

Phase I Environmental Site Assessment

5 & 6 Frank Davis Street
Almonte, Ontario

Prepared for BBS Construction (Ontario) LTD.

Report: PE6477-1
March 12, 2024

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment (Phase I ESA) was carried out for the property located at 5 and 6 Frank Davis Street, in the Town of Almonte, Ontario. The purpose of this Phase I ESA was to research the past and current use of the subject and adjacent properties and identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site has never been formally developed, although it was used as a paintball course from 2011 to 2014. No environmental concerns were identified with respect to the historical use of the subject site, however, some remnant waste materials remain on the subject site that will require disposal.

No environmental concerns were identified with respect to the historical use of the neighbouring properties.

An inspection of the subject site and the surrounding properties was conducted on March 12, 2024. Presently, the subject site is vacant/unutilized. No environmental concerns were identified with respect to the current use of the subject site.

The neighbouring properties in the vicinity of the subject site were generally observed to be vacant, with the exception of several properties used for commercial or light industrial purposes. As discussed in the last section, several automotive businesses are situated cross gradient of the site, based on this and their distance from the site and/or relative recent age, they are not considered to pose a risk to the subject land. No environmental concerns were identified with respect to the current use of the neighbouring lands.

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

1.0 INTRODUCTION

At the request of BBS Construction (Ontario) Ltd., Paterson Group (Paterson) conducted a Phase I – Environmental Site Assessment (Phase I ESA) of the property addressed 5 and 6 Frank Davis Street, in the Town of Almonte, Ontario.

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

2.0 SITE INFORMATION

Address:	5 and 6 Frank Davis Street, Almonte, Ontario.
Legal Description:	Part 6 and 7, Plan 27R-11753; Lot 15, Concession 10, Municipality of Mississippi Mills, County of Lanark, Ontario.
Location:	The subject site is located on the northwest side of Frank Davis Street, approximately 210 m northwest of Industrial Drive, in the Town of Almonte, Ontario. Refer to Figure 1 - Key Plan for the site location.
Latitude and Longitude:	45°14'06.1"N 76°10'42.3"W

Site Description:

Configuration:	Irregular
Site Area:	8500 m ² (approximate)
Zoning:	E1 – Business Park
Current Use:	The subject site is currently unutilized and is primarily grassed with some light vegetation and occasional trees.
Services:	The subject site is currently not serviced, but it is situated in a municipally serviced area.

3.0 SCOPE OF WORK

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

- Investigate the existing conditions present at the subject property by carrying out a field study and historical review in general accordance with CSA Z768-01, reaffirmed 2022.

- Present the results of our findings in a comprehensive report.
- Provide a preliminary environmental site evaluation based on our findings.
- Provide preliminary remediation recommendations and further investigative work if contamination is encountered or suspected.

4.0 METHOD OF INVESTIGATION

4.1 Historical Research

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

Federal Records

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

Provincial Records

- MECP document entitled, “*Waste Disposal Site Inventory in Ontario, 1991*”.
- MECP Brownfields Environmental Site Registry.
- Office of Technical Standards and Safety Authority, Fuels Safety Branch.
- PCB Waste Storage Site Inventory.

Municipal Records

- City of Ottawa historical air photo website.
- Mississippi Mills conservation authority interactive property map website.

Local Information Sources

- Personal Interviews.
- Previous Engineering Reports.
- Google Maps/Street View Historical Imagery.

4.2 Field Assessment

The second segment of the Phase I ESA consisted of a site visit which included a walk-through inspection and detailed visual assessment of the environmental conditions of the subject property. The site visit was carried out on March 12, 2024 by personnel from our Environmental Division.

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

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

5.0 FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

5.1 Historical Review

Air Photo Research

Historical air photos from the National Air Photo Library, The City of Ottawa's website geoOttawa, and Google Earth were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- 1946 The subject site and surrounding properties appear to be vacant or used for agricultural purposes.
- 1978 No significant changes are apparent with respect to the subject site or the neighbouring lands.
- 1988 No significant changes are apparent with respect to the subject site. To the east of the subject site, the beginning of Industrial Drive is visible. A commercial building has been developed to the north of the subject site, along Ottawa Street. No other significant changes to the neighbouring lands are apparent.
- 1996 No significant changes are apparent with respect to the subject site. Part of Industrial Drive has been constructed to the southwest. No other significant changes to neighbouring land are apparent.
- 2005 The subject site appears to be a vacant field with some trees in the northeastern corner. No significant changes are apparent with respect to the subject site. Additional commercial buildings can be seen to the north-west of the subject property. Industrial Drive appears in its current configuration.
- 2014 numerous items are visible distributed across the subject site. These objects are also present to the south of the subject site and are part of a paintball course that operated at that time. No other significant changes are apparent to the subject site. Several additional commercial buildings are visible to the north, southeast and west of the subject site.
- 2021 No significant changes are apparent to the subject site at this time. A retail fuel outlet (RFO) is visible to the north, additional commercial buildings are visible to the north and west of the subject site.

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

National Archives

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

PCB Waste Storage Site Inventory

A search of the provincial PCB waste storage site inventory was conducted as part of this assessment. No current or former PCB waste storage sites were identified within a 150 m radius of the subject site.

Natural Resources Canada (NRCAN)

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was reviewed as part of this assessment. According to the available mapping information, the bedrock in the area of the subject site consists of interbedded limestone and dolomite of the Gull River Formation. Based on the maps, the surficial geology consists of Palaeozoic bedrock with an overburden thickness ranging from 0 to 1 m.

Technical Standards and Safety Authority (TSSA)

The Technical Standards and Safety Authority (TSSA) Fuels Safety Branch in Toronto was contacted on March 12, 2024, to inquire about current and former underground or aboveground storage tanks, historical spills, and incidents for the subject site and neighbouring properties. The response from the TSSA indicated that there is an RFO with 4 active fuel storage tanks, and propane cylinder exchange, addressed 5525 Appleton Side Road, located approximately 110 m northwest of the subject site. Due to the separation distance of the pump islands and underground tanks, cross-gradient location with respect to the subject site and recent age of construction circa 2016, the RFO and associated storage tanks are not considered to pose a risk to the subject site. Due to the gaseous nature of propane, the propane cylinder exchange is not considered to be a potential source of contamination.

No other records were identified pertaining to the subject site. A copy of the correspondence with the TSSA on the properties of interest has been included in the Appendix.

Ontario Ministry of Environment, Conservation and Parks (MECP)

The Ontario Ministry of Environment, Conservation and Parks document entitled "*Waste Disposal Site Inventory in Ontario, 1991*" was reviewed as part of this assessment. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants, and coal tar distillation plants in the Province of Ontario. A review of this document identified no former waste disposal site located within 150 m of the subject site.

A search of the MECP Brownfields environmental site registry was conducted for the subject site and neighbouring properties as part of this assessment. No Records of Site Condition (RSCs) were filed for the subject site or for any properties within a 150 m radius.

Previous Report

Paterson has conducted various environmental assessments in the vicinity of the subject property, including a Phase I - Environmental Site Assessment for the larger industrial park in 2004, and a Phase I – Environmental Site Assessment for 13 Frank Davis Street in 2022. A review of our files did not indicate any environmental concerns with respect to the subject property.

Personal Interviews

Mr. Pete Van Grootheest, a representative for BBS Construction (Ontario) Ltd., was interviewed as part of this assessment. Mr. Van Grootheest stated that the subject site formed part of a larger piece of land that wasn't previously developed. Mr. Van Grootheest stated that the site was used as a paintball field from 2011 to 2014. Mr. Van Grootheest indicated the presence of an automotive repair shop and a rust proofing shop to the southeast, and an RFO to the north on surrounding lands. Mr. Van Grootheest was not aware of any environmental concerns on the Phase I Property.

5.2 Exterior Assessment

The Phase I ESA site inspection was conducted on March 12, 2024, by personnel from the Environmental Division of Paterson. The site inspection included a review of the subject site, adjacent lands, and their current use.

Site Description

The subject site and adjacent properties are currently vacant grassed areas with small trees and shrubbery. The site topography is relatively flat, whereas the regional topography slopes very gradually down to the west, in the direction of the Mississippi River.

Water drainage on the subject site occurs via infiltration. There was no ponded water or stressed vegetation observed on the ground surface at the time of the site inspection.

Occasional scraps of wood, plastic and metal were noted to be distributed across the site, including 4 rusted out metal drums, 1 rusted out metal tank, 1 empty plastic drum, 8 boats with their engines and fuel tanks removed, and several wooden pallets and concrete sewer pipe sections. These are suspected to be remnant waste material from the former use of the subject site as a paintball course (c. 2014). Upon inspection no staining, odours or other signs of potential subsurface contamination were observed at the time of the site visit.

Potential Environmental Concerns

Fuels and Chemical Storage

No chemical storage areas, aboveground storage tanks (ASTs), or signs of underground storage tanks (USTs) were observed on the subject site at the time of the site inspection.

Waste Management

At the time of the site visit, no waste was being generated onsite, however some remnant waste items from the paintball course (c. 2014) were observed to be distributed on throughout the western portion the subject site. No environmental concerns were identified with respect to waste management practices at the subject site.

Polychlorinated Biphenyls (PCBs) and Transformer Oil

No potential sources of PCBs were identified on the subject site at the time of the site inspection.

5.3 Adjacent Properties

Land use adjacent to the subject site was as follows:

North: Mississippi Mills Animal Hospital and retail fuel outlet;

South: Frank Davis Drive, followed by vacant land currently being developed;

East: Vacant, followed by Appleton Side Road;

West: Vacant land, followed by commercial retail.

An auto repair garage, Ryno Motors Sales & Service, is present approximately 90 m to the southeast and is suspected to have been in operation since 2007. This garage is not considered to have had the potential to impact the site due to its relatively short period of operation and its separation distance from the subject site.

A corrosion inhibitor application shop, Krown Almonte, is present approximately 190 m to the southeast of the subject site and has been in operation since approximately 1998. It is not considered to have had the potential to impact the site, due to its separation distance, and cross-gradient orientation with respect to the subject site.

An RFO, Esso, is present on the neighboring property to the northwest of the subject site, the pump islands and storage tanks are located approximately 110 m

to the northwest of the subject site. The RFO is not considered to have had the potential to impact the site due to its relatively short period of operation, its separation distance from the subject site, and cross-gradient orientation with respect to the subject site.

No other environmental concerns were identified with respect to the current use of the neighbouring properties. Current land use adjacent to the subject site is illustrated on Drawing PE6477-1 – Site Plan in the Appendix.

6.0 CONCLUSION

6.1 Assessment

A Phase I – Environmental Site Assessment (Phase I ESA) was carried out for the property located at 5 and 6 Frank Davis Street, in the Town of Almonte, Ontario. The purpose of this Phase I ESA was to research the past and current use of the subject and adjacent properties and identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site has never been formally developed, although it was used as a paintball course from 2011 to 2014. No environmental concerns were identified with respect to the historical use of the subject site, although there are some remnant waste materials present on site that will require disposal.

No environmental concerns were identified with respect to the historical use of the neighbouring properties.

An inspection of the subject site and the surrounding properties was conducted on March 12, 2024. Presently, the subject site is vacant/Unutilized. No environmental concerns were identified with respect to the current use of the subject site.

The neighbouring properties in the vicinity of the subject site were generally observed to be vacant, with the exception of several properties used for commercial or light industrial purposes. As discussed in the previous section, several automotive businesses and an RFO are located near the subject site, however, based on their cross gradient nature, distance from the site and/or relative recent age, they are not considered to pose a risk to the subject land. No environmental concerns were identified with respect to the current use of the neighbouring lands.

Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment will not be required for the subject site at this time.**

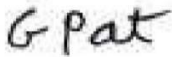
7.0 STATEMENT OF LIMITATIONS

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

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

This report was prepared for the sole use of BBS Construction (Ontario) Ltd. Permission and notification from the aforementioned party and Paterson Group Inc. will be required prior to the release of this report to any other party.

Paterson Group Inc.



Grant Paterson, Technologist



Mark D'Arcy, P.Eng.

Report Distribution:

- BBS Construction (Ontario) Ltd.
- Paterson Group

APPENDIX

AERIAL PHOTOGRAPHS

TSSA Correspondence

FIGURE 1 – KEY PLAN

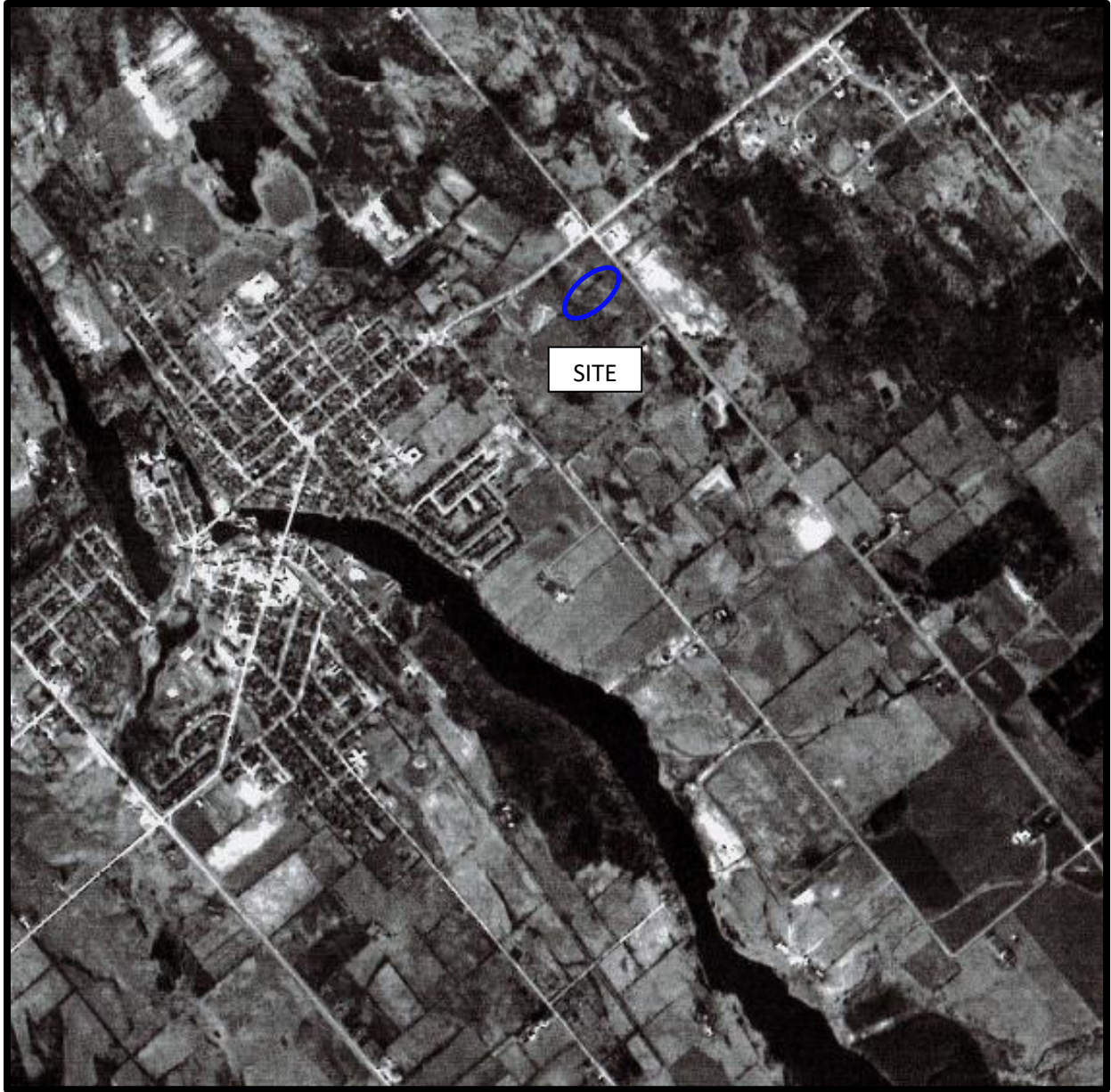
DRAWING: PE6477-1 – SITE PLAN



AERIAL PHOTOGRAPH
1946



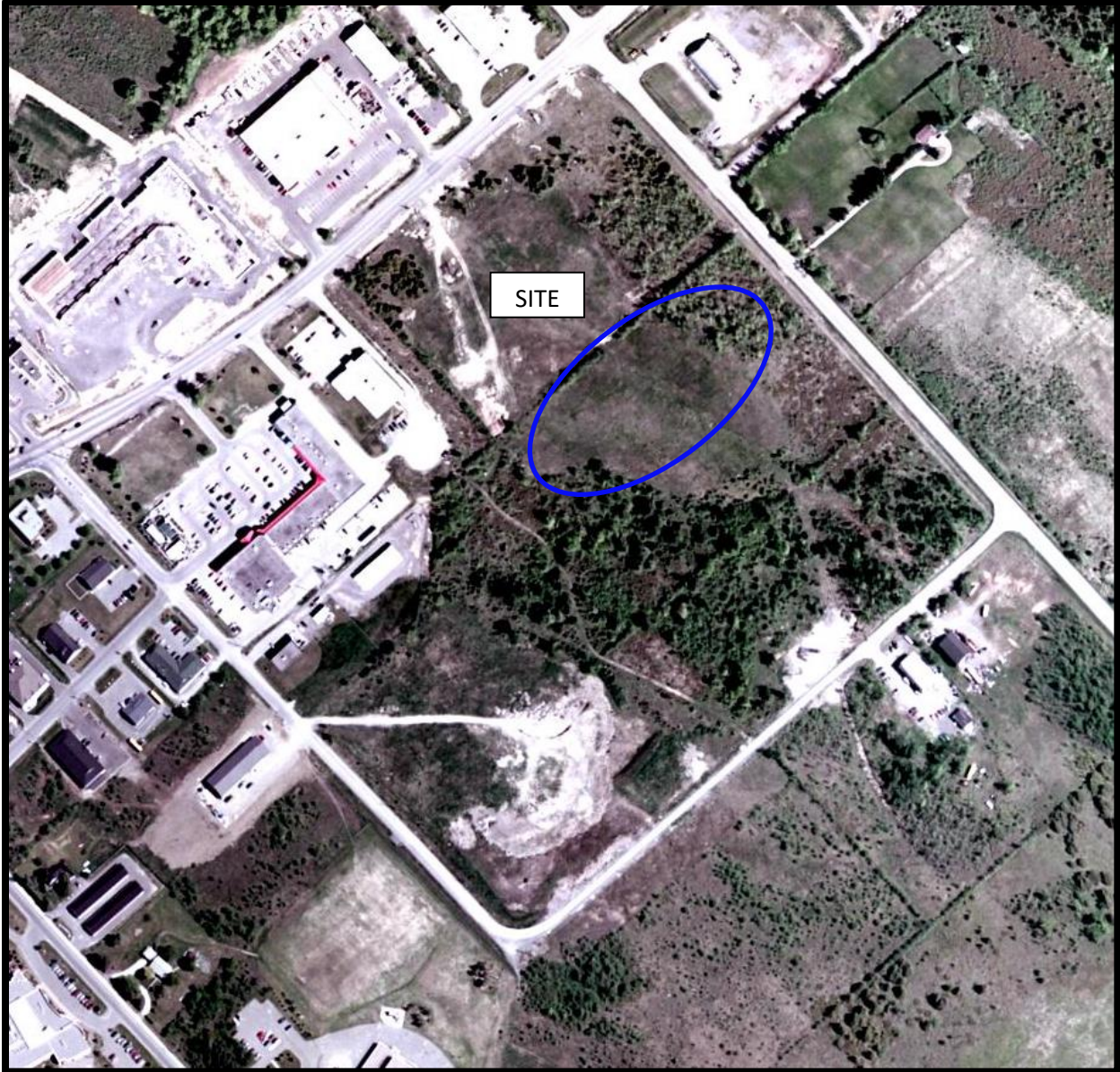
AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1988



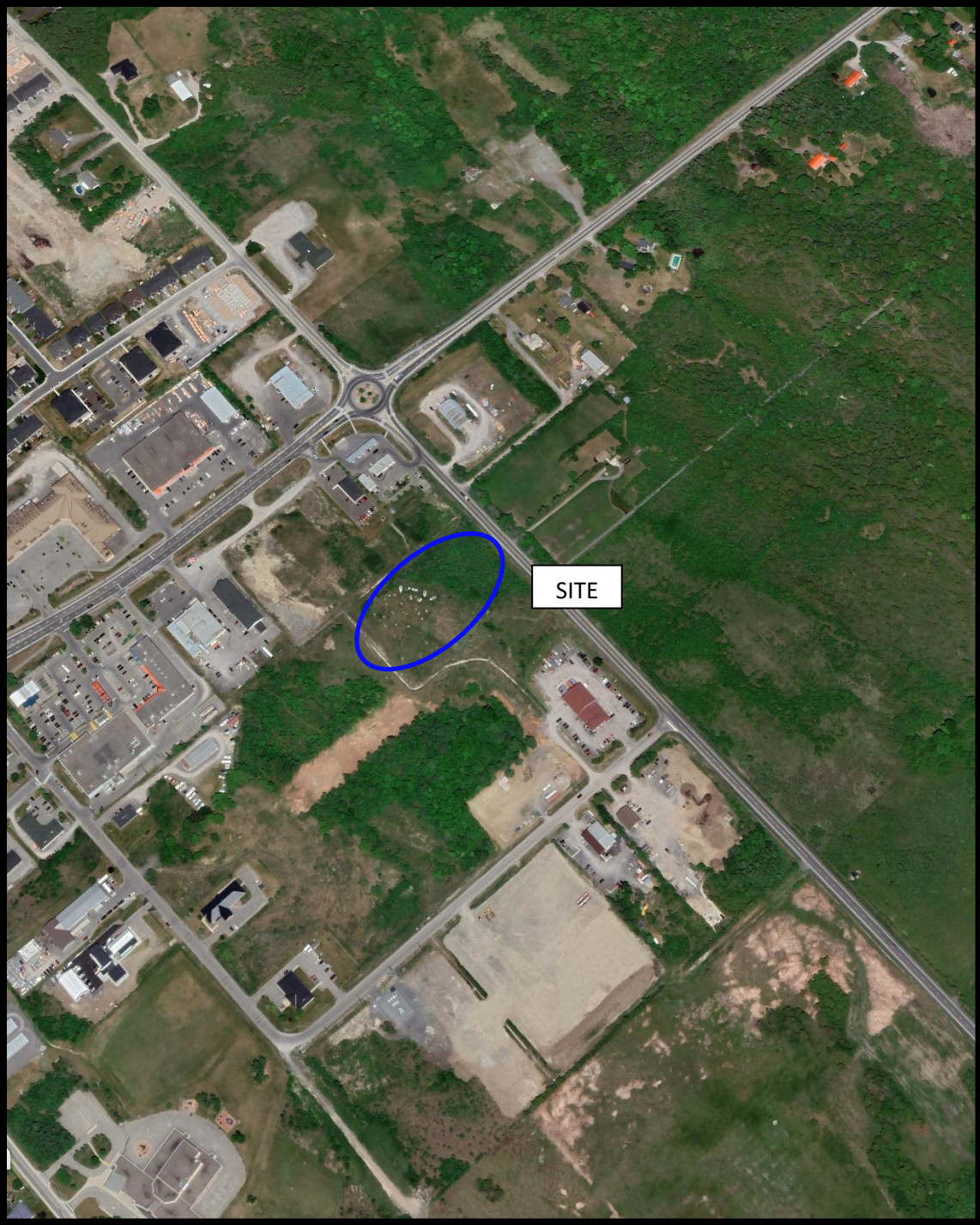
AERIAL PHOTOGRAPH
1996



AERIAL PHOTOGRAPH
2005



AERIAL PHOTOGRAPH
2014



AERIAL PHOTOGRAPH
2021

Grant Paterson

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: March 12, 2024 1:23 PM
To: Grant Paterson
Subject: RE: Search Records Request - PE6477

TSSA is performing some critical system upgrades that will require a system shutdown from noon on March 21 until 8:45 a.m. on March 28. We seek your understanding and patience as we perform these crucial system upgrades. Requests for public information received between March 21 and March 28, will be processed after March 28, 2024 in the order that it is received.

RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are records in our current database of any fuel storage tanks at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
64667068	5525 APPLETON SIDE RD	ALMONTE	ON	K0A 1A0	Active	FS GASOLINE STATION - SELF SERVE
64667069	5525 APPLETON SIDE RD	ALMONTE	ON	K0A 1A0	Active	FS LIQUID FUEL TANK
64667070	5525 APPLETON SIDE RD	ALMONTE	ON	K0A 1A0	Active	FS LIQUID FUEL TANK
64667071	5525 APPLETON SIDE RD	ALMONTE	ON	K0A 1A0	Active	FS LIQUID FUEL TANK
64667072	5525 APPLETON SIDE RD	ALMONTE	ON	K0A 1A0	Active	FS LIQUID FUEL TANK
64993158	5525 APPLETON SIDE RD	ALMONTE	ON	K0A 1A0	Active	FS CYLINDER EXCHANGE

Accessing the applications

1. Click [Request a Public Record](#)
2. Select the appropriate application, download it, complete it in full and save it (you will have to upload application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number &

postal code to access your account)

2. Under “Program Area” select **Public Information** and click continue

3. Enter application form number (found on the bottom left corner of the application form - **PI-095-v2**) and click continue

4. Complete the primary contact information section

5. Complete the fee section

6. Upload your completed application

7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email. TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided. If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Kimberly Gage | Public Information & Records Agent

Public Information

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Winner of 2023 5-Star Safety Cultures Award

From: Grant Paterson <GPaterson@patersongroup.ca>

Sent: Tuesday, March 12, 2024 11:43 AM

To: Public Information Services <publicinformationsservices@tssa.org>

Subject: Search Records Request - PE6477

[CAUTION]: This email originated outside the organisation.

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

Good morning,

Could you please complete a search of your record for underground/aboveground storage tanks, historical spills, or other incidents/infractions for the following address in Almonte, Ontario:

Frank Davis Street : 4, 5, 6, 7,
Appleton Side Road: 5518, 5525
Industrial Drive: 127, 128, 141

Thanks,
Grant Paterson

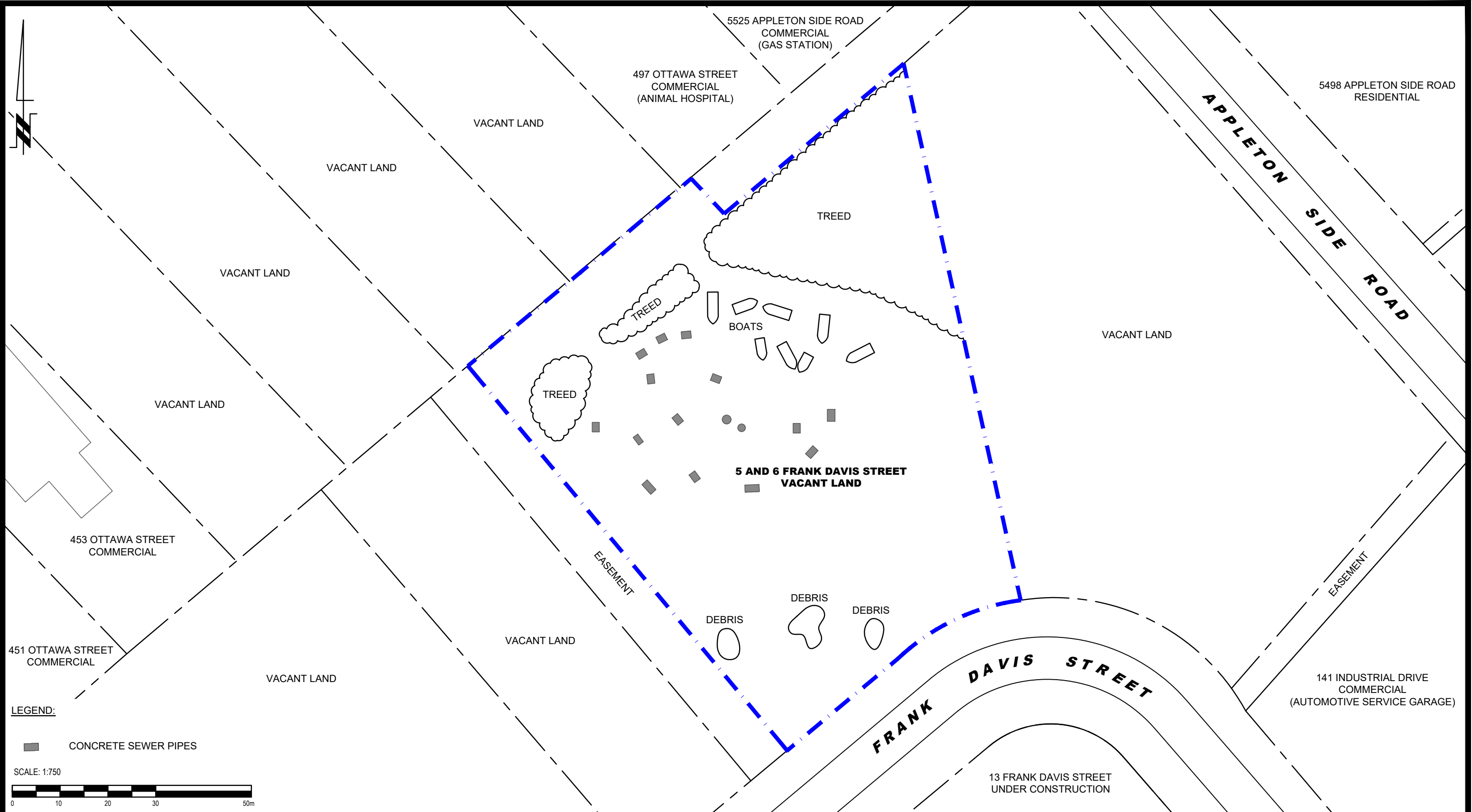


Grant Paterson
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FIGURE 1
KEY PLAN



LEGEND:

■ CONCRETE SEWER PIPES

SCALE: 1:750



PATERSON GROUP
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 OTTAWA, ON
 K2E 7T9
 TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

BBS CONSTRUCTION (ONTARIO) LTD.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

5 AND 6 FRANK DAVIS STREET

ALMONTE, ONTARIO

SITE PLAN

Scale:	1:750	Date:	03/2024
Drawn by:	ZS	Report No.:	PE6477-1
Checked by:	GP	Dwg. No.:	PE6477-1
Approved by:	MSD	Revision No.:	