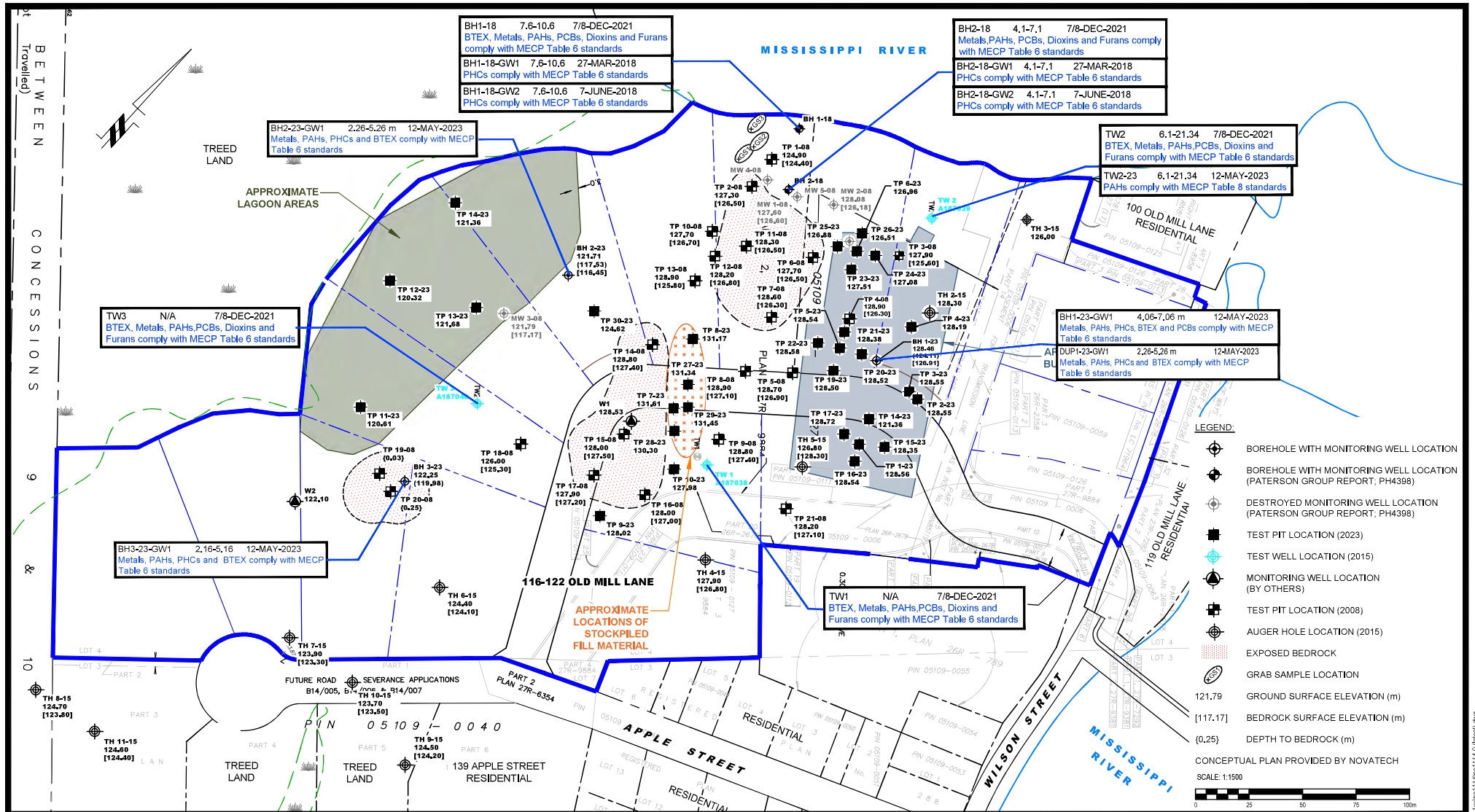
116-122 OLD MILL LANE

APPLETON,
Title:

ONTARIO

ANALYTICAL TESTING PLAN (SOIL)

Scale:	1:1500	Date:	05/2023
Drawn by:	GK	Report No.:	PE1114-3
Checked by:	SB	Dwg. No.:	PE1114-9
Approved by:	MSD	Revision No.:	



BH1-18 7.6-10.6 7/8-DEC-2021
BTEX, Metals, PAHs, PCBs, Dioxins and Furans
comply with MECP Table 6 standards

BH1-18-GW1 7.6-10.6 27-MAR-2018
PHCs comply with MECP Table 6 standards

BH1-18-GW2 7.6-10.6 7-JUNE-2018
PHCs comply with MECP Table 6 standards

BH2-18 4.1-7.1 7/8-DEC-2021
Metals, PAHs, PCBs, Dioxins and Furans comply
with MECP Table 6 standards

BH2-18-GW1 4.1-7.1 27-MAR-2018
PHCs comply with MECP Table 6 standards

BH2-18-GW2 4.1-7.1 7-JUNE-2018
PHCs comply with MECP Table 6 standards

BH2-23-GW1 2.26-5.26 m 12-MAY-2023
Metals, PAHs, PHCs and BTEX comply with MECP
Table 6 standards

TW2 6.1-21.34 7/8-DEC-2021
BTEX, Metals, PAHs, PCBs, Dioxins and
Furans comply with MECP Table 6 standards

TW2-23 6.1-21.34 12-MAY-2023
PAHs comply with MECP Table 8 standards

TW3 N/A 7/8-DEC-2021
BTEX, Metals, PAHs, PCBs, Dioxins and
Furans comply with MECP Table 6 standards

BH1-23-GW1 4.06-7.06 m 12-MAY-2023
Metals, PAHs, PHCs, BTEX and PCBs comply with MECP
Table 6 standards

DUPI-23-GW1 2.26-5.26 m 12-MAY-2023
Metals, PAHs, PHCs and BTEX comply with MECP
Table 6 standards

BH3-23-GW1 2.16-5.16 12-MAY-2023
Metals, PAHs, PHCs and BTEX comply with MECP
Table 6 standards

TW1 N/A 7/8-DEC-2021
BTEX, Metals, PAHs, PCBs, Dioxins and
Furans comply with MECP Table 6 standards

- LEGEND:**
- BOREHOLE WITH MONITORING WELL LOCATION (PATERSON GROUP REPORT; PH4398)
 - BOREHOLE WITH MONITORING WELL LOCATION (PATERSON GROUP REPORT; PH4398)
 - DESTROYED MONITORING WELL LOCATION (PATERSON GROUP REPORT; PH4398)
 - TEST PIT LOCATION (2023)
 - TEST WELL LOCATION (2015)
 - MONITORING WELL LOCATION (BY OTHERS)
 - TEST PIT LOCATION (2008)
 - AUGER HOLE LOCATION (2015)
 - EXPOSED BEDROCK
 - GRAB SAMPLE LOCATION
 - 121.79 GROUND SURFACE ELEVATION (m)
 - [117.17] BEDROCK SURFACE ELEVATION (m)
 - [0.25] DEPTH TO BEDROCK (m)
 - CONCEPTUAL PLAN PROVIDED BY NOVATECH
 - SCALE: 1:1500



NO.	REVISIONS	DATE	INITIAL

SOUTHWELL HOMES LTD.
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
116-122 OLD MILL LANE

APPLETON, ONTARIO

Title: **ANALYTICAL TESTING PLAN (GROUNDWATER)**

Scale:	1:1500	Date:	05/2023
Drawn by:	GK	Report No.:	PE1114-3
Checked by:	SB	Dwg. No.:	PE1114-10
Approved by:	MSD	Revision No.:	

ATTACHMENT B:

Editorial Comments for 2023 Paterson Report

EDITORIAL COMMENTS FOR 2023 PATERSON REPORT

The following items may be considered for revisions that may be made to the Phase II ESA, to clarify certain aspects of the work and to provide further justification for the conclusions drawn in the report.

Text Comments:

- In Section 1.4, for the last line of the first paragraph, the wording refers to the Table 3 Standards. This should be replaced with the Table 6 and 8 Standards referenced elsewhere in the paragraph. Once this section is updated to include the Table 1 Standards, this should be reflected throughout the paragraph as well.
- In Section 4.2, “G” is used in the test pit log of Appendix 1 and is not defined in the soil sampling methods section. It should be confirmed if “G” represents grab samples, and details on the soil sampling collection process should be added for these samples, particularly for samples submitted for volatile analyses (i.e., BTEX and PHC F1). Information on measures taken to avoid cross-contamination during all types of sampling should also be provided.
- In Section 5.6, metals in groundwater were indicated to be “non-detect”; however, this is not consistent with the information provided in data tables and laboratory certificates of analysis. This section also did not comment on whether dioxins/furans were detected below the Table 6 SCS, and did not comment on the PCB results for groundwater, although this information was provided in the data tables.
- In Section 5.7, as part of the quality assurance / quality control review, add a review of the laboratory analytical report notes and whether they affect the interpretation of results. For example, the laboratory attached the following note to the detection of F3 and F4 in sample TP20-23-G2 and TP30-23-G2: *“Some peak(s) in the GC-FID Chromatogram are not typical of petroleum hydrocarbon distillates. May be the result of high concentrations of non-mineral based compounds not completely removed by the method cleanup. Results may be biased high.”* Stantec and Jp2g note that the reported concentrations of PHC F3 and F4 for the above-referenced samples met the Table 6 SCS; therefore, this potential bias in the results did not affect the interpretation of soil quality at these locations. Also, for TP5-23-G3, the laboratory noted: *“Holding time exceeded”*. An explanation of the impact of this finding on soil quality interpretation should be provided.
- In Section 5.7, it should be confirmed that all relative percent difference (RPD) calculations for duplicate sample pairs are presented in the report so the reader can review these values relative to quality screening limits. Paterson should define what “near identical” means when referring to groundwater duplicate sample pair analyses. It would be preferred to state a range or upper limit of RPD, similar to what was done for soil duplicate pairs.

September 15, 2023

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

Conceptual Site Model Comments:

The following items were requested by Stantec (2023) to be included in a conceptual site model. Comments on each item for the 2023 Paterson report are included below in *italics*:

- Identification and illustration of APECs at the Site.

Comment: Three APECs were named in the CSM; however, their extents within the Site were not illustrated.

- Description and illustration of soil and groundwater conditions prior to remedial activities at the Site, including sampling locations presented in plan and cross section drawings at a suitable scale such that sampling locations can be clearly identified.

Comment: Plan view drawings of current and historical sampling locations were provided. Cross section drawings and pre-remediation soil and groundwater conditions were not presented.

- The extents of actual historical excavations, along with all soil and groundwater sampling locations, provided on plan and cross section drawings at a suitable scale such that sampling locations can be clearly identified.

Comment: Historical excavation locations and cross section drawings were not presented.

- A description of soil, groundwater and backfill conditions after remedial actions were taken to reduce the concentrations at the Site.

Comment: A limited summary of the distribution of identified impacted soil was included.

- Consolidated analytical tables with borehole logs and complete laboratory analytical reports.

Comment: Tables, borehole logs and laboratory analytical reports were provided for the 2023 investigation. Data tables or report references for historical groundwater results mentioned on Figure PE1114-10 were not provided.

- A comparison of historical and supplemental site soil and groundwater data to the 2011 Table 1 and/or Table 6 SCS, as applicable.

Comment: The 2023 soil data and 2023 and historical groundwater data were compared with the 2011 Table 6 SCS for most locations across the Site. Soil and groundwater results for locations sampled within 30 m of the Mississippi River were compared with the 2011 Table 8 SCS. Stantec considers that the Table 8 SCS are acceptable for comparison within 30 m of a water body (i.e., the Mississippi River). For soil and groundwater quality within 30 m of the adjacent wetland, however, the Table 1 SCS should be applied.

Other comments relating to the Conceptual Site Model in Section 5.8 are as follows:

- The water level range did not match the range provided in the results in Section 5.2. The CSM reported deeper groundwater depths. All available wells should be included in the groundwater flow discussion since they were all monitored.
- The depth of fill and bedrock in the CSM should be confirmed to be consistent with the depths provided in the stratigraphy section and the relevant results section.

September 15, 2023

Reference: Peer Review of Phase II - Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application

Figure, Table and Appendix Comments:

- **Figure 1** – This figure does not have a north arrow or scale, and the Site outline does not look like it matches the boundaries outlined in subsequent figures like PE1114-8, although it is generally similar. Suggest to overlay the proposed development layer and increase the air photo resolution if possible. Two apparent residential homes are visible in the eastern portion of the Site but do not appear on the other, detailed site drawings. Clarify whether these homes are within the limit of the Phase II ESA site and subject to the redevelopment proposal, and if so, what are the environmental implications are for this portion of the Site?

- **Drawings PE1114-8, PE1114-9, PE1114-10** – Add the area of former PHC Remediation (shown in green in previous test hole location plan, and on the drawing in the 2010 remediation report).

Areas identified to be “exposed bedrock” on the drawings don’t fully align with the latest soil testing results. Are the pink shaded areas truly areas of “exposed bedrock”, or are they actually delineating previous excavations of metals-impacted fill across the Site, as Stantec has interpreted?

TP18-23, within the southern mill building footprint, appears to be mistakenly labeled TP14-23.

- **Drawing PE1114-8** – Present all measured groundwater elevations from May 2023 on the groundwater flow drawing.
- **Drawing PE1114-9** – TP28-23-G2 the value for fluoranthene should be 2.42 ug/g instead of 1.04 ug/g.
- **Tables 1b to 4b** – These are labeled Soil but should instead be Groundwater.
- **Appendix 1** – Analytical Test Results: add a column to show the Table 8 values because some locations are compared to Table 8 in the text and figures.



**re: Phase II Environmental Site Assessment – Response to Stantec
Peer Review
Proposed Residential Development – Appleton Shores
116 to 122 Old Mill Lane – Ottawa, Ontario**

to: Southwell Homes Ltd. - Mr. John Southwell - johnsouthwell@rogers.com

date: September 27, 2023

file: PE1114-MEMO.14

Further to your request and authorization, Paterson Group (Paterson) prepared this memorandum to provide responses to the peer review comments provided by Stantec in their letter entitled: “Peer Review of Phase II – Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application” dated September 15, 2023. This memorandum should be read in conjunction with the Phase II ESA (PE1114-REP.03-Phase II-ESA-Southwell Homes Ltd. dated June 14, 2023) which has been prepared for the proposed development at the aforementioned site.

Peer Review Comments/Responses

Quality of Unexcavated Soil Northwest of Former Mill Building: *The quality of unexcavated soil at the southern limit of the former PHC remedial excavation west of the former mill building is unknown.*

Response: The grab samples (GS1, GS2 and GS3) were collected immediately south of the former PHC excavation and as such, the soil immediately south of the former remediation has been analyzed and is considered to be clean. The extent of the PHC remediation will be included on our updated plan.

Soil Quality of Native Soil Beneath Former Lagoons: *The soil quality of the former lagoon’s native soil is unknown.*

Response: Additional samples of the native material beneath the infilled sections of the lagoon can be analyzed. We suggest that this be made a condition of draft plan approval.

Delineation of Fill Quality Across the Site: *Fill quality across the site remains undelineated, in particular in the northern portion of the mill building footprint and to the south of the fill stockpile where soil impacts were confirmed in the 2023 Paterson report. Fill quality in the northern, eastern, and southern portions of the site has not yet been determined.*





Response: Delineation of the identified impacts in the fill material will be completed during the remediation process. Again, this should be made a draft plan condition.

Groundwater Quality (Table 6 Comparison): *The groundwater quality at BH1-18 and BH2-18 was compared to the Table 6 SCS but it was not confirmed if the reported concentration also met the applicable Table 8 SCS for locations within 30m of the Mississippi River.*

Response: All of the analyzed groundwater parameters are in compliance with the MECP Table 8 SCS.

Location of Monitoring Well BH2-23: *Monitoring Well BH2-23 was situated upgradient of the majority of the former lagoon area. Further justification should be given to support its acceptability to represent lagoon groundwater conditions?*

Response: It was considered unsafe to maneuver the rig into the lagoon area based on the soil characteristics identified in the test pitting program. A layer of organics consisting of peat moss was identified below fill material across this section of the property.

Paterson can attempt at advancing an additional monitoring well in this location if it is deemed necessary however, it is our opinion that the groundwater sample collected during our assessment is representative of the groundwater quality beneath the lagoons. The water table was also located within the fill material in the area of the lagoons and based on the soil analytical test results, all of the assessed fill material in this section of the property was clean.

Summation

While we concur that further testing of the fill/delineation of the areas of contaminated soils is warranted, it is our opinion that this work should be carried out in conjunction with future removal of the impacted material. We suggest that any such additional work be made a condition of draft plan. The environmental conditions of the property are not onerous and should not hold up the larger development review process.



We trust that this information satisfies your immediate requirements.

Best Regards,

Paterson Group Inc.

Samuel Berube, EIT.

Mark D'Arcy, P.Eng., Q.P.^{ESA}





Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

December 19, 2022

Julie Stewart, MCIP, RPP
County Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C2

Dear Julie,

Re: Draft Plan of Subdivision
Southwell Homes Ltd.
122 Old Mill Lane
County of Lanark
File No.: 09-T-22006

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Enbridge Gas Inc.'s records indicate that soil in this area may be contaminated. We will require information on soil quality, including identification of contaminants and concentrations in soil (if any), such that appropriate health and safety measures can be implemented for our workers, and soil disposal arrangements can be made in advance of any gas service construction work. If the area is remediated, confirmation from the owner, with supporting documentation will be required prior to gas service construction. More information can be obtained by emailing Erin.Nolan@Enbridge.com .

Sincerely,

A handwritten signature in black ink, appearing to read "Jasleen Kaur". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: circulations@wsp.com
To: [Julie Stewart](#)
Subject: Draft Plan of Subdivision (09-T-22006), 122 Old Mill Ln., Lanark County
Date: December 20, 2022 1:10:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

2022-12-20

Julie Stewart

Mississippi Mills

, ,

Attention: Julie Stewart

Re: Draft Plan of Subdivision (09-T-22006), 122 Old Mill Ln., Lanark County; Your File No. 09-T-22006

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and

provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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-LAEHhHzdJzBITWfa4Hgs7pbKl

Koren Lam

From: SHLLAKU Paul <Paul.Shllaku@hydroone.com>
Sent: January 4, 2023 2:22 PM
To: Julie Stewart
Subject: County of Lanark - 09-T-22006

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are in receipt of your Plan of Subdivision application, 09-T-22006 dated December 8, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

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Customers Affected:  >5000  501-5000  51-500  21-50 



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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From:
To:
Subject: Re: Additional Info and Notification (File 09-T-22006)
Date:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julie,

Sorry for the delayed follow up. There were some unexpected challenges last week.

After reviewing the documents I do still have a few questions and would like to better understand the process. Would you mind jumping on a quick call this week? If possible sometime this week between 9am and 1pm but I can accommodate anytime before 3pm.

My outstanding questions are about
- Intersection control possibilities at Wilson/Old Mill and the new street
- General process

Thanks

--

Mike Baker

Mike Baker <

Hi Julie,

Thank you for this additional information and responding. I wasn't sure if my emails were going through but I understand keeping on top of email around the holiday seasons is tricky. I was having trouble finding the documents on the Lanark website and I appreciate you digging it up.

I'll review these documents over the weekend and get back to you about setting up a call if I still have questions.

Thanks,

--

Mike Baker

•

Hi,

I've received the notice of application for file 09-T-22006 and would like to be notified when decisions are made regarding the proposal.

I'd also like to request additional information and/or a detailed version of the proposal.

My two biggest concerns with the proposal are the accommodations that will be made to handle the additional traffic.

- Apple St seems a bit narrow to handle additional traffic beyond a few additional houses. Is the subdivision being designed with the Old Mill Lane entrance as the "main" entrance that residents are expected to use most of the time?

- Will additional traffic control measures be implemented at the Old Mill Lane/Wilson/bridge intersection? This intersection is already a bit dangerous with only Old Mill Lane having a stop sign and most Northbound drivers not realizing that going straight through the intersection onto Old Mill Lane should actually be treated as a left turn since the Westbound vehicles coming off the bridge don't have a stop sign.

Finally, hearing from some other residents I know there is some concern about the environmental stewardship of the land owners. Apparently, in the past the Mill's tailing ponds were not correctly remediated and instead drained into the swamp with minimal repercussions for the owners. I hope the county will keep close tabs and strongly disincentivize any environmental damage caused by development. The healthy environment around our village is a big reason why many people live here.

Thank you,

--

Mike Baker

January 17, 2023

Letter to Lanark County Planning Department

Subject : Comments on FILE No 09-T-22006 in regards to Southwell application for subdivision in Appleton

Hello Julie Stewart,

I have received and reviewed the subject consultation related to a property in Appleton where Southwell Homes wants to build a sub-division. I am a long time Appleton resident and wish to strongly oppose the approval of such a plan for the following reasons :

1. **Government regulations** - The description of the property indicates that it is an area that already has numerous Ontario government/ Mississippi Mills government restrictions and protections for the area. The restrictions include Protected Wet Lands, Environmental Hazard and Protection. I understand that these restrictions are important for the area due to the history of the property with respect to past hazards related to the old Textile/Woolen mill which was located directly on the property that is being considered for a sub-division. These hazards included a ground holding pond that for many decades was used as a dumping site for coloured dyes and other by-products of the textile industry. In addition, the fire in 2007 that destroyed the building and its contents may have caused other pollutants to enter the ground. I recall that some homes in Appleton were evacuated because of concerns about PCB's being released into the air as a result of the fire. Has the ground in the immediate area of the old mill been recently tested for cancer causing pollutants such as PCB's and for chemicals used in the textile industry ? I assume that any new homeowners in the subdivision will be advised of the pollution history of the Textile Mill prior to purchasing lots.
2. **Additional Pollution** - How many dwellings are expected to be built on the 14 lots ? It is assumed that this would mean septic systems/beds and wells required for each dwelling. Has a study been completed to determine whether the proposed development will have an adverse effect on the local water table used by existing local homeowners and whether there is enough land to safely support the number of new septic beds that will be required.
3. **Safety** – As you know, the main road through Appleton village does not have any pedestrian sidewalks which is already a serious safety issue for people walking in the area and dealing with local vehicle traffic. The addition of a sub-division that is planned to be accessed through the center of Appleton will significantly increase pedestrian and vehicle traffic and raise the safety risk even higher for people walking their dogs or simply going for a stroll. This is a real local concern. I suggest that Lanark/Mississippi Mills administrators take a walk in the heart of the village (particularly in winter) to get a feel for how dangerous it can be and how the proposed sub-division will only exacerbate an existing serious safety issue. The center of Appleton is a really small, tight area that has not been designed to take on the traffic needs of a sub-division.
4. **Summary** Please consider the above written comments as a formal response to your referenced consultation request. I would like to be advised of any public meetings that may be held and would like to be notified of any formal decisions.

From:
To: [Julie Stewart](#)
Cc:
Subject: RE: 09-T-22006 Attention County Planner
Date: February 11, 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julie,
Thank you for your response.
I am in full support of this project.
I am trying to ensure I have access to the acre of land at the back of my property.
As outlined in the email below the access was removed last fall.
I plan to apply for severance of this lot and before getting a survey and whatever else is needed to accompany my application I would like some understanding of the effect the change in access might create.
Please let me know when I can discuss this with you.
Thanks,
Ian
Ian F. Morrison

From: Julie Stewart <jstewart@lanarkcounty.ca>
Sent: Wednesday, February 8, 2023 11:21 AM

Subject: RE: 09-T-22006 Attention County Planner
Hi Ian – my apologies, I have received your e-mail and I have attached the following:
Draft plan of subdivision
Planning rationale
The full submission is available on our website as well. If you require anything further please reach out and I will do my best to respond to you in a more timely manner.
Thank you
Julie

C

Hi Julie,

From:

Sent: January 15, 2023

To: plan@lanarkcounty.ca

Cc: J

Subject: RE: 09-T-22006 Attention County Planner

Hi Julie,

I have not heard back from anyone on the request for a copy of the plan of subdivision.

I understand that I am required to notify the County Planner of my interest in this proposed plan before January 16, 2023.

Please accept this as my official notice of interest and objection to this plan.

My objection to the plan concerns the lose of access to the back portion of my property adjacent to the proposed subdivision.

I lost the access afforded me when the Municipality of Mississippi Mills sold the road allowance which connected my back property to the road.

I have reviewed the diagram of the plan of subdivision and can not see where there is any access to my back property.

Can you please confirm that you have received this email dated January 15, 2023.

Can you also advise when I can put a formal objection into place?

Thanks,

Ian

From:

Sent: December 19, 2022

To: plan@lanarkcounty.ca

Cc:

Subject: 09-T-22006

Hi Julie,

I am responding to the noted plan received recently.

I am interested to see the proposed plan.

In particular I am interested in any access to the back of our property at 124 Wilson St.

Please forward the plan to this email address.

Thanks,

Ian

Ian F. Morrison

Comments: “Notice of Complete Application and Consultation” File Number 09-T-22006, Southwell Homes Ltd.

Alison Ball and Peter Hicks, Mississippi Mills (Appleton)
2023-01-16

1 Background

A textile mill, which produced synthetic fleece, operated on this site for decades. For the last several years of operation, the owners faced financial, operational, legal and environmental difficulties. The mill buildings and much of the contents were left intact when operations ceased. The subject site was classified as a Brownfield property. Changes to the site from 2004 to 2009 included:

- A fire of the warehouse that had been filled with large textile machinery. Subsequent removal of equipment and dismantling of all buildings.
- An oil leak from a large tank near the river, which entered the ground and the river. Subsequent significant excavation and remediation.
- Breaching of the dye containment lagoons into a provincially significant wetland. Subsequent removal of toxic sediment and filling of the lagoons.

The site also included a dump (municipal and textile), which was mostly or completely excavated.

2 Public consultation

There are many complex technical documents related to the remediation and plans for a subdivision.

- The Ontario’s Planning Act specifies “planning processes that are fair by making them open, accessible, timely and efficient” and encourages “co-operation and coordination among various interests”.
- It is a policy of the Mississippi Mills Community Official Plan that the town shall work with community associations to determine ways to enhance and improve villages.

Provide a public forum for Appleton residents to get answers to questions related to the technical documentation and the development process. For example, hold a public open house with technical experts, municipal planners and the developers.

3 Former municipal road on Block 19

In 2021, the municipality sold a right-of-way to Southwell Homes Ltd. The municipality’s rationale included: “there is risk that the requested lands may have been impacted by the former industrial site” and “The requested lands expose the Municipality to potential liability related to potential impacts of from the former industrial site.”

As part of a response to questions about this, the municipality stated: “The report states there is potential impact of the property not that there is. The site history is well known as such there was no need to bring up the history for the purposes of the report. The Municipality is aware of the past industrial nature of this site and efforts that have been made to remediate this site. A true evaluation of this land would need information on the current status of the

contamination. This is something the Municipality is unwillingly to invest in given the low potential to recovery the costs through the land sale process.”

There has been extensive runoff from the property (photos available) for many years, including the years when there was documented contamination on the site. The surface of the former municipal road is broken pavement. None of the reports accompanying this Application include soil or groundwater studies for Block 19.

Provide studies, before the zoning is changed and the property is sold, which show that the soil and ground water of Block 19 are not contaminated.

4 Replace the private Old Mill Road with a new municipal road (Block 15 and Block 17)

The property includes Old Mill Lane, which is currently a private road. It is the only access road for several properties and for the hydro facility. Being 18 feet wide, the private road is inadequate for some of the large vehicles servicing the hydro dam and for the quantity of vehicles using the Country Inn (104 Old Mill Lane). Two of the properties (104 and 116 Old Mill Lane) include land on each side of the road.

In the Application, the lane is “proposed to be sold to abutting land owners”. However, we’re not aware of any Old Mill Lane residents who have expressed an interest in ownership of the private road, including the previous owners of the hydro facility. Our understanding is that the municipality is also not interested in owning this non-conforming road.

A new municipal road could be created to the west of 116 and 104 Old Mill Lane and lead to the hydro dam. About half of this strip of land is already a municipal unopened road allowance. The remaining strips of land would be parts of Block 17 and the east part of the proposed Lot 1. The private Old Mill Lane could then be divided and sold to abutting land owners. The new municipal road could also lead to a new waterfront park. This would support the Community Official Plan goal: “preserve unopened road allowances for future access to water and other public uses”

Replace the private Old Mill Lane with a new municipal road to the west of 116 and 104 Old Mill Lane for access to the houses on Old Mill Lane, the hydro dam and a new waterfront park.

5 Move the access road south and create a parking lot

There are parking issues in the village. Wilson Street, near the planned subdivision, is very narrow and probably cannot be widened significantly. There is no parking area identified for the proposed new park. Moving the access road south, adjacent to 124 Wilson Street, would provide an area large enough for a parking lot while still leaving a narrow strip of property beside 116 Old Mill Lane (narrower than the proposed Block 19).

Move the access road south.

Create a parking area for the new park and for other village visitors to the north of the access road (resulting in a narrower strip of property beside 116 Old Mill Lane; i.e., Block 19).

6 Create a useable public waterfront park:

The development of a public waterfront park would support the conveyance of land for parks as described in the Community Official Plan:

- “the lands are within easy walking distance of the residential neighbourhood to be serviced by the park and are integrated into the design of the subdivision”
- “where the lands being developed contain waterfront property, as much waterfront property as possible shall be dedicated as public parkland”
- “the lands represent important scenic vistas or possess unique natural qualities”.

The draft plan includes a very narrow strip of land for a park that would allow for a path to a small area that could include a look-out. The bank here is very steep and there is no flat land at the bottom of the cliff (“The banks were steep especially along the east side where they terminated abruptly at the river.”, Environmental Impact Statement). Direct water access would be challenging.

However, the western section of the waterfront includes a gentle slope to the river bank that would easily permit water access. Water access is important because, currently, there are only 2 public access points in Appleton to the Mississippi River -- the boat launch (Appleton Bay Park) and the park beside the dam (Appleton parkette). Both are used extensively, by residents and tourists, but water access at each of these sites is very small and use is limited. Neither site is safe or conducive for swimming. Both have parking limitations. This results in vehicles parked on the narrow roads and on paved shoulders, which interferes with through traffic and active transportation. There is another small municipal park in Appleton, Eleanor Park, that is not maintained, has no water access and doesn't include any facilities.

An attractive new public park along the entire waterfront of the site could include a spectacular lookout, a picnic area, a beach and a dock for non-motorized watercraft. This would reduce the traffic congestion at the Appleton Bay Park and it would be a safer place to swim than the Appleton parkette. Building lots, with views of the river, could be created along a boulevard running parallel to a new park.

A new municipal road (described above) could become the road to this park. A new parking area could be created beside the access road (described above).

Create a new multifunction waterfront park along the entire river edge of the site, create a new municipal road to access the park and create a parking lot at the side of the access road.

7 Implement traffic calming measures in the village

The addition of 14 proposed new houses (plus 3 additional houses at the end of Apple Street) will result in a substantial increase in village traffic; e.g., residents, utility vehicles, school buses, emergency vehicles, snow plows, etc. There is limited visibility around the curves on all the main roads of the hamlet. Many residents have already reported significant traffic problems on the main roads. Traffic Counts by Lanark County over the last few years have shown that many vehicles exceed the speed limit on both Wilson Street and River Road. Two of the principal adjacent Collector roads, Wilson Street (a county road) and River Road south (a municipal road), do not have paved shoulders. The speed of the vehicles and the narrow roads makes active transportation precarious.

Most of the Lots are closer to Apple Street than to Old Mill Lane and Apple Street is a municipally maintained and paved road. This makes Apple Street preferable access corridor. If Apple Street is inadequate for the increase traffic during and after construction, upgrade it before construction begins.

Implement traffic calming measures in and around the village before construction begins.
Designate Apple Street as the primary access road to the site and upgrade before the construction begins, if necessary.

8 Review well and septic system plans

“During the planning phase of a new well, all nearby wells should be identified and assessed to determine the impact that the planned well construction could have on the well. If it is determined there is a likelihood that the planned well construction operation may impair the water in a nearby well, drilling should not proceed or proper contingency plans should be put in place to protect the nearby water supply well.” (<https://www.ontario.ca/document/water-supply-wells-requirements-and-best-practices>)

Add the locations of existing well and septic systems of properties surrounding the well and septic system plan for subdivision. Consider the undeveloped residential lots on Apple Street. Specifically, verify that the well and septic systems planned for Lot 12 are distanced appropriately from those on existing properties on Apple Street.

“A new well should be kept a minimum separation distance away from all property lines because you can’t control what happens on adjacent properties...– the safe distance for your well may be much greater.” (<https://www.ontario.ca/page/wells-your-property>) This report identifies road salt and underground lines that are designed to move petroleum hydrocarbons as a potential well contaminants and that wells be sited at least 15 meters horizontally from contaminant sources.

Ensure that the wells are located appropriately from road-related contamination (salt, spills, etc.); e.g., the well for Lot 10 appears to be located on the road, the wells for many of the lots are at the edge of the road (Lots 4, 6, 7, 8, 9, 11) and other wells are very close to the road.

Ensure that wells are located appropriately from the main Natural Gas supply line, which goes through the site; e.g., the proposed well locations for Lots 8, 9, 10, 11 and 12 appear to be very close to the supply line.

This report states that it is important to know the “Location of all nearby surface water sources such as lakes, rivers and creeks”. There is a creek in the area of Lots 8 and 9 that is quite active in the spring. This could be the drainage of the eastern wetland in Figure 10, Environmental Impact Statement. Figure 17 of the EIS shows a 30m buffer that extends onto Lots 8, 9, and 10.

Ensure that the well and septic system plans for Lots 8, 9 and 10 consider the creek and the wetland buffer zone.

9 Decommission well on Block 19

There is well (with a hand pump) on Block 19 that has not been used for many years. “As a well owner, you must plug and seal a well that is not being used as a well” (<https://www.ontario.ca/page/wells-your-property>). One of the reports accompanying this Application provided recommendations for decommissioning test wells but there is no recommendation about decommissioning the well on Block 19.

Ensure that the well is decommissioned before Block 19 is sold.

10 Dump

Some textile material might remain to the west of dump excavation; e.g., Image 15 of the archeological report. This is in the area of parts of Lots 7 and 8. This was identified in the Archaeological Assessment report (Abacus 2014).

Ensure that all waste is removed from the former textile mill disposal site and, if the soil beneath is contaminated, clean-up the site before development begins.

11 Blasting/hoe-ramming -- pre and post studies

Significant excavation will likely be required for development. Many of the homes on surrounding properties are older, some built in the 1800s.

Require pre and post excavation studies (including photographs) on walls and foundations of nearby residences.

12 Prevent runoff during construction

Currently, the drainage for part of the site is directly onto Old Mill Lane, and subsequently onto adjacent properties (including our property).

Ensure that runoff prevention is in place before and during the construction.

13 Ensure storm water runoff doesn't impact fish spawning grounds

The Servicing Options map indicates that the storm water runoff diverted to Wilson Street will enter the Mississippi River just upstream (“Out B”) from fish spawning grounds (Figure 8, Environmental Impact Statement).

Ensure that runoff is managed so that it doesn't degrade the fish spawning grounds.

14 Maintain trail to unopened road allowance between Conc. 9 and 10

The plan shows a trail at the end of the Apple Street extension, which leads to unopened road allowance between Concessions 9 and 10.

Maintain trail access to the unopened road allowance between Concessions 9 and 10.

15 Suggested additions to form “Type of Application: Plan of Subdivision, Lanark County”

6.3 Feature or development circumstances

Class 2 industry:

Hydro generating facility is adjacent to the site. The facility runs 24/7. The excavator runs periodically day and night and has emissions. There is daily truck traffic to the facility.

Electric transformer station:

The adjacent hydro generating facility includes a transformer.

Significant fish habitat...:

Fish spawning ground have been identified north of the bridge, which is downstream from one of the proposed drainage routes for the site.

Significant ... areas of natural and scientific interest...:

A candidate ANSI is onsite.

Significant built heritage resources...:

The site is adjacent to 2 large century stone houses and other several other older homes. One of the stone houses was recently designated a “Country Inn”, partially because it met the criteria of “residential buildings with heritage value”.

Contaminated sites, assess an inventory or previous uses in areas of possible soil contamination:

There are many studies showing previous soil contamination related to the former use of the property as a textile mill.

16 Suggested change to the “Signed draft plan of subdivision”

The area of Block 19 is identified as 162.3 m². In a letter from Solway Wright, it is identified as approximately 1,700 m².

17 Suggested change to “Environmental Impact Statement”

“The vegetation on the adjacent lands on the back of the residences on Old Mill Lane consisted of a mixed treed area.” Almost all of these trees in the fencerow are on the municipal unopened road allowance, not on the residential properties.