Municipality of Mississippi Mills

COMMITTEE OF THE WHOLE AGENDA

Tuesday, February 11, 2025

IMMEDIATELY FOLLOWING COUNCIL

Hybrid

3131 Old Perth Road.

Pages

A. CALL TO ORDER (immediately following Council)

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

C. APPROVAL OF AGENDA

Recommended Motion:
THAT the agenda be approved as presented.

D. APPROVAL OF MINUTES 4 - 10

Recommended Motion:
THAT the minutes dated January 28, 2025 be approved.

E. CONSENT REPORTS
None

F. CONSULTANT PRESENTATIONS
None

G. STAFF REPORTS

Roads & Public Works

G.1 Authorization to Enter into a Transfer Payment Agreement for Matching Funding 11 - 13

Recommended Motion:
THAT the Committee of the Whole recommend Council Authorize the Mayor and Clerk to Enter into the Transfer Payment Agreement and accept the matching funding for up to $953,499.38 for design and construction of the hard surfacing of Old Almonte Road in 2026.

Development Services & Engineering

G.2 Recommendation Report - Mill Valley Living - Draft Plan Extension Request (09-T-21005) 14 - 17

Recommended Motion:
THAT Committee of the Whole recommend that Council approve the request for an extension for Draft Approval for the subject lands, for a period of one year and direct staff to forward Council's Resolution to the County of Lanark.

G.3 Appleton Subdivision - 09-T-22006 18 - 138

Recommended Motion:
THAT Committee of the Whole recommend that Council defer a decision of Draft Plan Approval of Subdivision and associated Zoning By-law Amendment for the subject lands to permit a 14 lot privately serviced subdivision in the Village of Appleton, until such time that the subject property has been fully remediated to permit residential uses under the Environmental Protection Act, a Record of Site Condition has been filed in accordance with current provincial standards and the Municipality has received copies of the applicable studies and Record(s) of Site Condition.

Clerk's & Administration

G.4 Routine Disclosure and Active Dissemination Policy 139 - 147

Recommended Motion:
THAT Committee of the Whole recommend Council approve the Routine Disclosure and Active Dissemination (RD/AD) Policy

H. NOTICE OF MOTION

I. QUARTERLY REPORTS
These reports are for information purposes only. Please reach out to staff with any questions.

I.1 Development Services & Engineering - Q4 148 - 151

I.2 Department of Roads and Public Works Quarterly Report – Q4 152 - 154

J. INFORMATION ITEMS

J.1 Correspondence (From January 28, 2025 meeting)

The following items are correspondence received by the Municipality, no action is required as this is for information purposes only.

- Honourable Lisa Thompson re: Enabling Opportunity: Ontario's Rural Economic Development Strategy
- MPP John Jordan's Office re: Ontario Investing in Health and Safety Water Stream
- Province of Ontario re: Ontario Investing in the Success of Rural Communities
  - Click here for the news release regarding the funding announcement

J.2 Correspondence

The following items are correspondence received by the Municipality, no action is required as this is for information purposes only.

- Mississippi River Power Corporation (MRPC) Q4 2024 Update
- CUPW re: Industrial Inquiry Commission Reviewing Canada Post

J.3 Mayor's Report

a. AMO/ROMA Board Updates

J.4 County Councillor's Report 155 - 157

J.5 Mississippi Valley Conservation Authority Report

J.6 Lanark County Police Services Board

J.7 Library Board Report 158 - 161

J.8 Meeting Calendar 162 - 163

K. OTHER/NEW BUSINESS

L. ADJOURNMENT

Recommended Motion:
THAT the meeting be adjourned at X:XX p.m.

The Municipality of Mississippi Mills

Committee of the Whole Meeting

MINUTES

January 28, 2025
Hybrid
3131 Old Perth Road.

Committee Present:	Mayor Lowry Deputy Mayor Minnille Councillor Ferguson Councillor Holmes Councillor Souter
Committee Absent:	Councillor Lowe Councillor Torrance
Staff Present:	Ken Kelly, CAO Jeanne Harfield, Clerk Casey Munro, Deputy Clerk Kathy Davis, Director of Corporate Services Melanie Knight, Director of Development Services & Engineering Cory Smith, Director of Public Works Mike Williams, Director of Protective Services Drew Brennan, Senior Planner Cyndy Woods, HR Business Partner

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A. CALL TO ORDER (immediately following Council)

Deputy Mayor Minnille called the meeting to order at 9:03 p.m.

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Mayor Lowry declared a conflict of interest on the following items: G.2 Community Benefits Agreement BESS 6299 County Road and G.3 Recommendation Report - D14-COM-24 (6299 County Road 29) as family members own the property on which the proposed development will take place.

Mayor Lowry also declared a conflict of interest on item G.8 Elected Official Remuneration Policy Review as it is related to the position that the Mayor is currently holding.

C. APPROVAL OF AGENDA

Resolution No CW009-25

Moved by Councillor Souter
Seconded by Councillor Ferguson

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW010-25

Moved by Councillor Holmes
Seconded by Councillor Ferguson

THAT the minutes dated January 14, 2025 be approved.

CARRIED

E. CONSENT REPORTS

None

F. CONSULTANT PRESENTATIONS

None

G. STAFF REPORTS

G.1 Employee Benefit Information

Resolution No CW011-25

Moved by Mayor Lowry
Seconded by Councillor Holmes

THAT the Committee of the Whole recommend that Council remain with Mosey and Mosey and join the LAS consortium for employee benefits for a potential cost savings of $71,771;

AND THAT Committee of the Whole direct staff to bring back additional information on ASO prior to the next renewal date.

CARRIED

STAFF DIRECTION: bring forward information on LAS for Council

G.2 Community Benefits Agreement BESS 6299 County Road

Mayor Lowry declared a conflict of interest on the following item. Mayor Lowry left the room and did not participate in the discussion or vote.

Resolution No CW012-25

Moved by Councillor Ferguson
Seconded by Councillor Souter

THAT Committee of the Whole recommend to Council to accept the community benefits agreement for the Battery Energy Storage System located at 6299 County Road 29, Mississippi Mills.

CARRIED

G.3 Recommendation Report - D14-COM-24 (6299 County Road 29)

Mayor Lowry declared a conflict of interest on the following item. Mayor Lowry left the room and did not participate in the discussion or vote.

Resolution No CW013-25

Moved by Councillor Ferguson
Seconded by Deputy Mayor Minnille

THAT Committee of the Whole recommend that Council approve the Zoning By-law Amendment to amend the zoning of the subject lands, municipally known as 6299 County Road 29, from Rural, Special Exception 42-h (RU-42-h) to Rural, Special Exception 42 (RU-42) in order to permit the development of a two-phase, 14.98 megawatt battery electric storage system, similar in effect to Attachment A.

CARRIED

Resolution No CW014-25

Moved by Councillor Ferguson
Seconded by Councillor Holmes

Motion to extend the meeting by 30min

CARRIED

G.8 Elected Official Remuneration Policy Review

Mayor Lowry declared a conflict of interest on this matter, Mayor Lowry left the room and did not participate in discussion or vote.

STAFF DIRECTION: look into the role of the mayor at County Council

Resolution No CW015-25

Moved by Councillor Souter
Seconded by Councillor Holmes

THAT Committee of the Whole recommend that Council direct staff to investigate the option of a full-time Mayor and bring back a report for consideration;

AND THAT Committee of the Whole recommend that Council direct staff to conduct the regular review including increasing allotment for council training of By-law 24-023 Elected Official Remuneration and bring back a report prior to 2026 for approval.

CARRIED

G.4 Recommendation Report - D14-283-24 (3020 Ramsay Concession 11B)

Resolution No CW016-25

Moved by Councillor Holmes
Seconded by Councillor Ferguson

THAT Committee of the Whole recommend that Council approve the Zoning By-law Amendment to amend the zoning of the subject lands which are municipally known as 3020 Ramsay Concession 11B, Ramsay Ward, Municipality of Mississippi Mills, to rezone the subject lands from

Rural (RU) to Rural, Special Exception (RU-XX), similar in effect to Attachment A

CARRIED

G.5 Appleton Subdivision - 09-T-22006

Resolution No CW017-25

Moved by Mayor Lowry
Seconded by Councillor Ferguson

THAT the item be deferred until February 11, 2025

CARRIED

G.6 Revisions to By-Law No. 02-27 – Traffic and Parking By-Law

STAFF DURECTION: look for additional parking options around Little Bridge St. to address concerns for short term parking

Resolution No CW018-25

Moved by Mayor Lowry
Seconded by Councillor Souter

THAT the Committee of the Whole receives this report as information;

AND THAT Committee of the Whole recommend Council amends By-Law 02-27 as follows;

Schedule B – No Parking

- Add - John Street, from Water St. to Reserve St. on both sides.
- Add - Any highway/street where a Municipally managed Sanitary Pump Station or Water treatment facility is located; a No Parking area shall be established for 15m directly in front of the facility.

Schedule C – Restricted Parking

- Remove - Permitted 10 minute parking on Little Bridge Street on the North Side between 73 and 77 Little Bridge.

Section 14

- Amendment: Include Authorized Agents of the Municipality.

AND THAT Committee of the Whole direct staff to identify alternative 10min parking options near Little Bridge St.

CARRIED

G.7 Mid-Term Governance Review

Resolution No CW019-25

Moved by Mayor Lowry
Seconded by Councillor Holmes

THAT Committee of the Whole receive this report as information;

AND THAT staff be directed to bring back related policies, plans and by-laws to future meetings for consideration.

CARRIED

H. NOTICE OF MOTION

None

I. QUARTERLY REPORTS

I.1 Corporate Services Quarterly Report – Q4

I.2 Recreation Department Quarterly Report – Q4

J. INFORMATION ITEMS

Information items not considered at this meeting, these items will be brought forward to the February 11, 2025 meeting.

J.1 Correspondence

J.1.a Honourable Lisa Thompson re: Enabling Opportunity: Ontario's Rural Economic Development Strategy

J.1.b MPP John Jordan's Office re: Ontario Investing in Health and Safety Water Stream

J.1.c Province of Ontario re: Ontario Investing in the Success of Rural Communities

J.2 Mayor's Report

J.2.a AMO/ROMA Board Updates

J.3 County Councillor's Report

J.4 Mississippi Valley Conservation Authority Report

J.5 Lanark County Police Services Board

J.6 Library Board Report

J.7 Meeting Calendar

K. OTHER/NEW BUSINESS

L. ADJOURNMENT

Resolution No CW020-25

Moved by Councillor Holmes
Seconded by Councillor Ferguson

THAT the meeting be adjourned at 10:27 p.m.

CARRIED

_____
Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: February 11, 2024

TO: Committee of the Whole

FROM: Cory Smith, Director of Roads and Public Works

SUBJECT: Authorization to enter into a Transfer Payment Agreement for Matching Funding.

RECOMMENDATION:

THAT the Committee of the Whole recommend Council Authorize the Mayor and Clerk to Enter into the Transfer Payment Agreement and accept the matching funding for up to $953,499.38 for design and construction of the hard surfacing of Old Almonte Road in 2026.

BACKGROUND:

As part of the 2024 Transportation Master Plan, the hard surfacing of Old Almonte Road from Patterson Street to Appleton Side Road was identified as a short-term project to encourage the use of Old Almonte Road, reduce maintenance requirements, and address residential concerns. Additionally, traffic volumes meet the warrants under the Municipality's road surface upgrade policy, justifying its upgrade to a hard-surfaced roadway.

This short-term project serves as an interim stage in Old Almonte Road's transition from a low-volume rural road to an essential neighborhood connection. A larger-scale mid-term project will follow to expand the roadway into a collector route.

Funding for growth-related projects remains a key concern for the Municipality. Staff continually seek funding opportunities to support these initiatives. In late 2024, a funding program was announced for projects that enable new housing development through core infrastructure improvements, such as roadways and active transportation. After evaluating several options, staff determined that the hard surfacing of Old Almonte Road from Patterson Street to Appleton Side Road best fit the program criteria and had the highest likelihood of success. As a result, the Municipality submitted an application and was awarded funding.

DISCUSSION:

The project will upgrade approximately 3.0 km of roadway, including partial widening in some areas, subgrade and granular base improvements, and hard surfacing. The widening and hard surfacing will also enhance active transportation infrastructure. This project supports growth and reduces reliance on Patterson Street as a primary route and was identified as a short term project in the Transportation Master Plan.

To maximize funding, the Municipality applied for a matching grant, which will cover up to 50% of the total project cost ($1,906,998.75). As a result, the grant will contribute up to $953,499.38, and the Municipality is required to provide matching funds.

The total anticipated costs are as follows:

- **Design and construction**: $1,525,599.00
- **Contingency (25% as required by the funding program)**: $381,399.75
- **Total project cost**: $1,906,998.75

Design costs will be incurred in 2025 to facilitate design and tender preparation. The majority of expenditures will occur in 2026 during the construction phase.

Funding sources are currently under review as part of the Municipality's ongoing **Development Charges Review and Long-Term Financial Plan updates**. At this time, a commitment to matching grant funding in the **2026 Budget** is required, with the precise funding source to be determined as part of the 2026 budget process.

OPTIONS:

1. Approve the matching funding in the 2026 Budget, allowing the Municipality to take advantage of this funding opportunity.
2. Do not approve the matching funding, resulting in the Municipality potentially bearing the full project cost in the future.
3. Request additional information from staff.

FINANCIAL IMPLICATIONS:

This funding opportunity allows the Municipality to complete a growth-related infrastructure project while reducing financial strain. The Municipality's portion of the project costs, up to **$953,499.38**, will be included in the **2026 Budget**. Upon completion of the **Development Charges Review and Long-Term Financial Plan**, alternative funding sources may be identified to further offset costs.

STRATEGIC PLAN

This project aligns with several strategic priorities of the Municipality:

1. **Safe and Sustainable**
    - Enhances road safety and reduces maintenance needs by providing a durable road surface.
    - Supports active transportation improvements, promoting safer travel for pedestrians and cyclists.
2. **Modern, Efficient, and Effective Municipal Operations**
    - Improves road infrastructure to meet current and future demands.
    - Aligns with data-driven decision-making as outlined in the Transportation Master Plan.
3. **Sustainable Financial Stewardship**
    - Maximizes external funding opportunities to reduce financial burden on the Municipality.
    - Supports long-term financial planning by integrating with the Development Charges Review and Long-Term Financial Plan.
4. **Vibrant and Prosperous Economy**
    - Enhances connectivity and accessibility, supporting local businesses and future growth.
    - Facilitates development by improving transportation infrastructure linked to housing expansion.

PUBLIC ENGAGEMENT

Not Applicable

SUMMARY:

Staff recommend that Council authorize the Mayor and Clerk to enter into a transfer payment agreement for matching funding of up to $953,499.38 for the hard surfacing of Old Almonte Road from Patterson Street to Appleton Side Road. This strategic investment will facilitate the transition of Old Almonte Road into a key neighborhood connector while minimizing financial impact on the Municipality.

Respectfully submitted by,

Cory Smith,
Director of Roads and Public Works

Reviewed by:

Ken Kelly,
CAO

ATTACHMENTS:

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: February 11, 2025

TO: Committee of the Whole

FROM: Melanie Knight, Director of Development Services and Engineering

SUBJECT: **Request for Extension to Draft Plan Approval – Mill Valley Living – 09-T-21005**
Part of East Half Lot 14, Concession 10,
Ramsay Ward, Municipality of Mississippi Mills

APPLICANT: Houchaimi Developments

RECOMMENDATION:

THAT Committee of the Whole recommend that Council approve the request for an extension for Draft Approval for the subject lands, for a period of one year and direct staff to forward Council's Resolution to the County of Lanark.

PURPOSE AND EFFECT AND PROPOSED DEVELOPMENT:

The Plan of Subdivision was granted 'Draft Approval' by Lanark County on May 11, 2022. A minor amendment to the Draft Approval eliminating one block (Block 7) was approved by Lanark County on November 8, 2024.

The Draft Approval granted in 2022 lapses three years from the date the approval was granted, which is May 11, 2025.

LOCATION OF SUBJECT LANDS:

The subject lands are located within Almonte and are bounded by industrial lands to the north (along Industrial Drive), vacant lands to the south and the east and the Orchard View retirement residence to the west.

Figure 1: Subject Lands

Mill Valley Living Subdivision

PUBLIC AND AGENCY COMMENTS RECEIVED:

Technical circulation of a request for draft approval does not require a local technical circulation or public notification.

The County does require approval from the lower-tier municipality prior to proceeding with the extension of draft approval.

EVALUATION:

The Official Plan does not provide detailed direction on the evaluation of requests for extensions to draft approval; however, generally, extensions of draft approval are evaluated based on the progress of the proposed development, if there have been significant policy changes to the Municipality's planning framework (Official Plan) or if there have been significant changes to the Provincial planning framework since the granting of draft approval.

Since the granting of Draft Approval in 2022, the applicant has progressed the development to be aligned with the Weavers Way subdivision and has advanced detailed design of the new public streets, the stormwater management facility and the design and the required infrastructure design of the right-of-way (watermains, sewer, streetlights, sidewalks, tree planting etc.), all of which are a combined development between Mill Valley Living and Weavers Way.

Since 2022, there have been no substantial changes to the Official Plan planning framework, the subdivision conforms to the policies of the Official Plan. A new Provincial Planning Statement was introduced in 2024; however, the new PPS does not speak to extensions of draft approval and the Subdivision is consistent with the PPS, 2024.

Zoning By-law #11-83

Site specific Zoning By-law Amendments were passed for the Mill Valley Living subdivision and no zoning changes have been implemented since the draft approval in 2022. The proposed development continues to meet the Zoning By-law.

SUMMARY:

Having reviewed and assessed the requested extension for draft approval, Staff are satisfied that the Subdivision remains consistent with the Provincial Planning Statement 2024, conforms to the intent of the Community Official Plan and conforms to the intent of Zoning Bylaw #11-83.

It is the professional opinion of the Planning Department that the proposed extension to draft approval is appropriate, desirable and represents good planning.

All of which is respectfully submitted by,

Melanie Knight, MCIP, RPP
Director of Development Services and Engineering

Approved by,

Ken Kelly
CAO

Attachment: Draft Plan of Subdivision (November 2024)

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

KEY MAP
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION OF
PART OF THE EAST HALF LOT 14 CONCESSION 10
Geographic Township of Ramsay
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK
Prepared by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 500

20 15 10 5 0 10 20 Metres

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

October 24, 2023
Date

T. Hartwick
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

October 24, 2023
Date

B Houchaimi
Billy Houchaimi
Houchaimi Holdings Inc.
I have authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

(a) see plan
(b) see plan
(c) see plan
(d) multi-family residential housing
(e) see plan
(f) see plan
(g) see plan
(h) County of Lanark
(i) see soils report
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
(l) see plan

AREA SCHEDULE

BLOCK	Square Metres
1	24 867
2	1 534
3	1 190
4	1 171
5	1 152
6	819
GERRY EMON ROAD	3 740

Site Area = 34 473 sqm (8.52 Ac)

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 21644-21 Houchaimi Pt Lt 14 C10 RA DPS F2 | N

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: February 11, 2025

TO: Committee of the Whole

FROM: Melanie Knight, Director of Development Services and Engineering

SUBJECT: **Plan of Subdivision – 09-T-22006**
RAMSAY CON 10 PT LOT 4 PLAN;288 LOT 7 RP 26R2678 PARTS 2;4 7 TO 11 13 15 TO 21 23 TO;25 28 RP 27R9884 PARTS 1 TO;4 RP 27R11912 PART 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally Known as 122 Old Mill Lane

OWNER: Southwell Homes

APPLICANT: ZanderPlan Inc

RECOMMENDATION

***deferred from January 28, 2025**

THAT Committee of the Whole recommend that Council defer a decision of Draft Plan Approval of Subdivision and associated Zoning By-law Amendment for the subject lands to permit a 14 lot privately serviced subdivision in the Village of Appleton, until such time that the subject property has been fully remediated to permit residential uses under the Environmental Protection Act, a Record of Site Condition has been filed in accordance with current provincial standards and the Municipality has received copies of the applicable studies and Record(s) of Site Condition.

PURPOSE AND EFFECT AND PROPOSED DEVELOPMENT

The proposed draft plan of subdivision was deemed complete by the County on December 8, 2022. A related Zoning By-law Amendment application was filed with the Municipality at the same time, which proposes to implement the subdivision through residential, parkland and open space zones.

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 landowners,
- Block 16 proposed lot addition to abutting land,

- Block 17 proposed future parkland block,
- Block 18 wetlands,
- Block 19 proposed lot addition to abutting land, and
- 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. A copy of the most recent Concept Plan is contained in Attachment A. A number of plans and studies have been posted on the Municipality's website as part of the application process and can be accessed here.

LOCATION OF SUBJECT LANDS

The subject lands are vacant, located in the Village of Appleton on the site of a former woolen mill. The property is approximately 18.85 ha in size and has frontage on both Apple Street and the corner of Wilson Street and River Road. The property abuts residential uses and other vacant lands.

Figure 1: Subject Lands

HISTORY OF THE SUBJECT LANDS

There was a previous subdivision application filed by the previous property owner in 2015 (File No. 09-T-15005) which was abandoned and replaced with the current subdivision application. As part of the previous application, areas of potential environmental concern were identified on the subject site, resulting from the former use of the property as a woolen mill. Environmental studies and some remediation ("clean up") of the site was completed. More information regarding the remediation is below.

ENVIRONMENTAL SITE ASSESSMENT (ESA) PROCESS

The ESA process in Ontario is regulated by the Ministry of Environment, Conservation and Parks (MECP), formerly known as the MOE. This process is separated into a series of Phases that are required to meet minimum requirements that are regulated by the Environmental Protection Act and associated Regulations.

Phase One Environmental Site Assessment (ESA)

The primary purpose of a Phase One ESA is to identify potential environmental concerns associated with a property by conducting a comprehensive review of historical records and other research to assess the likelihood of contamination on the property. No physical testing of soil or water is required.

Phase Two Environmental Site Assessment (ESA)

A Phase Two ESA is initiated when a Phase One ESA identifies potential environmental concerns that require further investigation and confirmation. The scope of a Phase Two ESA can involve collecting physical samples, such as soil, groundwater, or building materials, for laboratory analysis to determine the presence, type and extent of contamination. The focus of this testing is to confirm the presence or absence of contaminants and assess the potential risks to human health and the environment. The results of a Phase Two ESA are provided in a detailed report that includes laboratory data, data interpretation, risk assessment, and recommendations for remediation ("cleaned up") or further actions if contamination is confirmed.

Record of Site Condition (RSC)

A Record of Site Condition (RSC) is a filing process with the Ministry, confirming that a property has no soil or groundwater contamination that exceeds the allowable levels that are set by the Ministry. This confirmation would be provided in two ways:

- The results of the Phase Two ESA indicate that there is no concern of contamination or contaminated levels fall below the allowable levels set by the Ministry; or
- The property has been remediated ("cleaned up") to meet the Ministry's standards for its proposed use. The site remediation would be documented, and this documentation would be filed as a Record of Site Condition with the Ministry.

The Ministry's acceptable contamination levels vary depending on the (proposed) sensitivity of use of the property with agricultural and residential uses being the most

sensitive requiring the strictest limits. Commercial or industrial uses are considered less sensitive and therefore have lower limits for remediation.

Filing a Record of Site Condition for a property is required in a few circumstances, such as when the proposed development of the property is going from a less sensitive use to a more sensitive. This application is one such circumstance, where the use of the site is going from an industrial use to a residential use.

History of Environmental Site Assessments (ESAs) and Records of Site Condition

ESAs were completed, and remediation of the property occurred between April 2007 to October 2010 by the previous property owner. Two Records of Site Condition (RSC #97711 and RSC #102721) were filed with the Ministry in 2010.

These Records of Site Condition were filed prior to July 1, 2011, which was before new regulations for Records of Site Condition were introduced by the province. It is staff's understanding that the change on July 1, 2011, to the provincial regulations introduced stricter requirements for site remediation and higher standards for sensitive land uses. This is why the County's environmental consultant (Stantec) has recommended that a new Record of Site Condition be filed for the proposed development. The applicant has agreed to file a new Record of Site Condition.

STATUS OF APPLICATION:

Plan of Subdivision Process

For clarity, a Plan of Subdivision proceeds through the County's circulation process for the proposed subdivision while any associated Zoning By-law Amendment proceeds through the Municipality's Zoning By-law Amendment circulation process. Both circulation processes include public notification of the applications.

The Municipality holds a public meeting for both applications (non-statutory for the Subdivision application) once most of the technical comments related to the proposed development had been addressed. This process ensures that the public has an opportunity to provide comments at the beginning of the application process and can see the evolution of the proposed development as public and agency comments are addressed. At this time, a public meeting has not yet been held because staff wanted to ensure that the applications were at the point where there was a comfort level with the proposed development and the technical requirements of the proposed development were addressed.

Staff note that the applicant has addressed many of the technical requirements of the proposed development including environmental site assessments, an environmental impact study for the adjacent wetlands, and a hydrogeological study assessing groundwater. This included many resubmissions addressing many of the concerns related to the historical contamination of the site, including responding to peer review comments from the County's consultants.

As part of the completion of additional environmental site investigation and revisions to the environmental assessments, the Municipality requested that the applicant provide a Remedial Action Plan. A Remedial Action Plan is a costed, detailed plan outlining the requirements for remediation ("clean up") that the applicant would be required to undertake to satisfy the minimum requirements of the Ministry and file a Record of Site Condition to proceed with the proposed residential development. The purpose of requesting the Remedial Action Plan was to assist staff in understanding the extent of the remediation required because the proposed development includes parkland and a public street, both of which would be conveyed to the Municipality as part of the development. Additionally, staff wanted to further understand the feasibility for the extent of remediation and next steps that the applicant would need to take to remediate the site and file the Record of Site Condition with the Ministry.

Attachment B includes the applicant's Remedial Action Plans prepared by their environmental consultant (Paterson). The Remedial Action Plan dated February 14, 2024, includes a cost estimate of $207,800 to $318,650. This Plan was updated in October 2024 as part of a subsequent resubmission based on additional environmental site investigation, with a revised cost estimate for remediation of $635,000 to $968,000.

Attachment C is the latest peer review document provided by the County's environmental consultant (Stantec). This is a peer review of the most recent Remedial Action Plan from October 2024 and includes several recommendations which is further detailed below along with staff's analysis and recommendation to defer a decision on draft approval for the subdivision application.

EVALUATION

Planning Act and Provincial Planning Statement

Section 51 of the Planning Act provides the legislative framework for subdivision development; specifically, Section 51(24) provides the criteria that must be met for a Plan of Subdivision application:

> *In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*
>
> > *(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
> >
> > *(b) whether the proposed subdivision is premature or in the public interest;*
> >
> > *(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
> >
> > *(d) the suitability of the land for the purposes for which it is to be subdivided;*
> >
> > *(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

(f) the dimensions and shapes of the proposed lots;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

(h) conservation of natural resources and flood control;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act...

Section 51 of the Planning Act is considered with every application. The Municipality's Official Plan contains the policy framework, implementing the requirements of the Act to evaluate each Subdivision application which is expanded on in the following section of this report.

The new Provincial Planning Statement (PPS) 2024 provides many policies which support development in rural settlement areas such as the Village of Appleton including the promotion of the redevelopment of brownfield sites.

Section 5.3 Human Made Hazards of the PPS speaks to contaminated sites. Specifically, Policy 2 states:

*2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no **adverse effects**.*

Adverse effect is defined in the PPS as:

…defined in the Environmental Protection Act, means one or more of:

a) impairment of the quality of the natural environment for any use that can be made of it;

b) injury or damage to property or plant or animal life;

c) harm or material discomfort to any person;

d) an adverse effect on the health of any person;

e) impairment of the safety of any person;

f) rendering any property or plant or animal life unfit for human use;

g) loss of enjoyment of normal use of property; and

h) interference with normal conduct of business.

As detailed below, staff are of the opinion that at this stage of the application process, adverse effects remain a possibility for the proposed residential use.

Community Official Plan (COP)

The property is designated Rural Settlement Area and Floodplain in the Official Plan. The Floodplain designation does not support new residential development; however, the area proposed for residential development is within the Rural Settlement Area designation, which permits low density residential uses as well as non-residential uses including local commercial, institutional and recreational uses.

Section 3.6.1.3 of the Official Plan provides a policy framework to evaluate development on contaminated sites, as follows:

> *It is the intent of this Plan to ensure that proper decommissioning and clean-up of contaminated sites takes place prior to their development or re-use. The policies governing contaminated sites are as follows:*
>
> *1. The Municipality shall attempt to create and maintain an inventory of sites within the municipality where existing and/or past use may have contributed to the presence of contaminants.*
>
> *2. In order to ensure that there will be no adverse effects from any proposed development or redevelopment, environmental site assessments and remediation of contaminated sites are required by this Plan prior to any activity or development occurring on the site that is known or suspected to be contaminated. The Municipality will require the proponent of development of such sites to determine the nature and extent of contamination and the necessary remediation measures in accordance with the policies below.*
>
> *3. The Municipality will require all applications for development in areas known or suspected of former land use activities that may lead to soil contamination be supported by a Phase I Environmental Site Assessment (ESA).*
>
> *4. Where a Phase I ESA reveals that a site may be contaminated, a Phase II ESA will be required. A Phase I or II ESA is an assessment of property conducted in accordance with Part XV.I of the Environmental Protection Act of Ontario Regulation 153/04, or their successors by or under the supervision of a qualified person to determine the location and concentration of one or more contaminants on the site proposed for development.*
>
> *5. Prior to a development being approved on a site where information reveals that the site may be or is contaminated, the applicant will provide a Record of Site Condition in accordance with Part XV.I of the Environmental Protection Act and Ontario Regulation 153/04 or their successors. The Record of Site Condition, which details requirements related so site assessment and cleanup, must be*

uploaded to the Electronic Brownfields Registry, confirming that the site has been made suitable for the proposed use. The Record of Site Condition and MOECP acknowledgment will be provided to the Municipality. If a Certificate of Property Use (CPU) is required, it must be registered on title.

6. If contamination has spread beyond the affected property, the Municipality shall require that an "Off-Site Management Plan" and "Remedial Action Plan" be implemented.

7. Where a gasoline station site is being redeveloped and there is no change in use to a more sensitive use, the Municipality shall require a letter of continued use from the Technical Standards and Safety Authority.

8. All contaminated sites shall be subject to site plan control as a measure to manage site decommissioning and remediation.

9. Sites known to be contaminated may be placed in a holding category in the Zoning By-law to ensure that they are properly decommissioned prior to development. The holding symbol may be removed when the site is decommissioned according to the site remediation plan. A Record of Site Condition acknowledged by the Ministry of Environment, Conservation and Parks may also be required.

With respect to the policies above, Policies 2 to 5 and Policy 9 applies to the proposed subdivision application.

Section 3.6.1.3 Policy 9

Policy 9 allows for the use of a holding zone on the property to ensure that the site is properly decommissioned. This holding zone could be implemented at the time of draft approval, if staff were comfortable with recommending draft approval at this point in the application process. Staff are of the opinion, that due to the proposed sensitive land use (residential) and the extent of the contamination identified in the studies, a holding zone is not a tool that should be implemented at this time. If Council were to direct staff to proceed with draft approval at this time, staff would recommend the use of a holding zone subject to conditions of site remediation.

Section 3.6.1.3 Policies 2 to 5

Policy 2 provides the overall direction for development to proceed in accordance with Policies 3 to 5.

Staff are of the opinion that Policy 3 has been met with the completion of a Phase One ESA.

Staff are of the opinion that Policy 4 has not yet been completely satisfied based on the Recommendation Section of the most recent peer review contained in Attachment C, which recommends that revisions to the current Phase Two ESA are required. The

required update to the Phase Two ESA could occur, and the applicant could satisfy this requirement in due course.

With respect to Policy 5, this policy provides direction on when the Municipality should require a Record of Site Condition (emphasis added):

> "*Prior to a **development being approved** on a site where information reveals that the site may be or is contaminated, **the applicant will provide a Record of Site Condition** in accordance with Part XV.I of the Environmental Protection Act and Ontario Regulation 153/04 or their successors.*

The Official Plan does not define "development" nor provide further direction as to the explanation of 'development being approved'. The Provincial Planning Statement 2024 defines "development" as the following:

> *Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act…"*

For the purposes of Section 3.1.6.3 Policy 5 above, staff are of the opinion that "*prior to a development being approved"* means prior to draft approval of this Subdivision application. Staff acknowledge that this is the strictest interpretation of Policy 5 as it relates to a Subdivision application and are of the opinion that it is appropriate primarily because each individual lot would be serviced by private water and sewer (septic) and the feasibility to remediate the site for residential uses may not be reasonable from a land development perspective.

<u>Groundwater Concerns</u>

With respect to staff's concerns regarding private services, the peer review of the current Remediation Action Plan acknowledges that the studies to assess the groundwater "…supported the potential redevelopment of the Site for residential use" (Section 1.2.1 in Attachment C).

Staff also requested that information be provided if the development were to proceed with 14 lots with 14 individual wells. In essence, staff's concern is that the groundwater sampling results in the submitted environmental assessments and studies is not a direct comparison to 14 homes with individual wells using water on a daily basis for the foreseeable future. Information from the peer review provided the following information (see Section 1.2.1 last paragraph in Attachment C, emphasis added):

> *With respect to concerns for drawdown of impacts in shallow soil into deeper groundwater being used for water supply, <u>this was not considered to be a significant concern</u> 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.*

While the consultants have no significant concerns with respect to the future of potable water for the development, staff are aware of other developments on private services where contamination have impacted property owner's private wells. While it is the opinion of the subject matter experts that there this limited potential for contamination of drinking water, this issue still concerns staff because if this were to occur, the Municipality would ultimately be involved. Staff are not raising this involvement from a legal/liability perspective (although this is not out of the realm of possibility), rather from the perspective of the important role that a Municipality plays for its residents.

The County requested that the applicant address the potential for the presence of the chemicals from firefighting foam from a fire that occurred on the site in 2007. There was no testing of groundwater to confirm the presence of any chemicals; rather the Remedial Action Plan included a letter from Mississippi Mills Fire Department indicating that the Fire Department has no knowledge of firefighting foam being used to fight the fire of 2017 (see page 15 of Attachment B). Section 1.2.2 of the peer review recommends that documentation of groundwater analyses be provided to confirm that there are no firefighting chemicals in the groundwater.

As noted below, further information be provided related to groundwater. Based on the foregoing, staff are not satisfied that the Subdivision application should proceed to draft approval until the recommendations of the peer review are satisfied and the site has been remediated with a Record of Site Condition filed with the Ministry.

Soil Contamination

With respect to soil contamination, the peer review indicates that the results of the soil testing indicate areas where site remediation is required and that the extent of this site remediation is not clearly delineated. An excerpt from page 3 of 8 is as follows (emphasis added):

> *It is noted that the **estimate of soil volumes to be removed that was presented in the previous RAP (Paterson, 2024a) increased by a factor of more than 20 following the test pit investigation in 2024** (Paterson, 2024b). Stantec notes that the identified impacted soil zones remain undelineated in some portions of the Site, and **the estimated volumes should therefore be treated as preliminary and subject to further increase**. Stantec recommends further delineation of the impacted soil zones be completed to better understand the extents of impacted soil at the proposed excavation areas.*

As previously mentioned, the Remedial Action Plan dated February 14, 2024, includes a cost estimate of $207,800 to $318,650. This Plan was updated in October 2024 as part of a subsequent resubmission, with a revised cost estimate for remediation of $635,000 to $968,000. Staff are concerned that the feasibility of development of the site for residential use may be limited due to the unknown costs for remediation.

As previously mentioned, the peer review of the current Remediation Action Plan (see page 5 of Attachment C) provides several other recommendations to be satisfied, which would require an updated Phase Two ESA prior to the remediation of the site and the

filing of a Record of Site Condition with the Ministry. Staff acknowledge that the applicant has fulfilled the requests of the Municipality and County with respect to addressing peer review comments over the past two years of technical review of the subdivision; however, staff remain concerned with the extent of the unknown contamination and if there could be any long-term impacts to well water with respect to the individual 14 wells. In addition, staff are concerned with the feasibility of the proposed residential development considering the latest peer review indicating that the remediation costs contained in the Remedial Action Plan should be considered *minimum costs* until such time that the area of soil contamination is clearly delineated.

Request for Draft Approval

The applicant has requested that the Municipality (and County) move to the draft approval stage with conditions of draft approval that would address any outstanding requirements, studies and steps to fully complete the remediation (clean up) of the site. In essence, the applicant has requested that the remaining requirements for the proposed residential development be deferred to after draft approval of the subdivision has been granted. This means that the applicant will be required to satisfy any outstanding issues and requirements before the subdivision can proceed to the registration stage where a Subdivision Agreement is entered into between the Municipality and the owner of the lands, roads are constructed, parkland is conveyed to the Municipality, lots can be created and building permits can be issued.

While staff acknowledge that both the applicant's and the County's consultants are of the opinion that groundwater impacts are not a significant concern, neither consultant could guarantee that there would be no groundwater impacts as it relates to the proposed 14 residential lots. In addition, the full extent of remediation of the site and costs are unknown at this time, other than they are likely greater in area and higher in cost than what is indicated in the Remedial Action Plan, which calls into question the feasibility of the site to be remediated for residential uses.

If draft approval is granted at this stage in the application process staff are of the opinion that there is no inherent risk in terms of liability with respect to the contaminated lands for the Municipality. The subdivision approval process is set up so that the application satisfies the minimum requirements for the proposed development with achievable draft plan conditions, to the satisfaction of an approval agency (ex. County, Municipality, utility, conservation authority). Draft approval is also granted with a specified time limit for the applicant to satisfy these draft conditions, which is typically three (3) years.

The Municipality could request to the County that the time limit to satisfy draft conditions be reduced from three (3) years to one (1) year, incentivizing the applicant to remediate the site quickly; however, the Planning Act allows for applicants to request extensions of draft approval. Based on information provided by the Municipality's legal counsel, once draft approval is granted, it is unlikely that it would be "taken away" if the applicant requested extension(s) to the draft approval. Even if an extension request was not supported by the Municipality and refused by the County, the applicant can appeal this

decision to the Ontario Land Tribunal (OLT). Staff are of the opinion that given the large amount of area and cost of remediation required, that it is likely that the applicant could make a reasonable argument (to the County or OLT) to extend any draft approval, regardless of the original time limit given is one (1) or three (3) years.

The impact to the Municipality if draft approval is granted prior to the remediation of the site is that after further site assessment, there is a possibility that the feasibility of developing the site for residential uses may not be realized. As mentioned above, staff assume that the draft approval would/could be extended, unless the applicant abandons the application and allows the draft approval to expire. If draft approval were to remain, it carries forward with the property and any new property owner could also request extension(s) to draft approval. Any future planning analysis related to growth of the Village of Appleton would consider these draft approved 14 lots, which could impact any future changes to the boundary of the village or future expansion of the village.

After careful consideration of the application and the technical plans and studies, staff are of the opinion that a decision regarding draft approval should not be granted until after the site has been remediated and a Record of Site Condition has been filed with the Ministry.

SUMMARY

Staff are not satisfied with the application at this stage due to the outstanding issues raised by the latest peer review and are not satisfied that the development is feasible from a land development perspective as outlined in this report. Having reviewed and assessed the application, Staff are not satisfied that the proposal conforms to the intent of the Community Official Plan.

It is the professional opinion of the Planning Department that a decision of draft approval is premature at this stage in the application process and recommend that Council defer any decision on draft approval until after the subject property has been remediated for the proposed residential development and a Record of Site Condition is filed with the Ministry and copies are provided to the Municipality.

All of which is respectfully submitted by,

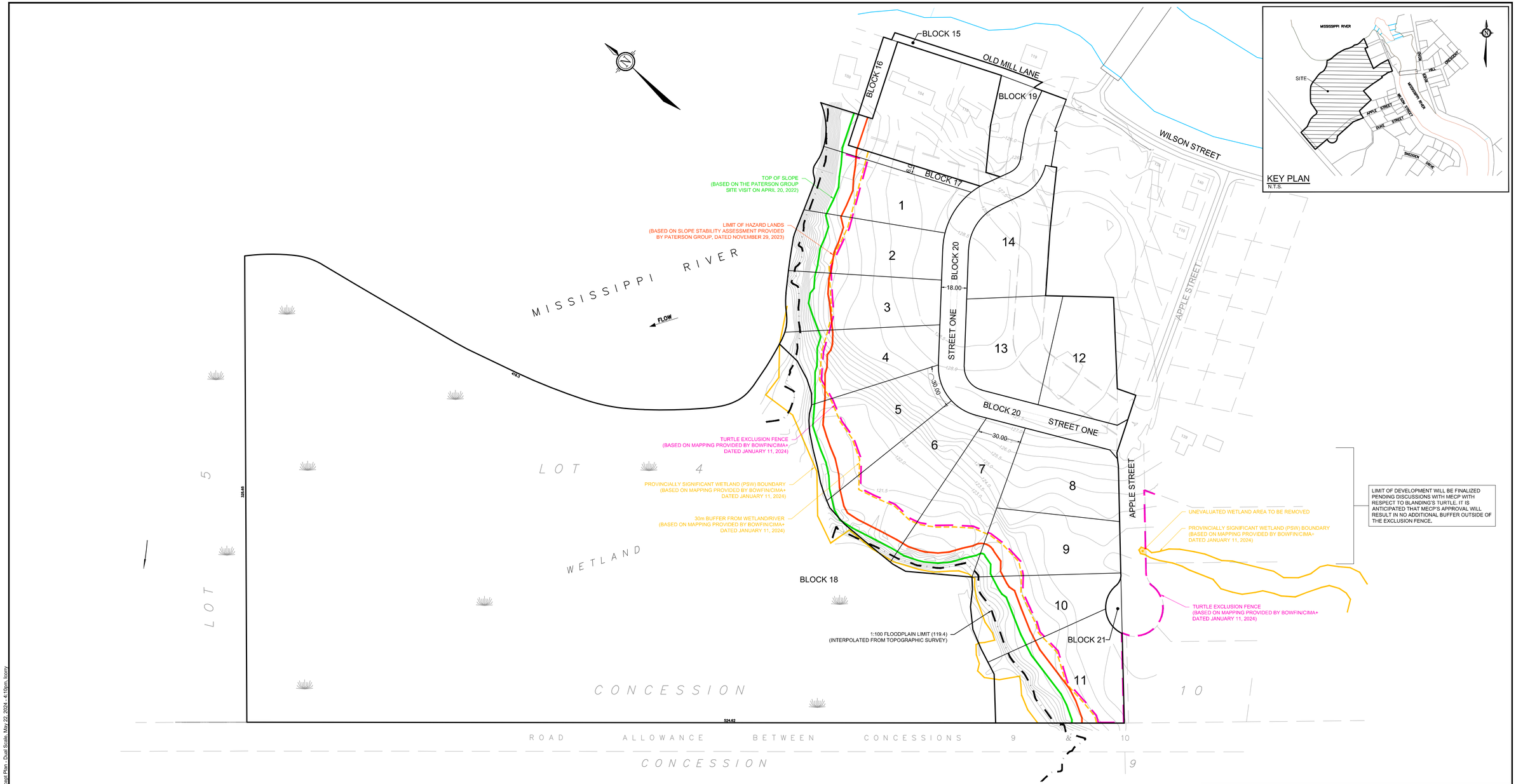
Melanie Knight, MCIP, RPP
Director of Development Services and Engineering

Approved by,

Ken Kelly
CAO

ATTACHMENTS:

1. Attachment A – Concept Plan
2. Attachment B – Remedial Action Plans
3. Attachment C – Peer Review (Stantec)



SOURCE REFERENCE:
Legal Information: *Draft Plan of Subdivision*
Callon Dietz OLS / August 12, 2022 / NAD83 MTM Zone 9
Topographic Information: *Draft Plan of Subdivision*
Callon Dietz OLS / August 12, 2022 / NAD83 MTM Zone 9

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
8.	REVISED PER COMMENTS	MAY 23/24	SMG
7.	REVISED PER MVCA FLOOD HAZARD AND REGULATION MAP (REVISED APRIL 2022)	FEB 21/24	SMG
6.	ISSUED FOR COORDINATION	FEB 13/24	SMG
5.	ISSUED FOR COORDINATION	SEP 1/22	SMG
4.	ISSUED FOR COORDINATION	AUG 25/22	SMG
3.	ISSUED FOR COORDINATION	AUG 17/22	SMG
2.	ISSUED FOR COORDINATION	JUL 21/22	SMG
1.	ISSUED FOR COMMENT	SEP 08/21	SMG

SCALE
1:1250 (A1) / 1:1500 (11x17)
1:1250
0 10 20 30 40 50

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

MUNICIPALITY of MISSISSIPPI MILLS
APPLETON SHORES
DRAWING NAME
CONCEPT PLAN - 14 Lots
PROJECT No. 114165-00
REV REV #8
DRAWING No. 114165-CP2021

M:\2014\114165\CAD\Planning\Concept Plans\114165-CP2021.dwg, Concept Plan - Dual Scale, May 22, 2024 - 4:10pm, lcorry

PATERSON GROUP

Consulting Engineers
9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

February 14, 2024
File: PE1114-LET.04R

Southwell Homes Ltd.
195 Julie Anne Crescent
Carleton Place, Ontario
K7C 4M5

Attention: **Mr. John Southwell**

Subject: **Remedial Action Plan**
116-122 Old Mill Lane, Appleton, Ontario

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) has prepared a remedial action plan for the proposed development at 116 to 122 Old Mill Lane (the subject site).

Historical Background

The subject site is currently vacant land. As part of historical searches, areas of potential environmental concern were identified on the subject site, resulting from the former use of the property as a woolen mill. As such, the following assessments were completed on the subject site.

- ‘Phase II Environmental Site Assessment, Former Appletex Mill, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated June 2009.

Based on information obtained through previously completed environmental reports by others on the Phase II Property, Paterson conducted a Phase II ESA on the subject site in 2009.

Metal parameters that exceeded the selected MOE Table 2 standards were identified in soil samples collected from three (3) test pits advanced on the property. In addition to the identified metal impacts, petroleum hydrocarbon (PHC) exceedances were also detected in one of the completed test pits.

Six groundwater samples were submitted as part of the 2009 assessment. PHC impacts were identified in the monitoring wells advanced in a previous soil remediation section of the Phase II Property.

Following the identified soil and groundwater impacts, Paterson completed a joint Phase I – ESA and remediation program to address the contamination.

- ‘Phase I Environmental Site Assessment and Remediation Program, Former Appletex Mill, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated November 15, 2010.

The remediation program involved the removal of impacted overburden material that was sent to the nearby Waste Management landfill. The fill material was removed down to bedrock in the area of the PHC remediation and the metals remediation excavations were terminated in the native soil.

The total volume of PHC impacted soil that was hauled to an accredited landfill was approximately 1,740 metric tonnes. The volume of metals impacted soil that was hauled to the landfill was approximately 136 metric tonnes.

Additionally, 33,828 L of impacted groundwater was pumped and removed from the site for off-site treatment and disposal by Veolia Environmental Services during the remediation program .

Confirmatory soil samples were collected from the PHC and metals remediation excavations and submitted for laboratory analysis. The submitted confirmatory soil samples were in compliance with the applicable MECP Table 2 residential and Table 1 background standards, depending upon their location on site.

Groundwater samples were recovered from within the PHC remediation excavation. The groundwater was submitted for analytical testing of PHCs and BTEX and the results were in compliance with the selected MECP Table 2 standards.

- ‘Environmental Action Plan, Groundwater Sampling Program, Former Appletex Mill, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated April 2018.

Paterson completed a confirmatory groundwater sampling program on the Phase II Property following the completion of an Environmental Action Plan.

The groundwater sampling program involved the installation of two monitoring wells, BH1-18, and BH2-18. The monitoring wells were strategically placed to further assess the groundwater in the area of the previously completed PHC remediation.

All of the analyzed PHC parameters were non-detect and therefore in compliance with the selected MOECC Table 1 and 2 standards. No further work was recommended at the time of the groundwater sampling program.

- ‘Environmental Action Plan, Supplemental Groundwater Sampling Program, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated March 2022.

The supplemental groundwater sampling program involved two separate groundwater sampling events, one in June of 2018 and the second in December of 2021.

In addition to the monitoring wells installed in 2018, three test drinking water test wells were also sampled. The groundwater samples were submitted for PHCs, benzene, toluene, ethylbenzene, and xylenes (BTEX), metals, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and/or furan and dioxan parameters.

All of the analytical test results were in compliance with the selected MECP Table 6 and 8 standards as well as the previously relied upon MOECC Table 1 and 2 standards.

2023 Phase II ESA

Paterson completed a recent delineation program to assess the soil quality beneath the subject site. Based on the analytical test results, PAH, PHC and metals impacted fill material was identified at 3 test pit locations on the subject site.

In addition to the subsurface investigation, Paterson sampled a stockpile of fill material located in the central portion of the subject site. Some of the stockpiled material was also identified to be impacted with PAHs and metals.

It was recommended in the Phase II-ESA report that the impacted fill material beneath the subject site and within the stockpile be excavated and hauled off-site to an accredited waste disposal facility by a licensed contractor prior to construction.

It was also recommended that confirmatory samples be collected during the remediation excavations to ensure all of the impacted fill material is removed.

Delineation Test Pits (December 2023)

Paterson completed five additional test pits on December 7, 2023, to assess the native soil within the former lagoons and delineate a previously identified zinc impact in TP9-23.

Based on the analytical test results, the vanadium concentration in soil sample TP33-23-G5 (native soil in lagoon) exceeded the MECP Table 6 standard. As a result of the submitted sample consisting of native silty clay, it is our opinion that the elevated vanadium concentration is naturally occurring. Soil sample TP32-23-G5 also consisted of silty clay, and it too exhibited an elevated vanadium concentration that was just below the MECP Table 6 standards. These soil samples also contained elevated concentrations of barium above typical background concentrations as well as higher cobalt and chromium concentrations, all of which are typical of natural Champlain Sea clay deposits.

The barium concentration identified in soil sample TP35-23-G2 exceeded the MECP Table 6 standard, this soil will also require landfill disposal.

Environmental Summary

Soil Conditions

Based on the current Phase II-ESA findings, impacted fill material is present in three areas on the subject site: around TP5-23, TP6-23 and TP9-23. The total approximate volume of impacted fill material in these locations is estimated to be 125 m^3.

The remaining impacted soil is present in the stockpile, which was estimated to be about 2,140m^3 (approx.4,280mt) by Thomas Cavanagh Construction (Cavanagh). Based on our testing to date, it does not appear that all of the stockpile is impacted. Further testing will be required to segregate clean from impacted stockpiled material, but for the purpose of this RAP, it is considered possible that up to 40% of the stockpile is clean and may remain on site. This would give an impacted soil volume range of 2,568 mt to 4,280 mt.

Groundwater Conditions

Based on the Phase II ESA, the groundwater beneath the subject site meets the selected MECP Table 6 and Table 8 standards. No remediation is required.

Remedial Action Plan Summary

The suggested remedial action plan consists of a generic approach, where excavation and disposal at an approved waste disposal facility would be undertaken as an initial stage of the redevelopment of the subject site. The remediation program is expected to consist of the following, and will be completed under the guidance of a Qualified Person:

- Southwell Homes Ltd. will select a suitable excavation contractor. The contractor will be responsible for site preparation, locates, excavation, hauling, reinstatement, and all other activities related to the removal of the contaminated soil.
- Prior to removal of any impacted soil off-site, representative samples will be collected by Paterson staff and submitted for leachate (TCLP) analysis. Leachate analysis results will be provided to the contractor and submitted to the selected waste disposal facility.
- Impacted soil excavation will begin at test pit TP5-23, as shown on the attached figure. Excavation will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to the interface with the native glacial till (approximately 1.5m below grade).
- A second excavation will occur at test pit TP6-23 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock or the interface with the native glacial till (approximately 1 to 1.5 m below grade).

- A third excavation will occur at test pit TP9-23 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 1m below grade).
- It is estimated that 125 m^3 of impacted soil will be excavated from these areas and disposed of at a waste disposal facility.
- Segregation testing of the stockpiled material is recommended, following which all of the impacted soil in the stockpile will be hauled from the subject site and disposed of at a waste disposal facility.
- A remediation report will be issued following completion of the soil remediation program.

Quantities and Cost Estimate

Based on the information noted above, the volume of contaminated soil requiring off-site disposal is expected to range from approximately 1,400 to 2,265m^3. A cost estimate was provided by Thomas Cavanagh Construction to dispose of all of the impacted soils. Factoring in the range that we have established, the cost to dispose of the soil would range from approximately $207,800 to $318,650. There would also be fees for our monitoring of the work, confirmatory testing and reporting, which we would estimate to be approximately $22,000.

We trust that this information meets your requirements.

Sincerely,

Paterson Group Inc.

Mark D'Arcy, P.Eng.

Report Distribution

- Southwell Homes Ltd.

Ottawa Head Office
9 Auriga Drive
Ottawa – Ontario – K2E 7T9

Ottawa Laboratory
28 Concourse Gate
Ottawa – Ontario – K2E 7T7
Tel: (613) 226-7381

THOMAS CAVANAGH CONSTRUCTION LIMITED

Phone: 613-257-2918
Fax: 613-253-0071

9094 Cavanagh Road
Ashton, Ontario, K0A 1B0

To:	Southwell Homes Ltd.	**Contact:**	John Southwell
Address:	195 Julie Anne Crescent	**Phone:**	(613) 253-9123
	Carleton Place, ON	**Fax:**	
Project Name:	Appleton Shores Subdivision	**Bid Number:**	2024-117
Project Location:	122 Old Mill Lane, Appleton, ON	**Bid Date:**	1/22/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Float Move	2.00	EACH	$632.58	$1,265.16
2	Remove And Haul Contaminated Material To A Licensed Disposal Facility - WM Carp - Includes Equipment, Trucking, Tipping Fee, And Supervision As Required	3,887.00	TONN	$64.73	$251,605.51
3	Remove And Haul Contaminated Material To A Licensed Disposal Facility - GFL Moose Creek - Includes Equipment, Trucking, Tipping Fee, And Supervision As Required	643.00	TONN	$102.29	$65,772.47

Total Bid Price: $318,643.14

Notes:

- Subject to credit approval.
- Quotation valid for 30 days.
- The Harmonized Sales Tax is NOT included in our price, and will be shown as a separate additional amount on all invoices.
- Thomas Cavanagh Construction Limited is a non-union company.
- All works to be completed during 2024 summer conditions. Work completed outside of 2024 summer conditions may be subject to additional fees.
- Quantities are estimated - payment to be based on actual measured quantities completed.
- All fees, permits, approvals, reports, etc. are to be obtained by others.
- Pricing to be adjusted based on changes to the MTO fuel price index. Payment adjustments will be calculated monthly based on the change between the fuel price index for the month prior to tender and the fuel price index when the work is completed as per City of Ottawa S.P. No: F-1002. The following parameters are to be used for the F-1002 calculations: Impact % will be set to 14% and the Fuel Index buffer will become +/- $0.1/l. Fuel Index based on December 2023 - 132.10 cents.
- Please refer to ducuments ***"Old Mill Lane Stockpile Topo (JAN 18 '24).pdf"*** and **"Old Mill Lane Hauling Breakdown.pdf"** for additional information used to prepare this quote.
- Pricing assumes adequate access to the work area. Allowance for a haul road has not been included in this pricing.
- TCCL shall not be responsible for damages to existing access road or roadway due to truck traffic.

Payment Terms:

Payment due within 28 days of invoice.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

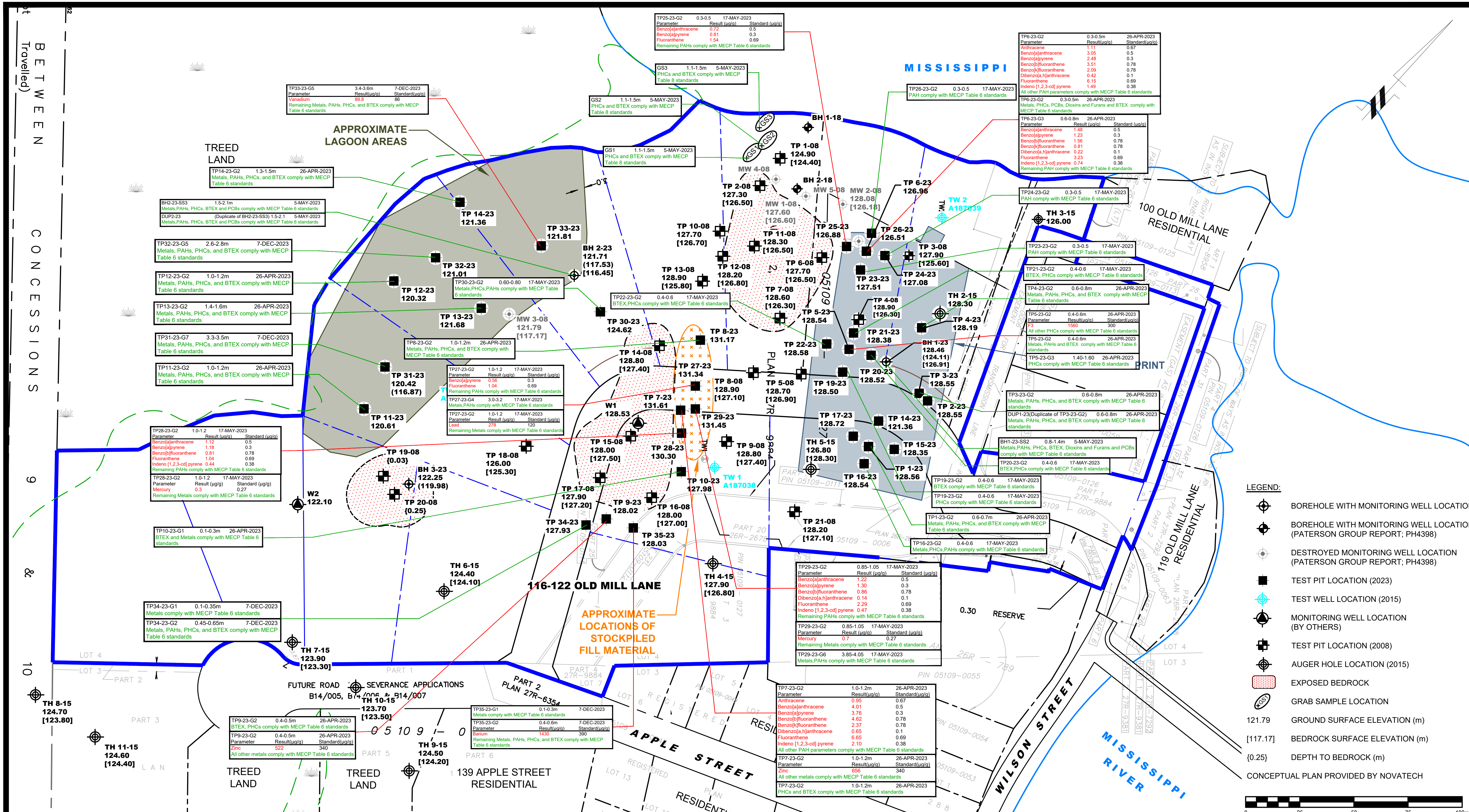
Date of Acceptance: _____

CONFIRMED:

Thomas Cavanagh Construction Limited

Authorized Signature: _____

Estimator: Brett Barr
BBarr@thomascavanagh.ca



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

NO.	REVISIONS	DATE	INITIAL

SOUTHWELL HOMES LTD.

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
116-122 OLD MILL LANE

APPLETON, ONTARIO

Title:

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.:

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PATERSON GROUP

Consulting Engineers
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K2E 7T9
Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

October 24, 2024
File: PE1114-LET.05

Southwell Homes Ltd.
195 Julie Anne Crescent
Carleton Place, Ontario
K7C 4M5

Attention: **Mr. John Southwell**

Subject: **Remedial Action Plan**
116-122 Old Mill Lane, Appleton, Ontario

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) has prepared a remedial action plan for the proposed development at 116 to 122 Old Mill Lane (the subject site).

Historical Background

The subject site is currently vacant land. As part of historical searches, areas of potential environmental concern were identified on the subject site, resulting from the former use of the property as a woolen mill. As such, the following assessments were completed on the subject site.

- ‘Phase II Environmental Site Assessment, Former Appletex Mill, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated June 2009.

Based on information obtained through previously completed environmental reports by others on the Phase II Property, Paterson conducted a Phase II ESA on the subject site in 2009.

Metal parameters that exceeded the selected MOE Table 2 standards were identified in soil samples collected from three (3) test pits advanced on the property. In addition to the identified metal impacts, petroleum hydrocarbon (PHC) exceedances were also detected in one of the completed test pits.

Six groundwater samples were submitted as part of the 2009 assessment. PHC impacts were identified in the monitoring wells advanced in a previous soil remediation section of the Phase II Property.

Following the identified soil and groundwater impacts, Paterson completed a joint Phase I – ESA and remediation program to address the contamination.

- ‘Phase I Environmental Site Assessment and Remediation Program, Former Appletex Mill, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated November 15, 2010.

The remediation program involved the removal of impacted overburden material that was sent to the nearby Waste Management landfill. The fill material was removed down to bedrock in the area of the PHC remediation and the metals remediation excavations were terminated in the native soil.

The total volume of PHC impacted soil that was hauled to an accredited landfill was approximately 1,740 metric tonnes. The volume of metals impacted soil that was hauled to the landfill was approximately 136 metric tonnes.

Additionally, 33,828 L of impacted groundwater was pumped and removed from the site for off-site treatment and disposal by Veolia Environmental Services during the remediation program .

Confirmatory soil samples were collected from the PHC and metals remediation excavations and submitted for laboratory analysis. The submitted confirmatory soil samples were in compliance with the applicable MECP Table 2 residential and Table 1 background standards, depending upon their location on site.

Groundwater samples were recovered from within the PHC remediation excavation. The groundwater was submitted for analytical testing of PHCs and BTEX and the results were in compliance with the selected MECP Table 2 standards.

- ‘Environmental Action Plan, Groundwater Sampling Program, Former Appletex Mill, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated April 2018.

Paterson completed a confirmatory groundwater sampling program on the Phase II Property following the completion of an Environmental Action Plan.

The groundwater sampling program involved the installation of two monitoring wells, BH1-18, and BH2-18. The monitoring wells were strategically placed to further assess the groundwater in the area of the previously completed PHC remediation.

All of the analyzed PHC parameters were non-detect and therefore in compliance with the selected MOECC Table 1 and 2 standards. No further work was recommended at the time of the groundwater sampling program.

- ‘Environmental Action Plan, Supplemental Groundwater Sampling Program, 116-122 Old Mill Lane – Appleton, Ontario, prepared by Paterson, dated March 2022.

The supplemental groundwater sampling program involved two separate groundwater sampling events, one in June of 2018 and the second in December of 2021.

In addition to the monitoring wells installed in 2018, three test drinking water test wells were also sampled. The groundwater samples were submitted for PHCs, benzene, toluene, ethylbenzene, and xylenes (BTEX), metals, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and/or furan and dioxan parameters.

All of the analytical test results were in compliance with the selected MECP Table 6 and 8 standards as well as the previously relied upon MOECC Table 1 and 2 standards.

2023 Phase II ESA

Paterson completed a recent delineation program to assess the soil quality beneath the subject site. Based on the analytical test results, PAH, PHC and metals impacted fill material was identified at 3 test pit locations on the subject site.

In addition to the subsurface investigation, Paterson sampled a stockpile of fill material located in the central portion of the subject site. Some of the stockpiled material was also identified to be impacted with PAHs and metals.

It was recommended in the Phase II-ESA report that the impacted fill material beneath the subject site and within the stockpile be excavated and hauled off-site to an accredited waste disposal facility by a licensed contractor prior to construction.

It was also recommended that confirmatory samples be collected during the remediation excavations to ensure all of the impacted fill material is removed.

Delineation Test Pits (December 2023)

Paterson completed five additional test pits on December 7, 2023, to assess the native soil within the former lagoons and delineate a previously identified zinc impact in TP9-23.

Based on the analytical test results, the vanadium concentration in soil sample TP33-23-G5 (native soil in lagoon) exceeded the MECP Table 6 standard. As a result of the submitted sample consisting of native silty clay, it is our opinion that the elevated vanadium concentration is naturally occurring. Soil sample TP32-23-G5 also consisted of silty clay,

and it too exhibited an elevated vanadium concentration that was just below the MECP Table 6 standards. These soil samples also contained elevated concentrations of barium above typical background concentrations as well as higher cobalt and chromium concentrations, all of which are typical of natural Champlain Sea clay deposits.

The barium concentration identified in soil sample TP35-23-G2 exceeded the MECP Table 6 standard, this soil will also require landfill disposal.

Delineation Test Pits (2024)

At the request of Stantec, Paterson completed a supplemental subsurface investigation in August 2024 to further delineate the extent of the soil contamination, as well as to confirm the groundwater quality beneath the former lagoon site in the western portion of the property. It should be noted that no investigative work was completed in the densely treed areas in the southern portion of the property, given that no historical activities are expected to have transpired here.

Prior to the completion of the field program, the current property owner, Mr. John Southwell, contacted the Mississippi Mills Fire Department to inquire about the use of foam in response to a structure fire which occurred on the property on February 2, 2007. The response from the fire department indicated that to their knowledge, no foam products were used to extinguish the fire. As a result, Paterson did not deem the testing for PFAS chemicals in the soil to be warranted.

Paterson advanced two additional boreholes (BH4-24 and BH5-24) on August 14, 2024, to further assess the groundwater conditions within the former lagoon area in the western portion of the site, as requested by Stantec. Another 35 test pits (TP1-24 to TP35-24) were completed on August 22, 2024, throughout the property to account for any remaining data gaps.

Based on the analytical test results of the boreholes, the vanadium concentration in soil sample BH4-24-SS5 (native clay soil in lagoon) exceeded the MECP Table 6 standards. As a result of the submitted sample consisting of native silty clay, it is our opinion that the elevated vanadium concentration is naturally occurring, which is typical of natural Champlain Sea clay deposits. All groundwater samples recovered from the boreholes installed in the former lagoon site complied with the MECP Table 6 Standards.

Based on the analytical test results of the test pits, multiple metal, PHC, and/or PAH parameter exceedances were identified in the fill material samples tested from TP3-24, TP6-24, TP7-24, TP8-24, TP13-24, TP16-24, TP22-24, TP32-24, and TP33-24. This soil will require remediation, by means of landfill disposal.

Environmental Summary

Soil Conditions

Based on the current Phase II-ESA findings, impacted fill material is present in several areas on the subject site, particularly in the vicinity of TP5-23, TP6-23, TP9-23, TP3-24, TP6-24, TP7-24, TP8-24, TP13-24, TP16-24, TP22-24, TP32-24, and TP33-24. The approximate volume of impacted fill material in these locations is estimated to range from approximately 3,500 m^3 to 5,325 m^3.

The remaining impacted soil is present in the stockpile, which was estimated to be about 2,140 m^3 (approx. 4,280 mt in total) by Thomas Cavanagh Construction (Cavanagh). Based on our testing to date, it does not appear that all of the stockpile is impacted. Further testing will be required to segregate clean from impacted stockpiled material, but for the purpose of this RAP, it is considered possible that up to 40% of the stockpile is clean and may remain on site. This would give a total impacted soil volume range of 4,900 m^3 to 7,465 m^3.

Groundwater Conditions

Based on the Phase II ESA, the groundwater beneath the subject site meets the selected MECP Table 6 and Table 8 standards. No remediation of the groundwater is required. Refer to Drawing PE1114-10 – Analytical Testing Plan (Groundwater) for the monitoring well locations and tested parameters.

Remedial Action Plan Summary

The suggested remedial action plan consists of a generic approach, where excavation and disposal at an approved waste disposal facility would be undertaken as an initial stage of the redevelopment of the subject site. The remediation program is expected to consist of the following, and will be completed under the guidance of a Qualified Person:

- ❒ Southwell Homes Ltd. will select a suitable excavation contractor. The contractor will be responsible for site preparation, locates, excavation, hauling, reinstatement, and all other activities related to the removal of the contaminated soil.

- ❒ Prior to removal of any impacted soil off-site, representative samples will be collected by Paterson staff and submitted for leachate (TCLP) analysis. Leachate analysis results will be provided to the contractor and submitted to the selected waste disposal facility.

- Impacted soil excavation will begin at test pit TP5-23, as shown on the attached figure. Excavation will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to the interface with the native glacial till (approximately 1.5 m below grade).

- A second excavation will occur at test pit TP6-23, TP6-24, TP7-24, and TP8-24 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock or the interface with the native glacial till (approximately 1 m to 3.5 m below grade).

- A third excavation will occur at test pit TP9-23 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 1 m below grade).

- A fourth excavation will occur at test pit TP3-24 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 1 m below grade).

- A fifth excavation will occur at test pit TP13-24 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 1.5 m below grade).

- A sixth excavation will occur at test pit TP16-24 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 2.0 m below grade).

- A seventh excavation will occur at test pit TP22-24 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 0.5 m below grade).

- An eighth excavation will occur at test pit TP32-24 and TP33-24 which will extend horizontally to the nearest clean delineation test pit, or to an excavation sidewall compliant with the applicable site standards. Based on current testing, the excavation is expected to extend vertically to bedrock (approximately 2.5 m to 3.5 m below grade).

- ❒ It is estimated that approximately 3,500 m^3 to 5,325 m^3 of impacted soil will be excavated from these areas and disposed of at a waste disposal facility.

- ❒ Segregation testing of the stockpiled material is recommended, following which all of the impacted soil in the stockpile (approximately 2,140 m^3) will be hauled from the subject site and disposed of at a waste disposal facility.

- ❒ A remediation report will be issued following completion of the soil remediation program.

Quantities and Cost Estimate

Based on the information noted above, the volume of contaminated soil requiring off-site disposal is expected to range from approximately 4,900 m^3 to 7,465 m^3. A cost estimate was provided by Thomas Cavanagh Construction to dispose of all of the impacted soils at a licensed disposal facility (Waste Management Carp). Factoring in the range we have established, the cost to dispose of the soil would be approximately $635,000 to $968,000. There would also be fees for our monitoring of the work, confirmatory testing and reporting, which we would estimate to be approximately $40,000.

We trust that this information meets your requirements.

Sincerely,

Paterson Group Inc.

Mark D'Arcy, P.Eng.

Attachments

- ❒ Mississippi Mills Fire Department Correspondence
- ❒ Remediation Cost Estimate (Thomas Cavanagh Construction Ltd.)
- ❒ Site Photographs (September 26, 2024)
- ❒ Soil Profile and Test Data Sheets (2023 & 2024 Test Pits and Borehole)
- ❒ Drawing PE1114-8 – Test Hole Location Plan
- ❒ Drawing PE1114-9 – Analytical Testing Plan – Soil
- ❒ Drawing PE1114-10 – Analytical Testing Plan – Groundwater

Report Distribution

- ❒ Southwell Homes Ltd.
- ❒ Paterson Group Inc.

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Mississippi Mills Fire Department
P.O. Box 400, 478 Almonte St. Almonte ON, K0A 1A0
613-256-2064
www.mississippimills.ca

July 29, 2024

Attn: John Southwell
johnsouthwell@rogers.com
613-253-9123

Re: File Search – 122 Old Mill Lane

Mr. Southwell,

Based on the records of the Mississippi Mills Fire Department and to the best of our knowledge, no foam was utilized during the response to the structure fire at 122 Old Mill Lane on February 2, 2007.

Best regards,

Mike Williams
Director of Protective Services
Mississippi Mills Fire Department

c.c. Administrative Assistant; Property File

THOMAS CAVANAGH CONSTRUCTION LIMITED

Phone: 613-257-2918
Fax: 613-253-0071

9094 Cavanagh Road
Ashton, Ontario, K0A 1B0

To:	Southwell Homes Ltd.	**Contact:**	John Southwell
Address:	195 Julie Anne Crescent	**Phone:**	(613) 253-9123
	Carleton Place, ON	**Fax:**	
Project Name:	Appleton Shores Subdivision	**Bid Number:**	2024-117
Project Location:	122 Old Mill Lane, Appleton, ON	**Bid Date:**	10/16/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Float Move	2.00	EACH	$632.58	$1,265.16
2	Remove And Haul Contaminated Material To A Licensed Disposal Facility - WM Carp - Includes Equipment, Trucking, Tipping Fee, And Supervision As Required	14,930.00	TONN	$64.73	$966,418.90

Total Bid Price: $967,684.06

Notes:

- Subject to credit approval.
- Quotation valid for 30 days.
- The Harmonized Sales Tax is NOT included in our price, and will be shown as a separate additional amount on all invoices.
- Thomas Cavanagh Construction Limited is a non-union company.
- All works to be completed during 2024 summer conditions. Work completed outside of 2024 summer conditions may be subject to additional fees.
- Quantities are estimated - payment to be based on actual measured quantities completed.
- All fees, permits, approvals, reports, etc. are to be obtained by others.
- Pricing to be adjusted based on changes to the MTO fuel price index. Payment adjustments will be calculated monthly based on the change between the fuel price index for the month prior to tender and the fuel price index when the work is completed as per City of Ottawa S.P. No: F-1002. The following parameters are to be used for the F-1002 calculations: Impact % will be set to 14% and the Fuel Index buffer will become +/- $0.1/l. Fuel Index based on December 2023 - 132.10 cents.
- Please refer to documents ***"Old Mill Lane Stockpile Topo (JAN 18 '24).pdf"*** and **"Old Mill Lane Hauling Breakdown.pdf"** for additional information used to prepare this quote.
- Pricing assumes adequate access to the work area. Allowance for a haul road has not been included in this pricing.
- TCCL shall not be responsible for damages to existing access road or roadway due to truck traffic.
- Pricing assumes all excess material can be accepted at WM Carp. Disposal at GFL Moose Creek, if required, shall be additional.

Payment Terms:

Payment due within 28 days of invoice.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Thomas Cavanagh Construction Limited** **Authorized Signature:** _____ **Estimator:** Brett Barr BBarr@thomascavanagh.ca

Site Photographs

PE1114 116-122 Old Mill Lane, Appleton, Ontario September 29, 2024

Photograph 1: View of the northern sloped portion of the subject property, facing northeast

Photograph 2: View of the northwestern portion of the subject property, facing west towards the tree line.

Photograph 3: View of the central portion of the subject property, facing west towards the former lagoon.

Photograph 4: View of the western portion of the subject property, facing west towards the tree line.

Site Photographs

Photograph 5: View of the southwestern portion of the subject property, facing north.

Photograph 6: View of the dense treed land in the southwestern portion of the subject property.

Photograph 7: View of the dense treed land in the southwestern portion of the subject property.

Photograph 8: View of the dense treed land in the southwestern portion of the subject property.

patersongroup Consulting Engineers

9 Auriga Drive, Ottawa, Ontario K2E 7T9

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Track-Mount Power Auger **DATE** May 5, 2023

FILE NO. PE1114

HOLE NO. BH 1-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)
GROUND SURFACE						0	128.46
Compact, brown **SILTY SAND** with gravel and organics		AU	1				
0.60							
Compact, brown **SILTY SAND** with gravel		SS	2	100	21	1	127.46
1.55		SS	5	80	50+		
		RC	1	100	58	2	126.46
						3	125.46
BEDROCK: Fair to good quality, grey limestone		RC	2	100	52	4	124.46
						5	123.46
		RC	3	100	63	6	122.46
		RC	4	100	85		
7.06						7	121.46
End of Borehole							
(GWL @ 4.35m - May 12, 2023)							

Photo Ionization Detector
● Volatile Organic Rdg. (ppm)

○ **Lower Explosive Limit %**

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

Monitoring Well Construction

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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Track-Mount Power Auger **DATE** May 5, 2023

FILE NO. PE1114

HOLE NO. BH 2-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)
GROUND SURFACE						0	121.71
TOPSOIL 0.10		AU	1				
FILL: Brown silty sand with gravel and cobbles		SS	2	8	13	1	120.71
		SS	3	0	9	2	119.71
2.59		SS	4	25	10		
Black to grey organic **SILTY CLAY,** trace gravel						3	118.71
3.05		SS	5	33	18		
Compact, brown **SILTY SAND,** trace gravel						4	117.71
		SS	6	42	22		
- grey by 3.7m depth							
		SS	7	43	50+	5	116.71
5.26							
End of Borehole							
Practical refusal to augering at 5.26m depth							
(GWL @ 1.37m - May 12, 2023)							

Photo Ionization Detector
● Volatile Organic Rdg. (ppm)

○ **Lower Explosive Limit %**

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

Monitoring Well Construction

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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Track-Mount Power Auger **DATE** May 5, 2023

FILE NO. PE1114

HOLE NO. BH 3-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)
GROUND SURFACE						0	122.25
		RC	1	100	0	1	121.25
		RC	2	88	17	2	120.25
BEDROCK: Very poor to poor quality, grey limestone						3	119.25
		RC	3	100	28	4	118.25
		RC	4	100	0	5	117.25
5.16							
End of Borehole							
(GWL @ 2.27m - May 12, 2023)							

Photo Ionization Detector

● Volatile Organic Rdg. (ppm)

○ **Lower Explosive Limit %**

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

Monitoring Well Construction

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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 1-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.30		G	1			0	128.56		
GLACIAL TILL: Brown silty clay to clayey silt with gravel, cobbles and boulders, trace sand		G	2			1	127.56		
		G	3						
1.55									
End of Test Pit									
TP terminated on bedrock surface at 1.55m depth									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 2-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.10		G	1			0	128.55		
FILL: Light brown silty sand, some concrete and organics, trace concrete		G	2						
0.85						1	127.55		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, cobbles and boulders, some clay		G	3						
1.70									
End of Test Pit									
TP terminated on bedrock surface at 1.70m depth									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

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REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 3-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.05									
FILL: Concrete (footing) with light brown silty sand, trace topsoil		G	1						
		G	2						
0.90						0	128.55		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, cobbles and boulders, trace clay		G	3			1	127.55		
1.70									
End of Test Pit									
TP terminated on bedrock surface at 1.70m depth									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

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116-122 Old Mill Lane
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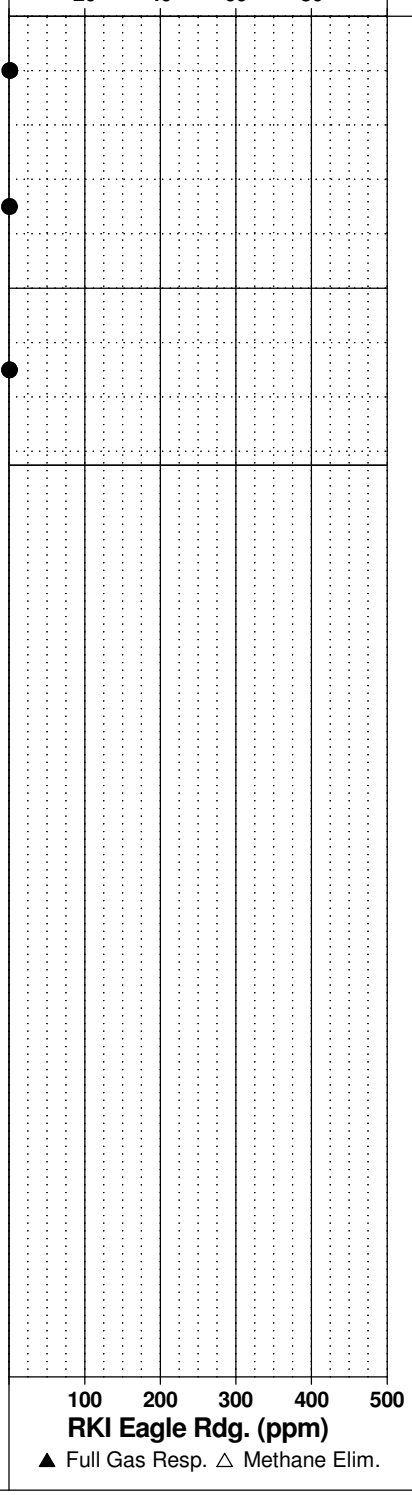
REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 4-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	128.19		
TOPSOIL 0.30		G	1						
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, cobbles and boulders, trace clay		G	2			1	127.19		
		G	3						
1.65									
End of Test Pit TP terminated on bedrock surface at 1.65m depth									



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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 5-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	128.54		
TOPSOIL		G	1						
0.35									
FILL: Brown silty clay with gravel, some sand, trace organics		G	2						
0.70									
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, cobbles and boulders, trace clay		G	3			1	127.54		
1.75									
End of Test Pit									
TP terminated on bedrock surface at 1.75m depth									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

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Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 6-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	% RECOVERY	N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL		G	1			0	126.96		
0.25									
FILL: Dark brown silty sand with gravel, some cobbles and clay, trace brick, concrete, organics and asphalt fragments		G	2						
		G	3						
0.80									
End of Test Pit									
TP terminated on bedrock surface at 0.80m depth									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 7-23 STOCKPILE

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.10						0	131.61		
		G	1						
		G	2			1	130.61		
FILL: Brown silty sand with gravel, some topsoil, trace clay, brick, concrete asphalt and fabric									
		G	3			2	129.61		
		G	4			3	128.61		
3.50									
GLACIAL TILL: Very dense, light brown silty sand to sandy silt with gravel, cobbles and boulders, trace clay and concrete 3.60		G	5						
End of Test Pit									
TP terminated on bedrock surface at 3.60m depth									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

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REMARKS

BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 8-23 STOCKPILE

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.05						0	131.17		
FILL: Brown silty sand with topsoil, some clay, gravel, organics, trace brick, concrete and asphalt fragments		G	1			1	130.17		
		G	2			2	129.17		
		G	3			3	128.17		
2.95 **GLACIAL TILL:** Very dense, light brown silty sand to sandy silt with gravel, cobbles and boulders, trace clay		G	4						
3.40 End of Test Pit									
TP terminated on bedrock surface at 3.40m depth									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP 9-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	128.02		
TOPSOIL		G	1						
0.35									
FILL: Brown silty sand, some clay, trace organics		G	2						
0.60									
GLACIAL TILL: Dense, light brown silty sand to sandy silt with grave and cobbles, trace clay		G	3						
0.70									
End of Test Pit									
TP terminated on bedrock surface at 0.70m depth									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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SOIL PROFILE AND TEST DATA

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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP10-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	127.98		
TOPSOIL 0.05									
FILL: Light brown silty sand with gravel, some organics, trace clay, occasional cobbles, brick and concrete 0.40		G	1						
End of Test Pit									
TP terminated on bedrock surface at 0.40m depth									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP11-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	120.61		
FILL: Brown silty sand with topsoil, some cobbles, boulders, trace gravel, plastic		G	1						
		G	2			1	119.61		
1.75									
PEAT		G	3						
1.90									
Loose, light grey **SILTY SAND,** some gravel and clay		G	4			2	118.61		
2.40									
End of Test Pit									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP12-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.05		G	4			0	120.32		
		G	1						
FILL: Brown silty sand with organics, some gravel, cobbles and boulders		G	2			1	119.32		
		G	3						
2.00						2	118.32		
FILL; Brown silty sand, some gravel, clay and cobbles									
2.80									
PEAT		G	5			3	117.32		
		G	6						
3.50									
End of Test Pit									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP13-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.05									
FILL: Brown silty sand with topsoil, some gravel, cobbles, boulders, brick and concrete, trace metal		G	1			0	121.68		
		G	2			1	120.68		
1.75									
Stiff, grey **SILTY CLAY,** trace to some gravel		G	3			2	119.68		
2.80		G	4						
End of Test Pit									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** April 26, 2023

FILE NO. PE1114

HOLE NO. TP14-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	% RECOVERY	N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.05									
FILL: Brown silty sand, some organics, cobbles and boulders		G	1			0	121.36		
		G	2			1	120.36		
1.55									
FILL: Brown sitly sand with gravel, some topsoil, clay, cobbles and boulders		G	3			2	119.36		
2.30		G	4						
PEAT		G	5						
2.70									
End of Test Pit									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP15-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	128.36		
TOPSOIL 0.30		G	1						
		G	2						
GLACIAL TILL: Dense to very dense, brown silty sand with some silt, gravel, trace clay, occasional cobbles and occasional boulders.						1	127.36		
1.50		G	3						
End of Test Pit TP terminated on bedrock surface at 1.50m depth									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP16-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.15						0	128.55		
FILL: Compact brown silty sand with some gravel, trace cobbles, clay and organics		G	1						
		G	2						
0.95		G	3			1	127.55		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, trace cobbles, some clay and occasional boulders		G	4						
1.50									
End of Test Pit									
TP terminated on bedrock surface at 1.50m depth									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP17-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	128.72	20 40 60 80	
TOPSOIL 0.30		G	1						
FILL: Brown silty sand with some gravel, trace clay, cobbles and organics 0.90		G	2						
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, some clay, trace cobbles and occasional boulders 1.55		G	3			1	127.72		
End of Test Pit									
TP terminated on bedrock surface at 1.55m depth.									

100 200 300 400 500
RKI Eagle Rdg. (ppm)
▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP18-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	128.75		
TOPSOIL 0.25		G	1						
FILL: Compact brown silty sand with some gravel, trace cobbles, clay and organics 0.90		G	2			1	127.75		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, trace cobbles, some clay and occasional boulders 1.65		G	3						
End of Test Pit TP terminated on bedrock surface at 1.65m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

RKI Eagle Rdg. (ppm) — 100 200 300 400 500

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP19-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.15		G	1			0	128.50		
Concrete Slab 0.35									
FILL: Brown silty sand with some gravel, trace cobbles, clay and organics 0.80		G	2			1	127.50		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt some gravel, trace cobbles and occasional boulders 1.50		G	3						
End of Test Pit									
TP terminated on bedrock surface at 1.50m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

RKI Eagle Rdg. (ppm) — 100 200 300 400 500

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP20-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL						0	128.52		
0.20		G	1						
FILL: Brown silty sand with some gravel, trace clay, cobbles, trace metals and organics		G	2			1	127.52		
1.30									
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, some clay, trace cobbles and occasional boulders		G	3						
1.65									
End of Test Pit									
TP terminated on bedrock surface at 1.65m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

RKI Eagle Rdg. (ppm) — 100 200 300 400 500

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP21-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	% RECOVERY	N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.25		G	1			0	128.38		
FILL: Brown silty sand with some gravel, trace cobbles and organics 0.80		G	2			1	127.38		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, some cobbles, trace clay, occasional boulders		G	3			2	126.38		
2.20		G	4						
End of Test Pit TP terminated on bedrock surface at 2.20m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

RKI Eagle Rdg. (ppm) — 100 200 300 400 500

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP22-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.15		G	1			0	128.59		
FILL: Brown silty sand with some gravel, trace cobbles and organics, occasional brick and clay		G	2						
1.10						1	127.59		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, trace cobbles and occasional boulders		G	3						
1.80									
End of Test Pit TP terminated on bedrock surface at 1.80m depth.									

Photo Ionization Detector
● Volatile Organic Rdg. (ppm)
○ Lower Explosive Limit %
20 40 60 80
100 200 300 400 500
RKI Eagle Rdg. (ppm)
▲ Full Gas Resp. △ Methane Elim.

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FILE NO. PE1114

HOLE NO. TP23-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	127.51		
TOPSOIL 0.30		G	1						
FILL: Brown silty sand with some gravel, trace clay, cobbles and organics		G	2						
1.05		G	3			1	126.51		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, trace cobbles, clay and occasional boulders 1.45		G	4						
End of Test Pit									
TP terminated on bedrock surface at 1.45m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP24-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	% RECOVERY	N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.30		G	1			0	127.09		
FILL: Brown silty sand with gravel, cobbles and crushed stone 0.75		G	2						
FILL: Dark brown silty sand with some gravel, trace clay and cobbles 1.05		G	3			1	126.09		
End of Test Pit									
TP terminated on bedrock surface at 1.05m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP25-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	126.88		
TOPSOIL 0.30		G	1						
FILL: Brown silty sand with some gravel, trace cobbles, bricks, topsoil, clay, occasional asphalt		G	2						
0.85		G	3						
End of Test Pit TP terminated on bedrock surface at 0.85m depth.									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP26-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL									
0.20		G	1			0	126.51		
		G	2						
		G	3			1	125.51		
FILL: Brown silty sand with some gravel, asphalt, topsoil, trace brick, cobbles and occasional boulders		G	4			2	124.51		
		G	5			3	123.51		
3.70		G	6						
End of Test Pit TP terminated on bedrock surface at 3.70m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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FILE NO. PE1114

HOLE NO. TP27-23 STOCKPILE

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: ● Volatile Organic Rdg. (ppm) / ○ Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.20						0	131.35		
FILL: Brown silty sand with some topsoil, trace clay, brick, concrete, asphalt and organics		G	1			1	130.35		
		G	2			2	129.35		
		G	3						
3.00						3	128.35		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, trace cobbles, clay and occasional boulders 3.45		G	4						
End of Test Pit TP terminated on bedrock surface at 3.45m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

RKI Eagle Rdg. (ppm) — 100 200 300 400 500

▲ Full Gas Resp. △ Methane Elim.

patersongroup Consulting Engineers

9 Auriga Drive, Ottawa, Ontario K2E 7T9

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP28-23 STOCKPILE

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	130.30		
TOPSOIL 0.30									
FILL: Brown silty sand with some gravel, trace clay, cobbles and organics		G	1			1	129.30		
		G	2						
2.10						2	128.30		
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with gravel, trace cobbles, clay and occasional boulders 2.30		G	3						
End of Test Pit									
TP terminated on bedrock surface at 2.30m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

patersongroup Consulting Engineers

9 Auriga Drive, Ottawa, Ontario K2E 7T9

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP29-23 STOCKPILE

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE									
TOPSOIL 0.25		G	1			0	131.45		
		G	2			1	130.45		
FILL: Brown silty sand with some gravel, trace clay, asphalt, brick, concrete and cobbles		G	3			2	129.45		
		G	4			3	128.45		
3.80		G	5						
GLACIAL TILL: Dense to very dense, brown silty sand to sandy silt with some gravel, clay, occasional cobbles 4.00		G	6			4	127.45		
End of Test Pit									
TP terminated on bedrock surface at 4.00m depth.									

Photo Ionization Detector: ○ Lower Explosive Limit % — 20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

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9 Auriga Drive, Ottawa, Ontario K2E 7T9

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment
116-122 Old Mill Lane
Appleton, Ontario

DATUM Geodetic

REMARKS

BORINGS BY Excavator **DATE** May 27, 2023

FILE NO. PE1114

HOLE NO. TP30-23

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)	Photo Ionization Detector: Volatile Organic Rdg. (ppm) / Lower Explosive Limit %	Monitoring Well Construction
GROUND SURFACE						0	124.63		
TOPSOIL 0.30		G	1						
FILL: Brown silty sand with some topsoil, gravel, trace cobbles and organics 1.10		G	2			1	123.63		
FILL: Dark brown to grey silty clay, trace cobbles, gravel, trace sand 2.70		G	3			2	122.63		
End of Test Pit TP terminated on bedrock surface at 2.70m depth.									

Photo Ionization Detector: ● Volatile Organic Rdg. (ppm); ○ Lower Explosive Limit %

20 40 60 80

100 200 300 400 500

RKI Eagle Rdg. (ppm)

▲ Full Gas Resp. △ Methane Elim.

SOIL PROFILE AND TEST DATA

PHASE II - ENVIRONMENTAL SITE ASSESSMENT

116-122 Old Mill Lane, Appleton, Ontario

DATUM: Geodetic **EASTING:** 333901.103 **NORTHING:** 5004549.547 **ELEVATION:** 120.42

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: December 7, 2023

FILE NO. **PE1114**

HOLE NO. TP 31-23

SAMPLE DESCRIPTION	STRATA PLOT	Sample No.	SAMPLE % RECOVERY	N VALUE or RQD	ANALYTICAL TESTS	DEPTH (m)	PID (ppm) 0 16.67 33.33 50	Gas Tech (ppm) 0 50 100 150 200	Piezometer Construction
Ground Surface EL 120.42 m									
TOPSOIL with organics, trace sand and gravel		G 1				0	0.4		
0.3 m EL 120.12 m									
FILL: Brown silty clay with sand, occasional boulders, trace cobble, gravel and topsoil		G 2					0		
- trace to some debris, bricks, concrete and plastics from 0.9m to 2.0m depth						1			
		G 3					0.2		
		G 4				2	1.5		
- decaying organics with topsoil, some debris and clay by 2.0m depth									
2.65 m EL 117.77 m		G 5					0.9		
PEAT						3			
		G 6					0.1		
3.3 m EL 117.12 m		G 7					0.3		
GLACIAL TILL: Dense, grey silty clay, some sand, silt and gravel, occasional cobble and boulders						4			
3.55 m EL 116.87 m									
End of Test Pit						5			
Practical refusal to augering at 3.55m depth						6			

SOIL PROFILE AND TEST DATA

PHASE II - ENVIRONMENTAL SITE ASSESSMENT

116-122 Old Mill Lane, Appleton, Ontario

DATUM: Geodetic **EASTING:** 333886.236 **NORTHING:** 5004597.347 **ELEVATION:** 121.01

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: December 7, 2023

FILE NO. **PE1114**

HOLE NO. TP 32-23

SAMPLE DESCRIPTION	STRATA PLOT	Sample No.	SAMPLE % RECOVERY	N VALUE or RQD	ANALYTICAL TESTS	DEPTH (m)	PID (ppm) 0 16.67 33.33 50	Gas Tech (ppm) 0 50 100 150 200	Piezometer Construction
Ground Surface EL 121.01 m									
TOPSOIL, some organics, trace gravel, sand and clay 0.3 m EL 120.71 m		G 1				0	0.5		
FILL: Brown silty clay with sand, some gravel and organics, occasional boulders, trace cobble		G 2				1	0.3		
- grey by 1.4m depth		G 3					0.3		
- decaying organics with topsoil and clay by 2.0m depth 2.5 m EL 118.51 m		G 4				2	0.2		
Very stiff, grey **SILTY CLAY**		G 5					0.4		
		G 6				3	0.1		
5.2 m EL 115.81 m		G 7				4			
End of Test Pit						5	0.1		
						6			

SOIL PROFILE AND TEST DATA

PHASE II - ENVIRONMENTAL SITE ASSESSMENT

116-122 Old Mill Lane, Appleton, Ontario

DATUM: Geodetic **EASTING:** 333915.399 **NORTHING:** 5004630.515 **ELEVATION:** 121.81

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: December 7, 2023

FILE NO. **PE1114**

HOLE NO. TP 33-23

SAMPLE DESCRIPTION	STRATA PLOT	Sample No.	SAMPLE % RECOVERY	N VALUE or RQD	ANALYTICAL TESTS	DEPTH (m)	PID (ppm) 0 16.67 33.33 50	Gas Tech (ppm) 0 50 100 150 200	Piezometer Construction
Ground Surface EL 121.81 m									
TOPSOIL with organics, some sand and gravel 0.05 m EL 121.76 m		G 1				0	0.2		
FILL: Brown silty sand with gravel, some cobble, occasional clay and topsoil, trace boulders		G 2				1	0.3		
		G 3				2	0.1		
- decaying organics with topsoil and clay by 2.8m depth 3.25 m EL 118.56 m		G 4				3	0.5		
Stiff, grey **SILTY CLAY**		G 5					0.3		
4.2 m EL 117.61 m		G 6				4	0		
End of Test Pit						5			
						6			

RSLog / Environmental Borehole - Geodetic / paterson-group / admin / January 02, 2024 11:03 AM

SOIL PROFILE AND TEST DATA

PHASE II - ENVIRONMENTAL SITE ASSESSMENT

116-122 Old Mill Lane, Appleton, Ontario

DATUM: Geodetic **EASTING:** 334007.186 **NORTHING:** 5004556.935 **ELEVATION:** 127.93

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: December 7, 2023

FILE NO. **PE1114**

HOLE NO. TP 34-23

SAMPLE DESCRIPTION	STRATA PLOT	Sample No.	SAMPLE % RECOVERY	N VALUE or RQD	ANALYTICAL TESTS	DEPTH (m)	PID (ppm) 0 16.67 33.33 50	Gas Tech (ppm) 0 50 100 150 200	Piezometer Construction
Ground Surface EL 127.93 m									
TOPSOIL with organics on surface, trace sand and gravel 0.35 m EL 127.58 m		G 1				0	0.2		
GLACIAL TILL: Compact to dense, brown silty sand, some silt, occasional organics, trace clay and gravel 0.65 m EL 127.28 m		G 2					0		
End of Test Pit						1			
						2			
						3			
						4			
						5			
						6			

SOIL PROFILE AND TEST DATA

PHASE II - ENVIRONMENTAL SITE ASSESSMENT

116-122 Old Mill Lane, Appleton, Ontario

DATUM: Geodetic **EASTING:** 334022.547 **NORTHING:** 5004569.234 **ELEVATION:** 128.03

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: December 7, 2023

FILE NO. **PE1114**

HOLE NO. TP 35-23

SAMPLE DESCRIPTION	STRATA PLOT	Sample No.	SAMPLE % RECOVERY	N VALUE or RQD	ANALYTICAL TESTS	DEPTH (m)	PID (ppm) 0 16.67 33.33 50	Gas Tech (ppm) 0 50 100 150 200	Piezometer Construction
Ground Surface EL 128.03 m									
TOPSOIL with organics on surface, trace clay and gravel 0.4 m EL 127.63 m		G 1				0	0.3		
GLACIAL TILL: Dense, brown silty sand, some silt and gravel, occasional cobble and boulders, trace clay 0.6 m EL 127.43 m		G 2					0.1		
End of Test Pit						1			
						2			
						3			
						4			
						5			
						6			

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333900.03 **NORTHING:** 5004636.78 **ELEVATION:** 121.55

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Track-Mounted Drill Rig

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : BH 4-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	MONITORING WELL CONSTRUCTION	ELEVATION (m)
GROUND SURFACE									
FILL: Brown silty sand, with organics, some gravel and blast rock		0	AU 1						121
0.76m [120.79m]									
FILL: Brown silty clay, some sand, trace gravel and blast rock		1	SS 2	8	3-3-2-2 5	PHC/BTEX/Metals		1.0 m ▼ 2024-08-30	120
		2	SS 3	33	35-24-6-1 30				
2.21m [119.34m]									
Brown to black organic **SILTY CLAY**, trace sand and gravel			SS 4	50	2-0-1-1 1				119
		3	SS 5	50	11-13-5-6 18	PHC/BTEX/Metals			118
- Grey below 3.73 m depth		4	SS 6	100	4-4-3-3 7				117
		5	SS 7	100	2-4-6-7 10				
5.18m [116.37m]									
End of Borehole									116
(GWL at 0.98 m depth - August 30, 2024)		6							115
		7							114
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333885.70 **NORTHING:** 5004555.27 **ELEVATION:** 120.09

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Track-Mounted Drill Rig

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : BH 5-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	MONITORING WELL CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0							120
FILL: Brown silty sand, with organics and clay, trace gravel, blast rock			AU 1						
		1	SS 2	17	1-50-/-/ 50/0.08	PHC/BTEX/Metals/ PAHs			119
1.45m [118.64m]									
Black organic **SILTY CLAY**, with sand, trace gravel		2	SS 3	33	5-6-3-2 9				118
2.29m [117.80m]									
PEAT Drak brown to black oragnic matter			SS 4	42	0-1-1-1 2				
		3	SS 5	50	0-1-2-3 3				117
3.76m [116.33m]									
End of Borehole									116
(GWL at 0.85 m depth - August 30, 2024)		4							
		5							115
		6							114
		7							113
		8							

0.8 m 2024-08-30

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334094.10 **NORTHING:** 5004677.87 **ELEVATION:** 127.88

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 1-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.20m [127.68m]		0	G 1						127
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		1	G 2						126
1.35m [126.53m]									
End of Test Pit		2							125
		3							124
		4							123
		5							122
		6							121
		7							120
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334074.80 **NORTHING:** 5004719.71 **ELEVATION:** 128.45

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 2-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0							128
TOPSOIL 0.10m [128.35m]									
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		1	G 1				▲		127
		2	G 2			PAHs	▲		
2.20m [126.25m]									126
End of Test Pit		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334066.34 **NORTHING:** 5004745.22 **ELEVATION:** 127.63

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 3-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0					50 100 150 200 / 20 40 60 80		127
TOPSOIL 0.20m [127.43m]			G 1						
FILL: Brown silty sand, some clay and gravel, trace asphalt			G 2			PHC/BTEX/Metals/ PAHs			
1.10m [126.53m]		1							126
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders			G 3						
2.05m [125.58m]		2	G 4						125
End of Test Pit		3							124
		4							123
		5							122
		6							121
		7							120
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334047.98 **NORTHING:** 5004749.16 **ELEVATION:** 127.05

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 4-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.35m [126.70m]		0	G 1			PHC/BTEX/Metals/ PAHs	▲		127
FILL: Brown silty sand, with gravel and crushed stone, some clay, trace asphalt 0.70m [126.35m]			G 2				▲		
FILL: Dark brown silty sand, with clay and organics 1.05m [126.00m]		1	G 3				▲		126
GLACIAL TILL: Dense, grey silty sand to sandy silt, with gravel, occasional cobbles and boulders 1.35m [125.70m]			G 4				▲		
End of Test Pit		2							125
		3							124
		4							123
		5							122
		6							121
		7							120
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334023.99 **NORTHING:** 5004753.11 **ELEVATION:** 126.15

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 5-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.10m [126.05m]		0	G 1						126
FILL: Brown silty sand, some gravel and topsoil, trace brick, concrete, organics, cobbles and wood 1.00m [125.15m]		1	G 3 G 2			PHC/BTEX/Metals/ PAHs			125
GLACIAL TILL: Dense, grey silty sand to sandy silt, with gravel, occasional cobbles 1.20m [124.95m]									
SANDY SILT 1.40m [124.75m]									
End of Test Pit		2							124
		3							123
		4							122
		5							121
		6							120
		7							119
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334008.76 **NORTHING:** 5004743.89 **ELEVATION:** 125.22

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 6-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, with gravel and organics 0.15m [125.07m]		0	G 1			PHC/PAHs	▲		125
End of Test Pit		1							124
		2							123
		3							122
		4							121
		5							120
		6							119
		7							118
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333986.01 **NORTHING:** 5004745.83 **ELEVATION:** 121.18

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 7-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.05m [121.13m]		0	G 1				▲		121
FILL: compact gravel and crushed stone, with organics and silty sand, occasional cobbles and boulders		1							120
1.40m [119.78m]			G 2			PHC/BTEX/PAHs	▲		
End of Test Pit		2							119
		3							118
		4							117
		5							116
		6							115
		7							114
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334005.63 **NORTHING:** 5004727.38 **ELEVATION:** 126.11

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 8-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.05m [126.06m]		0	G 1						126
FILL: Brown silty clay, some sand and gravel, trace concrete, occasional brick, asphalt and textiles		1	G 2			PHC/BTEX/Metals/ PAHs			125
3.40m [122.70m]		2	G 3						124
GLACIAL TILL: Grey, silty clay, with sand to sandy silt and gravel, occasional cobbles and boulders		3	G 4						123
4.50m [121.61m]		4							122
End of Test Pit		5							121
		6							120
		7							119
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334012.04 **NORTHING:** 5004707.00 **ELEVATION:** 127.38

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP 9-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.40m [126.98m]		0	G 1						127
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders 1.50m [125.88m]		1	G 2			PHS/BTEX/Metals/ CrVI/PAHs			126
End of Test Pit		2							125
		3							124
		4							123
		5							122
		6							121
		7							120
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334022.12 **NORTHING:** 5004688.98 **ELEVATION:** 128.33

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP10-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL 0.15m [128.18m]		0	G 1			PHC/BTEX/Metals/ PAHs	▲		128
FILL: Brown silty sand, with clay, some gravel, trace brick and concrete, occasional cobbles 0.75m [127.58m]		1	G 2				▲		127
GLACIAL TILL: Brown silty sand to sandy silt, with gravel, occasional cobbles and boulders 2.35m [125.98m]		2	G 3				▲		126
End of Test Pit		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334044.84 **NORTHING:** 5004650.54 **ELEVATION:** 128.89

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP11-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0	G 1				50 100 150 200 / 20 40 60 80		128
TOPSOIL, with gravel 0.15m [128.74m]			G 2						
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		1	G 3						127
1.35m [127.54m]									
End of Test Pit		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334036.71 **NORTHING:** 5004631.93 **ELEVATION:** 128.96

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP12-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0					50 100 150 200 / 20 40 60 80		128
TOPSOIL, with organics 0.25m [128.71m]			G 1						
FILL: Brown silty sand, with clay and gravel, some concrete		1	G 2						
1.25m [127.71m]									
End of Test Pit		2							127
		3							126
		4							125
		5							124
		6							123
		7							122
		8							121

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334036.71 **NORTHING:** 5004631.93 **ELEVATION:** 128.96

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP12a-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, with organics 0.25m [128.71m]		0							128
FILL: Brown silty sand		1	G 3			PHC/BTEX/Metals/ PAHs	▲		127
1.25m [127.71m]									
End of Test Pit		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334017.20 **NORTHING:** 5004657.59 **ELEVATION:** 128.86

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP13-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0					50 100 150 200 / 20 40 60 80		128
FILL: Topsoil, some gravel, trace glass, asphalt and textiles 0.30m [128.56m]			G 1			PHC/BTEX/Metals/ PAHs	▲		
FILL: Dense, brown silty sand to sandy silt, with clay and gravel, trace glass and textiles, occasional cobbles 1.50m [127.36m]		1	G 2				▲		127
End of Test Pit		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333975.96 **NORTHING:** 5004653.37 **ELEVATION:** 127.51

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP14-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, trace organics		0	G 1			PHC/BTEX/Metals/ PAHs	▲		127
0.15m [127.36m]									
CONCRETE poured slab over bedrock									
0.45m [127.06m]			G 2						
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		1							126
0.95m [126.56m]									
End of Test Pit		2							125
		3							124
		4							123
		5							122
		6							121
		7							120
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333953.21 **NORTHING:** 5004651.63 **ELEVATION:** 124.69

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP15-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, trace oganics, occasional cobbles		0	G 1						124
0.20m [124.49m]									
FILL: Silty sand, with clay and gravel, some cobbles, trace boulders		1	G 2						123
		2	G 3						122
2.80m [121.89m]			G 4			PHC/BTEX/Metals/ PAHs			
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		3	G 5						121
3.50m [121.19m]									
End of Test Pit		4							120
		5							119
		6							118
		7							117
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333937.70 **NORTHING:** 5004679.63 **ELEVATION:** 122.88

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 22, 2024

FILE NO. : PE1114

HOLE NO. : TP16-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0					50 100 150 200 / 20 40 60 80		122
TOPSOIL, with organics and clay, ocasional concrete			G 1						
0.30m [122.58m]									
FILL: Brown silty sand, some concrete and cobbles, trace boulders		1	G 2			PHC/BTEX/Metals/ PAHs			121
1.90m [120.98m]		2	G 3						
Stiff to very stiff, brown **SILTY CLAY**			G 4						120
2.60m [120.28m]		3							
End of Test Pit		4							119
		5							118
		6							117
		7							116
		8							115

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333956.01 **NORTHING:** 5004700.13 **ELEVATION:** 125.20

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP17-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0					50 100 150 200 / 20 40 60 80		125
TOPSOIL, with organics, occasional cobbles									
0.05m [125.15m]									
Compact, brown **SILTY SAND**, with gravel, occasional cobbles			G 1			PHC/BTEX	▲		
0.50m [124.70m]									
End of Test Pit		1							124
		2							123
		3							122
		4							121
		5							120
		6							119
		7							118
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333957.99 **NORTHING:** 5004690.03 **ELEVATION:** 125.84

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP18-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0							125
<TOPSOIL>>, with organics and gravel 0.05m [125.79m]			G 1						
FILL: Brown silty sand, with gravel, some topsoil, trace organics and cobbles 0.40m [125.44m]		1							124
End of Test Pit		2							123
		3							122
		4							121
		5							120
		6							119
		7							118
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334101.75 **NORTHING:** 5004646.88 **ELEVATION:** 127.77

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP19-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0							127.77
TOPSOIL, with organics 0.10m [127.67m]			G 2			PHC/BTEX/Metals/ PAHs			
FILL: Granular/gravel, with crushed stone and silty sand 0.35m [127.42m]			G 1						
FILL: Dark brown silty clay, with sand and topsoil, trace gravel and organics 1.00m [126.77m]		1	G 3						126
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, trace clay, occasional cobbles and boulders			G 4						
		2							125
		3							124
		4							123
		5							122
		6							121
		7							120
		8							

GASTECH (ppm) / GASTECH (% LEL): 50 100 150 200

PID (ppm) / PID (% LEL): 20 40 60 80

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334084.29 **NORTHING:** 5004627.36 **ELEVATION:** 128.04

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP20-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0	G 1				20 40 60 80		128
TOPSOIL, with organics and gravel, trace brick 0.20m [127.84m]			G 2			PHC/BTEX/Metals/ PAHs			
FILL: Granular/gravel, with crushed stone and silty sand 0.50m [127.54m]		1	G 3						127
FILL: Dark brown silty clay, with sand, trace gravel, occasional organics and cobbles 1.10m [126.94m]			G 4						
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, trace clay, occasional cobbles, boulders and textiles		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334061.52 **NORTHING:** 5004620.55 **ELEVATION:** 128.62

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP21-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, some organics, trace gravel		0	G 1 G 2						128
0.30m [128.32m]									
FILL: Brown silty sand, trace oganics			G 3			PHC/BTEX/Metals/ PAHs			
0.50m [128.12m]		1							127
FILL: Dark brown silty clay , with sand, trace oganics and gravel, some to occasional cobbles and concrete			G 4						
0.90m [127.72m]									
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		2							126
1.40m [127.22m]									
End of Test Pit		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334056.17 **NORTHING:** 5004602.30 **ELEVATION:** 128.12

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP22-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0					50 100 150 200 / 20 40 60 80		128
TOPSOIL, with organics 0.03m [128.09m]			G 1			PHC/BTEX/Metals/ PAHs			
ASPHALT 0.08m [128.04m]									
FILL: Granular/gravel, with crushed stone and light brown silty sand 0.35m [127.77m]			G 3 G 2						
FILL: Dark brown silty clay, with sand, some gravel and topsoil, trace organics 0.70m [127.42m]		1							127
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, trace clay, occasional cobbles and boulders 0.85m [127.27m]									
End of Test Pit		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334061.62 **NORTHING:** 5004562.08 **ELEVATION:** 128.01

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP23-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0	G 1						128
TOPSOIL, with organics, trace clay, occasional gravel			G 2						
0.35m [127.66m]									
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, trace to some clay, occasional cobbles		1							127
0.80m [127.21m]									
End of Test Pit		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334031.79 **NORTHING:** 5004529.84 **ELEVATION:** 127.67

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP24-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0	G 1						127
TOPSOIL, with organcis, some clay, trace gravel			G 2						
0.25m [127.42m]									
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, trace to some clay, occasional cobbles		1							126
0.65m [127.02m]									
End of Test Pit		2							125
		3							124
		4							123
		5							122
		6							121
		7							120
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 334017.10 **NORTHING:** 5004555.41 **ELEVATION:** 128.00

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP25-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, with organics, trace gravel		0	G 1						128
0.25m [127.75m]									
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, trace clay, occasional cobbles			G 2			Metals			
0.90m [127.10m]		1							127
End of Borehole		2							126
		3							125
		4							124
		5							123
		6							122
		7							121
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333985.70 **NORTHING:** 5004563.42 **ELEVATION:** 126.48

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP26-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, with organics, trace gravel, occasional cobbles 0.30m [126.18m]		0	G 1			PHC/BTEX/Metals/ PAHs	▲		126
End of Test Pit		1							125
		2							124
		3							123
		4							122
		5							121
		6							120
		7							119
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333966.13 **NORTHING:** 5004556.40 **ELEVATION:** 124.30

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP27-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE									
TOPSOIL, with gravel and organics 0.20m [124.10m]		0	G 1				▲		124
End of Test Pit		1							123
		2							122
		3							121
		4							120
		5							119
		6							118
		7							117
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333970.59 **NORTHING:** 5004536.60 **ELEVATION:** 124.24

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP28-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE									
TOPSOIL, with gravel, some sand and weathered bedrock 0.20m [124.04m]		0	G 1				▲		124
End of Test Pit		1							123
		2							122
		3							121
		4							120
		5							119
		6							118
		7							117
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333993.45 **NORTHING:** 5004528.94 **ELEVATION:** 126.07

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP29-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, some organics, trace gravel and clay		0	G 1						126
0.35m [125.72m]			G 2			PHC/BTEX/Metals/ PAHs			
GLACIAL TILL: dense, brown silty sand to sandy silt, with gravel, occasional cobbles, trace clay and organics		1							125
0.65m [125.42m]									
End of Test Pit		2							124
		3							123
		4							122
		5							121
		6							120
		7							119
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333988.02 **NORTHING:** 5004507.69 **ELEVATION:** 124.95

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP30-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0	G 1						124
TOPSOIL with organics, trace gravel, occasional cobbles 0.10m [124.85m]			G 2						
Dense, brown <<SILTY SAND, with weathered bedrock, some topsoil and gravel 0.75m [124.20m]		1							123
End of Test Pit		2							122
		3							121
		4							120
		5							119
		6							118
		7							117
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333953.20 **NORTHING:** 5004501.70 **ELEVATION:** 122.96

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP31-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE: TYPE AND NO.	SAMPLE: RECOVERY (%)	SAMPLE: N, Nc OR RQD	SAMPLE: ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE									
TOPSOIL, with silty sand and weathered bedrock, trace gravel and clay 0.20m [122.76m]		0	G 1				▲		122
End of Test Pit		1							121
		2							120
		3							119
		4							118
		5							117
		6							116
		7							115
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333931.42 **NORTHING:** 5004541.50 **ELEVATION:** 121.84

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP32-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) 50 100 150 200 / PID (ppm) / PID (% LEL) 20 40 60 80	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0							121
FILL: Brown silty clay, with organics and topsoil, trace gravel, occasional cobbles			G 1						
0.30m [121.54m]									
FILL: Dark brown silty clay, with topsoil and sand, some gravel, trace asphalt, brick, concrete and organics		1	G 2			PHC/BTEX/Metals/ PAHs			120
- Trace textiles									
- Cobbles and boulders with depth		2	G 3						119
2.60m [119.24m]									
Dark brown/black **PEAT**, with organics		3	G 4						118
3.50m [118.34m]									
End of Test Pit		4							117
		5							116
		6							115
		7							114
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333943.66 **NORTHING:** 5004568.71 **ELEVATION:** 123.12

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP33-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE		0							123
FILL: Brown silty sand with gravel, some cobbles, trace topsoil, occasional boulders			G 1						
0.50m [122.62m]									
FILL: Dark brown silty sand, with gravel, some cobbles, trace asphalt and concrete, occasional boulders		1	G 2						122
		2	G 3						121
2.20m [120.92m]									
FILL: Brown silty clay with sand, some gravel, cobbles, boulders, concrete aand cloth/textiles, trace glass and metals									
		3	G 4			PHC/BTEX/Metals/ PAHs			120
3.30m [119.82m]									
End of Test Pit		4							119
Terminated on bedrock surface		5							118
		6							117
		7							116
		8							

GASTECH (ppm) ■ GASTECH (% LEL) □ — 50 100 150 200

PID (ppm) ▲ PID (% LEL) △ — 20 40 60 80

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333947.18 **NORTHING:** 5004607.58 **ELEVATION:** 123.55

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP34-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
TOPSOIL, with organics, some gravel		0	G 1						123
0.25m [123.30m]									
GLACIAL TILL: Dense, brown silty sand, with gravel, trace clay, occasional cobbles and boulders		1	G 2			PHC.BTEX/Metals/ PAHs			122
1.30m [122.25m]									
End of Test Pit		2							121
		3							120
		4							119
		5							118
		6							117
		7							116
		8							

SOIL PROFILE AND TEST DATA

Phase II - Environmental Site Assessment

116-122 Old Mill Lane, Appleton, Ontario

COORD. SYS.: MTM ZONE 9 **EASTING:** 333971.90 **NORTHING:** 5004600.79 **ELEVATION:** 126.78

PROJECT: Phase II - Environmental Site Assessment

BORINGS BY: Excavator

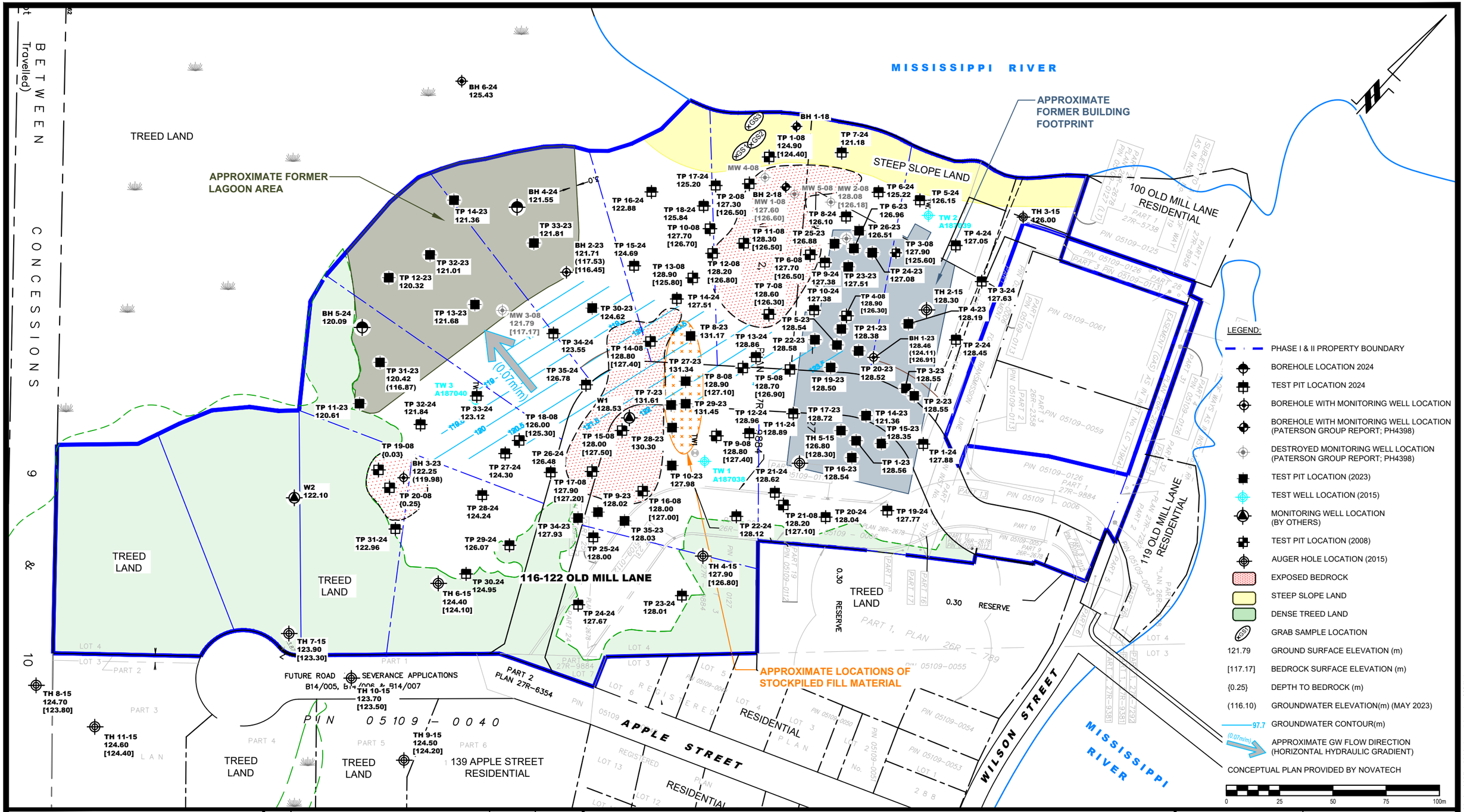
REMARKS:

DATE: August 23, 2024

FILE NO. : PE1114

HOLE NO. : TP35-24

SAMPLE DESCRIPTION	STRATA PLOT	DEPTH (m)	SAMPLE TYPE AND NO.	SAMPLE RECOVERY (%)	SAMPLE N, Nc OR RQD	SAMPLE ANALYTICAL TESTS	GASTECH (ppm) / GASTECH (% LEL) / PID (ppm) / PID (% LEL)	PIEZOMETER CONSTRUCTION	ELEVATION (m)
GROUND SURFACE							50 100 150 200 / 20 40 60 80		
GLACIAL TILL: Dense, brown silty sand to sandy silt, with gravel, occasional cobbles and boulders		0	G 1				▲		126
0.45m [126.33m]									
End of Test Pit		1							125
		2							124
		3							123
		4							122
		5							121
		6							120
		7							119
		8							



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NO.	REVISIONS	DATE	INITIAL

SOUTHWELL HOMES LTD.

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
116-122 OLD MILL LANE

APPLETON, ONTARIO

Title:

TEST HOLE LOCATION PLAN

Scale: 1:1500	Date: 09/2023
Drawn by: GK	Report No.: PE1114-3
Checked by: SB	Dwg. No.: PE1114-8
Approved by: MSD	Revision No.:

11x17

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NO.	REVISIONS	DATE	INITIAL

SOUTHWELL HOMES LTD.

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
116-122 OLD MILL LANE
APPLETON, ONTARIO

Title:

ANALYTICAL TESTING PLAN (SOIL)

Scale: 1:750	Report No.: PE1114-3
Drawn by: GK	Drawing No.: PE1114-9
Checked by: NS	
Approved by: MSD	
Date: 10/2024	Revision No.:

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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:	1:750
Drawn by:	GK
Checked by:	NS
Approved by:	MSD
Date:	10/2024
Report No.:	PE1114-3
Drawing No.:	PE1114-10
Revision No.:	

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

January 16, 2025
122140312

Mike Dwyer
County of Lanark
99 Christie Lake Road
Perth ON K7H 3C6

Dear Mike Dwyer,

Reference: Review of Remedial Action Plan, 116-122 Old Mill Lane, Appleton, Ontario, prepared by Paterson Group, October 24, 2024

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 at 116-122 Old Mill Lane, Appleton, Ontario, which is situated 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 (2023a, 2023b). The findings of these reviews have revealed that although Records of Site Condition (RSCs) were filed for the Site in 2011, areas of potential environmental concern (APECs) were present at the Site that required further investigation. The review described herein was completed for the County to support its review of a revised application that was submitted by the applicant for the Site. In response to peer review comments provided by Stantec in letter responses (Stantec, 2023a and 2023b) and email communications, Paterson Group Inc. (Paterson) provided the County a Phase II Environmental Site Assessment (ESA) report (Paterson, 2023; the 2023 Paterson report) and a Remedial Action Plan (RAP; Paterson, 2024a). The RAP was subsequently revised and most recently submitted to the County in October 2024 (Paterson, 2024b).

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

1 Summary of Environmental Concerns

Stantec identified a number of outstanding uncertainties regarding the environmental quality of soil and groundwater at the Site in its 2023 reviews. The most recent RAP (Paterson, 2024b) documented subsequent environmental investigations in 2023 and 2024 following completion of the 2023 Paterson report, to address the identified uncertainties. Comments on the findings of these investigations have been incorporated into the sections below for soil and groundwater quality, with discussion on how these findings have addressed the uncertainties.

1.1 Soil Quality

1.1.1 2023 Paterson Report Soil Quality Findings

The soil quality results presented in the 2023 Paterson report confirmed the investigation of the areas of potential environmental concern identified at the Site but did not fully investigate the conditions within each of the areas recommended by Stantec (2023a). The 2023 Paterson report acknowledged that polycyclic aromatic hydrocarbon (PAH), petroleum hydrocarbon (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.

Stantec considered that the following areas of uncertainty remained 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 was unknown.
- Additional analyses of soil for volatile organic compounds (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.
- Soil quality at the base of the former lagoons was 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 remained 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 had 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 volatile organic compound (VOC) list of parameters and did not name them as contaminants of potential concern (COPCs). Limited testing referenced by in historical Phase II ESA and Remediation Summary reports (Paterson, 2009, 2010) included soil, sediment and groundwater analysis of VOCs and no detections were identified, with the exception of the petroleum-related benzene, toluene, ethylbenzene and xylenes (BTEX) parameters. Although the extent of testing is limited, this suggests that VOCs are not contaminants of concern (COCs) at the Site.

Paterson (2023) analyzed a limited number of soil samples for polychlorinated biphenyls (PCBs), dioxins and furans in the mill building footprint, and the results met the applicable Ontario Ministry of the Environment, Conservation and Parks (MECP) site condition standards (SCS). Although the extent of testing is limited, this suggests that these parameters are not COCs at the Site.

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.

1.1.2 2024 RAP Soil Quality Findings

The RAP prepared by Paterson (2024b) included limited documentation to describe additional soil investigation at the Site, in the form of the excavation of additional test pits at various locations and two boreholes within the former lagoon area. The RAP included site plans showing testing locations with call-out boxes identifying the general results of soil sampling, where completed. The RAP also included borehole and test pit logs, and photographs. It did not include any summary data tables or laboratory certificates of analysis.

From the investigations documented in the 2023 Paterson report and the RAP, eight areas of impacted soil were identified that will require excavation to clean up the Site for redevelopment, at a minimum. It is noted that the estimate of soil volumes to be removed that was presented in the previous RAP (Paterson, 2024a) increased by a factor of more than 20 following the test pit investigation in 2024 (Paterson, 2024b). Stantec notes that the identified impacted soil zones remain undelineated in some portions of the Site, and the estimated volumes should therefore be treated as preliminary and subject to further increase. Stantec recommends further delineation of the impacted soil zones be completed to better understand the extents of impacted soil at the proposed excavation areas. Stantec is also unclear why Paterson appears to have excavated nine test pits in 2024 at various locations (test pits TP 1-24, TP 11-24, TP 23-24, TP 24-24, TP 27-24, TP 28-24, TP 30-24, TP 31-24 and TP 35-24; refer to Drawing No. PE1114-9 in Paterson, 2024b) that could have assisted with soil quality delineation, but there were no soil quality results reported at these locations.

The RAP described soil sampling at two boreholes drilled within the former lagoons at the Site (i.e., BH4-24 and BH5-24) and three test pits (i.e., TP 31-23, TP 32-23 and TP 33-23), but this sampling did not appear to target the layer that would be considered most representative of former lagoon sediment (i.e., black organic silty clay), except for one sample (i.e., SS5 at BH4-24). The borehole log suggested that this sample represented the lower portion of the black organic sediment layer, although Paterson considered the sample to be native clay in the RAP text (Paterson, 2024b). Paterson indicated that some samples within the former lagoon area exceeded the MECP Table 6 soil SCS for vanadium; however, they considered vanadium to be naturally elevated in background clays. Although this may be the case and Paterson produced references to this effect in an email to Stantec dated May 31, 2024, Stantec notes that elevated vanadium was only observed in the former lagoon area and not elsewhere across the Site. Stantec considers that the quality of buried sediment that may remain at the Site in the former lagoon area remains unknown, and the extent of vanadium impacts was not confirmed.

Subsequent to the 2023 Paterson report, dioxins and furans were tested in soil collected at TP8-24 and TP9-24 in the area of the former building. Paterson indicated on the results figure provided in the RAP that concentrations of these parameters met the Table 6 SCS (Paterson, 2024b). This was consistent with the soil testing reported in the 2023 Paterson report, and supports the position that these parameters are not COCs in site soil. Stantec notes that, in addition to removal of the identified impacted soil zones, the fill in the former building area will likely need removal from the Site for geotechnical reasons because of the demolition debris that is present in this soil, as noted in test pit logs.

In consideration of a request by the County to address the potential for the presence of per- and polyfluoroalkyl substances (PFAS) in soil, Paterson included correspondence in the RAP from the Mississippi Mils Fire Department dated July 29, 2024, which stated that to their knowledge, firefighting foam was not used to respond to the fire that occurred at the Site on February 2, 2007. Paterson therefore did not consider PFAS to be a COC in soil and sampling for this parameter was not conducted.

1.2 Groundwater Quality

1.2.1 2023 Paterson Report Groundwater Quality Findings

The groundwater quality results presented in the 2023 Paterson report confirmed investigation of shallow groundwater in overburden and bedrock, and deeper groundwater in bedrock, within most of the areas of potential environmental concern identified at the Site. Analysis of the COPCs did not identify exceedances of the MECP Table 6 SCS. The absence of groundwater impacts in the various wells installed across the Site from 2018 to 2023 supported the potential redevelopment of the Site for residential use.

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

- The groundwater quality at BH1-18 and BH2-18 was compared to the MECP Table 6 SCS but it was not confirmed if the reported concentrations also met the applicable MECP 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.

1.2.2 2024 RAP Groundwater Quality Findings

The RAP prepared by Paterson (2024b) included limited documentation to describe additional groundwater investigation at the Site, in the form of groundwater sampling at two boreholes completed as monitoring wells advanced within the former lagoon area at the Site (i.e., BH4-24 and BH5-24). Sampling of groundwater at these two wells reportedly indicated that concentrations of metals, BTEX, PHCs and PAHs met the MECP Table 6 SCS. Note that the RAP did not confirm that the groundwater quality also met the Table 8 SCS, which is applicable to locations within 30 m of a water body.

In consideration of a request by the County to address the potential for the presence of PFAS in groundwater, Paterson included correspondence in the RAP from the Mississippi Mills Fire Department dated July 29, 2024, which stated that to their knowledge, firefighting foam was not used to respond to the fire that occurred at the Site on February 2, 2007. Paterson did not provide groundwater PFAS sampling results in the most recent RAP (Paterson, 2024b).

2 Recommendations

The results of the later 2023 and 2024 field programs, and any subsequent work, should be fully documented in an updated Phase Two ESA that meets the requirements to support the filing of an RSC. The Phase Two ESA report should include, but is not limited to:

- Delineation of extents of soil impacted by the various parameter groupings, including metals, PAHs, BTEX and PHCs.
- Data tables and laboratory certificates of analysis for all soil and groundwater samples analyzed at the Site.
- Comparison of the soil and groundwater results to the Table 8 SCS as well as the Table 6 SCS.
- Confirmation that the former lagoon sediment quality has been assessed.
- Rationale to support the assertion that elevated vanadium in soil within the former lagoon area is associated with naturally elevated background concentrations.
- Provide rationale for the determination that VOCs, PCBs, dioxins, furans, and PFAS are not COCs in soil and/or groundwater at the Site.
- Documentation of PFAS groundwater analyses, as a confirmatory measure given the future use of groundwater as a potable water source.

The County should consider requesting that an updated RSC be filed for the Site as a condition of site redevelopment. An RSC would not be able to be filed until the impacts at the Site are fully delineated and remediated.

The RAP suggested that the stockpile of fill at the Site may not all be impacted, and estimated that only a portion of this soil will require off-site disposal (Paterson, 2024b). If some amount of fill in this stockpile will remain at the Site, additional confirmatory sampling will be required, at the frequency specified in O.Reg. 153/04 for stockpile soil sampling.

The RAP should account for items to adhere to Ontario Regulation 406/19 for on-site and excess soil management. Given the former industrial use of the property, the Site would be considered an ‘enhanced investigation project area’ and will require a notice to be filed on the Excess Soil Registry prior to removal of soil from the Site, together with the supporting planning documentation as documented in this regulation and its accompanying MECP Soil Rules document.

The groundwater monitoring wells should be retained for future groundwater monitoring at the Site, where possible. If removed, they should be decommissioned by a licensed well contractor in accordance with Reg. 903. Note that Drawing Nos. PE1114-10 and PE1114-8 provided by Patterson (2024b) did not clearly show that BH4-24 and BH5-24 were completed as monitoring wells. This should be clarified in any updated groundwater drawings for subsequent reporting.

3 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.

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.

Reference: Review of Remedial Action Plan, 116-122 Old Mill Lane, Appleton, Ontario, prepared by Paterson Group, October 24, 2024

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., QP_{ESA} and reviewed by Brent Ferguson, B.Sc., P.Geo, QP_{ESA}.

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.

Sincerely,

STANTEC CONSULTING LTD.

Digitally signed by Ferguson, Grace
Date: 2025.01.16 12:35:02 -05'00'

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Digitally signed by Ferguson, Brent
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cc. Koren Lam, Lanark County

GF/BF/de

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4 References

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 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.

Paterson Group Inc. (Paterson), 2024a. Remedial Action Plan, 116-122 Old Mill Lane, Appleton, Ontario, prepared for Southwell Homes Ltd., dated February 14, 2024.

Paterson Group Inc. (Paterson), 2024b. Remedial Action Plan, 116-122 Old Mill Lane, Appleton, Ontario, prepared for Southwell Homes Ltd., dated October 24, 2024.

Stantec Consulting Ltd. (Stantec), 2023a. 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.

Stantec Consulting Ltd. (Stantec), 2023b. Letter prepared for Koren Lam, Senior Planner, County of Lanark regarding Peer Review of Phase II – Environmental Site Assessment, 116-122 Old Mill Lane, Appleton, Ontario for Redevelopment Application, dated September 15, 2023.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: February 11, 2025

TO: Committee of the Whole

FROM: **Casey Munro, Deputy Clerk**

SUBJECT: **Routine Disclosure and Active Dissemination Policy**

RECOMMENDATION:

THAT the Committee of the Whole recommends Council approve the Routine Disclosure and Active Dissemination (RD/AD) Policy

BACKGROUND:

As part of our governance review, we identified the need for a Routine Disclosure/Active Dissemination (RD/AD) policy. The Information and Privacy Commissioner of Ontario (IPC) best practices recommend that all municipalities have one.

Routine Disclosure (RD) is the routine or automatic release of certain administrative and operational records in response to requests made informally or under the Freedom of Information and Protection of Privacy Act or the Municipal Freedom of Information and Protection of Privacy Act (the Acts). Active Dissemination (AD) is the periodic release of general records in the absence of a request.

This policy is an efficient and cost-effective way to provide the public with greater access to government information. When general records are classified for RD/AD and front-line staff are aware of the classification, it should result in less work when responding to requests for information and better customer service.

DISCUSSION:

The clerk's department is the delegated authority for overseeing the Freedom of Information (FOI) process through the Municipal Freedom of Information and Personal Privacy Act. (MFIPPA).

Access to information through the Freedom of Information process is exceptionally prescribed and highly administrative. Some requests can take multiple months to complete, costing the requestor thousands of dollars and even more to the municipality in terms of staff resources.

This policy allows departments to routinely review the records in their possession and decide how the information can be shared publicly. It does not replace MFIPPA but works within it. All current exemptions that protect private and personal information are still in place and can be found in Appendix A of the policy. Some information released through the RD/AD policy will be redacted if any of the MFIPPA exemptions apply.

During this policy's information-gathering process, staff reviewed a list of documents that would be in their custody and control, determining who would be the best contact and how the public would access the information. This list will become their RD/AD plan. The intent is for each department to review the list annually and sign off on any changes. Which would then be uploaded to the municipal website. Please see Appendix B of the Policy for what an RD/AD plan would look like.

OPTIONS:

There are 3 options available for this report.

1) Approve the policy as written
2) Approve the policy with amendments
3) Do not approve the policy.

FINANCIAL IMPLICATIONS:

There are no financial implications to the municipality associated with this report.

However, there may be some fees to the public associated with document retrieval (i.e, photocopying, redacting documents, and archived retrieval)

Staff will track the number of requests received for departments that do not have any fees associated with document retrieval and, if necessary, bring forward a fee for the 2026 Fees and Charges bylaw.

STRATEGIC PLAN

This policy would align with the following Council strategic initiatives

3) Modern, Efficient, and Effective Municipal Operations
6) Accountable and Transparent Governance

It reaffirms the Municipalities' commitment to transparency and accountability to the public and aligns us with other municipalities.

This policy allows us to be more efficient in our operations and leverages the use of technology.

PUBLIC ENGAGEMENT

A webpage will be created with each department's RD/AD plan outlining the information available to the public through the policy. This page will be updated as required based on any changes identified in the annual department plan review.

SUMMARY:

As outlined above, having and implementing a Routine Disclosure/ Active Dissemination Policy has multiple benefits to the municipality. Most of this information is already available to

Respectfully submitted by,

Casey Munro,
Deputy Clerk

Reviewed by:

Jeanne Harfield,
Clerk/ Deputy CAO

ATTACHMENTS:

1. Routine Disclosure & Active Dissemination Policy

ROUTINE DISCLOSURE / ACTIVE DISSEMINATION (RD/AD) POLICY

1.0 POLICY STATEMENT

A foundational pillar of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is that “information should be available to the public”.

In keeping with the Municipality's commitment to accountable and transparent governance, the overarching principle in this Policy is to advance the view that information held by the municipality should be made available to the public, and any exceptions to this principle should be limited and specific.

The practice of Routine Disclosure and Active Dissemination (RD/AD) is a cost-effective and friendly way of providing information to the public by routinely making certain records available in response to informal requests for access or periodically releasing certain records. These RD/AD processes do not require the submission of formal access to information requests under MFIPPA.

2.0 PURPOSE

This Policy requires departments to routinely review plans for releasing or automatically making certain records available to the public. Departments will adhere to the requirements of MFIPPA to ensure an appropriate balance between ease of access to information and protection of privacy and confidential information.

MFIPPA provides the public a formal right of access to records that are in the Municipality's custody and control, subject to limited and specific exemptions to disclosure. While occasionally the municipality may legitimately require that a formal access request be submitted in respect of certain types of records, a practice of providing RD/AD for “everyday”, non-confidential records is beneficial as it allows the municipality to:

- Make more records available to the public and ensure that information is easily accessible;
- Proactively streamline the access to information process;
- Reduce staff time in responding to formal requests for information, resulting in greater cost efficiencies;
- Assist in reducing administrative costs;

- Provide greater accountability and transparency in its day-to-day operations; and
- Ensure a balance between providing greater access to municipal information while at the same time protecting personal and confidential information.

RD/AD should be the first avenue for the public to access municipal information and records. Formal access to information requests are only required when records are subject to the exemption provisions set out under MFIPPA. Where exemptions will not be applied, the request is to be handled at the operational level in accordance with this Policy.

RD/AD is consistent with the Information and Privacy Commissioner of Ontario's Access by Design principles and existing municipal practices to make certain information available to the public.

3.0 Definitions

Active Dissemination (AD) means the periodic release or publication of municipal records and information.

Confidential Information means any information that is of a personal nature to Municipal employees or clients on information that is not available to the public and that, if disclosed, could result in loss or damage to the Corporation.

Department means the department that holds custody and control of the original records for the length of time required under the adopted Records Retention By-law.

Document Retrieval means the retrieval of relevant records within the custody and control of the department.

Freedom of Information (FOI) means a formal written request made under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

Record means any information that's recorded in any format, including printed, electronic, or on film.

Routine Disclosure (RD) means the routine or automatic release of certain records and information in response to informal requests.

Senior Management means staff within the municipality that are part of the Senior Management Team.

4.0 APPLICATION

This Policy applies to all municipal staff and to all records in the custody, or under the control of the Municipality of Mississippi Mills. Personal and constituency

records of elected representatives are not considered to be in the custody or control of the municipality and, therefore, are not subject to this Policy.

5.0 POLICY REQUIREMENTS

5.1 Every department shall establish an RD/AD Plan that identifies:

5.1.1 Records that are to be disclosed without a requirement for submission of a formal access to information request;

5.1.2 The method by which the department will make the records available to the public, either in response to an informal request from the public or a periodic release, as the case may be; and

5.1.3 All department RD/AD Plans shall be approved by the Clerk's department

The following underlying principles shall guide the development of the RD/AD Plan by each department:

5.2 Where documents are not subject to the MFIPPA disclosure provisions, they should be part of the department's RD/AD Plan and handled accordingly under this Policy.

5.3 The RD/AD Plans are not an exhaustive list of records that are available informally, but provide a baseline of what information can be obtained without filing a formal access to information request.

5.4 Staff should not consider the identity of the requester (s) when determining which records are to be subject to RD/AD.

5.5 Transparency and accountability should always be considered when developing RD/AD Plans, and the method by which the records are disseminated ought to provide the public with as much ease of access as possible.

5.6 Each department shall review and update the RD/AD Plan(s) at least once a year.

As described in Appendix A, some records or information within a record are unsuitable for RD/AD, and specific types of information must be excluded (severed) from records before disclosure.

When the Clerk's Office receives a request under MFIPPA that should be released as routine disclosure, staff will direct the requester to the responsible department and, where necessary, assist staff in understanding their obligations to release the information.

6.0 SUBMISSION PROCESS

6.1 Requests may be verbal or in writing. The Municipality reserves the right to require that a request be submitted in writing where it is unclear or where the information being requested is personal, detailed, or sizeable.

6.2 Requests for records made under this policy should be directed to the appropriate department. Notwithstanding, the Municipality reserves the right to require requestors to make their requests through a single point of contact, the Municipal Clerk, at any time.

7.0 RESPONSIBILITIES

7.1 All municipal staff must comply with the RD/AD Policy and the applicable department's RD/AD Plan(s).

7.2 Senior Management is responsible for promoting compliance with this Policy and ensuring RD/AD Plans are developed and maintained in consultation with the Clerk's Office. Senior Management shall also ensure that the RD/AD Plan as it relates to their respective area is reviewed annually upon the request of the Clerk's Office.

7.3 The Clerk's Office shall work with all departments to identify types of records suitable for routine and automatic disclosure and be responsible for approving all RD/AD Plans to ensure compliance with MFIPPA.

7.4 The Clerk's Office shall also be responsible for developing and updating the RD/AD Policy.

8.0 Legislative Authority

8.1 Legislative Authority The Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), Municipal Act, and related Municipal by-laws and policies.

9.0 Fees

9.1 Departments may choose to charge fees in association with document retrieval. These fees are subject to change and are approved by Council through the passing of the fees and charges bylaw

APPENDIX A

EXEMPTIONS OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (MFIPPA), R.S.O., 1990 c.M. 56

s.6 Draft By-laws, records of closed meetings

s.7 Advice or recommendations

s.8 Law enforcement

s.9 Relations with other government

s.10 Third-Party information

s.11 Economic and other interests

s.12 Solicitor-client privilege

s.13 Danger to safety or health

s.14 Personal privacy information

s.15 Published information

APPENDIX B

EXAMPLE OF AN RD/AD PLAN

Department Name: Clerk's Department

Type of Record	Description of Record	How to Access Information
Council and Committees – Agendas, reports, videos	Meeting notices, agendas, reports, and videos for Council and Committees **Exceptions:** Some confidential reports, closed sessions, and in camera items	Online: • Council Calendar, Agendas and Minutes Contact: Clerks Department
Council and Committees – Minutes and Resolutions	Minutes and resolutions for Council and Committees Minutes include decisions, motions, votes, and attendance. **Exceptions:** Minutes of closed sessions remain confidential where permitted or required by the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act.	Online: • Council Calendar, Agendas and Minutes Contact: Clerks Department
Council and Committees – Public Appointments	Public appointments to Committees are made in open session at Council meetings. This information can be located in Council minutes. Information on how to join a committee or committee vacancies can be found on the municipal website. **Exceptions:** Actual applications and personal information are not released.	Online: • Council Calendar, Agendas and Minutes • Join a Committee/Vacancies Contact: Clerks Department

Department Director/Manager Sign Off _____

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

QUARTERLY UPDATE

DATE: February 5, 2024

TO: Committee of the Whole

FROM: Melanie Knight, Director of Development Services and Engineering

SUBJECT: **Department Name Quarterly Report – Q#**

DEPARTMENT HIGHLIGHTS:

The last quarter of 2024 was a time of activity for Development Services and Engineering. The Water Wastewater Master Plan (WWMP) was accepted by Council and the Capacity Allocation Policy and By-law were also reviewed and passed by Council.

The engineering team continued to work with developers on the detailed design of the draft approved subdivisions. The building team had a busy Q4 with awarding the e-permitting contract to Citywide and beginning the implementation process for building permits and continued work related to 38 Main Street East.

2024 PROJECT UPDATES/PENDING ITEMS:

The planning team began the first steps of outlining a project outline and workplan for the upcoming Public Realm/Secondary Plan for Downtown Almonte. Planning staff also worked on various deliverables as part of Official Plan Amendment 28 including summarizing the survey results and a report outlining the results of the public consultations, preparing a discussion paper for On-Farm Diversified Uses, and working with the consultants to finalize the report for the review of the Official Plan severance policies.

The RFP process for a new e-permit system, led by the building team, was completed, the contract was awarded to PSDCitywide and implementation commenced. The team spent considerable effort on maintenance of existing files and preparation of the transition to the new system.

The engineering team completed the review of the various by-laws related to infrastructure and the evaluation of historical by-laws. The engineering team brought forward a new Water Works By-law which amalgamated a number of historical by-laws.

KPIs:

Planning Branch

Planning Inquiries	Q4 2024 Complete (in progress)	Total for 2024	Total for 2023
Zoning (Inquiry/Compliance Letter/Certificate)	17 (13)	174	199
Consent	10 (6)	56	75
Pre-consultation	2 (3)	15	19
Heritage	0 (0)	12	
Other	1 (3)	20	35
Total	**30 (25)**	**277**	**328**

Planning Applications	Q4 2024	Q4 2023	Total for 2024	Total for 2023
Minor variances	1	3	15	19
Zoning By-law Amendment	1	1	13	10
Official Plan Amendment	0	0	0	0
Site Plan/Development Agreement*	2	5	13	10
Subdivisions	0	0	0	3
Consents	6	10	29	21
MZO Request			1	0
Total	**10**	**19**	**71**	**63**

*Development Agreements for infill development

Building Branch

Building Permit Type	# of Building Permits Issued for Q4 – 2024	# of Building Permits Issued for Q4 - 2023
Additions	4	3
Renovations	16	10
Decks	7	13
Demolition	2	2
Accessory Structures	6	10
New Houses	3	12
New ICI building	0	0
Pool/Hot tub Enclosures	6	6
Tent Structures	0	0
Woodstove	2	0
Solar Panels	0	1
Change of use	0	1
Total permits issued	**46**	**58**
Files closed	82	130

Engineering Branch

Active Projects	Project Type	Status
Transportation Master Plan	Planning	Accepted by Council in November 2024
Water and Wastewater Master Plan	Planning	Accepted by Council in December 2024

Active Projects	Project Type	Status
Union Street North Rehabilitation	Design	Construction in progress
Carss Street Watermain Extension	Design	Design in progress
County Road 29 Water Main Extension	Design	Ongoing
Environmental Assessment for Gemmill's Bay Sanitary Sewage Pumping Station	Planning	Prebudget approval granted for EA for sewage treatment plant

LOOKING AHEAD:

Looking to 2025, staff will be busy finalizing the Official Plan Amendment 28 for Council review and consideration before the end of the year. Implementation work with Development Charges will continue to ensure that the Development Charges accurately affect the capital project costs of the Master Plans. Staff will be returning to Council before the end of this quarter to provide an update on the administration of the capacity allocation for 2025. The implementation of the e-permitting system will continue with the Building Department then moving on to Planning, By-law and Public Works.

Respectfully submitted by,

Melanie Knight
Director of Development Services and Engineering

Jon Wilson
Chief Building Official

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

QUARTERLY UPDATE

DATE: **February 11th, 2025**

TO: Committee of the Whole

FROM: Cory Smith, Director of Roads and Public Works

SUBJECT: **Department of Roads and Public Works Quarterly Report – Q4**

DEPARTMENT HIGLIGHTS:

During the 4th Quarter, October, November and December of 2024, the Roads and Public Works department managed the contracts for 2 major sewer and water projects 1)Union Street and 2)Mercer Marshall Streets, that created significant activity for both project management staff and waterworks staff. Final works, primarily landscaping on both projects and some paving on Union Street will be completed in Spring 2025. Ongoing maintenance of hard surface roads, gravel roads, and roadside activities continued. Significant rainfall created challenges on gravel roads. Preparation for winter maintenance activities were completed and December was very busy for winter maintenance.

The Solid Waste Service Delivery review was completed in December. Downtown pedestrian crossovers were completed.

The exclusionary zone allowing the partial reopening of Main St, in front of 38 Main Street using temporary traffic lights to permit 2 way traffic through a single lane remained in place until early December. Roads and Public Works staff managed the installation and the removal when required.

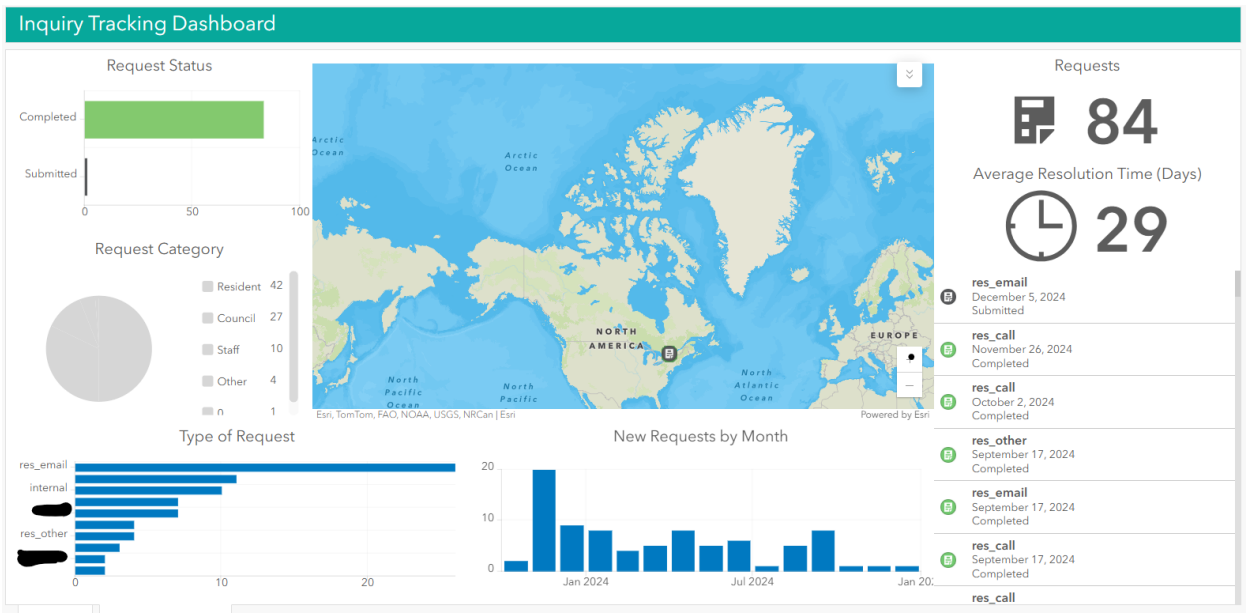
2023 PROJECT UPDATES/PENDING ITEMS:

Project	Status	Estimated Completion	Comments
Union Street Renewals	Ongoing	June 2025	Final Paving of surface lift to be completed in 2025. Some Landscaping to be finalized in Spring 2025.
Mercer/Marshall Renewal	Ongoing	June 2025	Some landscaping to be completed in Spring of 2025.

KPIs:

	Meeting Date	February 11, 2025			
		Reporting Dates: October 1, 2024 - December 31, 2024			
		Report 1 - Reporting on Q4			
Public Works KPIs	Previous Year	October	November	December	Total
Winter Events	14	0	0	17	17
Snow Removals	1	0	0	4	4
tonnes of salt replaced	612	0	146	330	476
After Hour Emergency Responses	99	14	6	8	28
Snow Plowing Hours	194	0	0	327.5	327.5
Sanding/Salting Hours	389	0	0	245.5	245.5
Hours Grading Gravel Roads		110.5	96	16	222.5
Number of Days with Rain Events		12	9	7	28
Number of Working Days		22	21	20	63

Inquiry Tracker



LOOKING AHEAD:

Project	Status	Estimated Completion	Comments
Development and issuing of Capital Tenders for Hard surface Projects	Ongoing	March 2025	To be issued for early tender.
Safety Recommendations for Blakeney Village	Ongoing	Q1 2025	Report for recommendations to be presented to COW

Respectfully submitted by,

Cory Smith,
Director of Roads and Public Works

Reviewed by:

Ken Kelly,
CAO

ATTACHMENTS (if applicable):

None.

MEDIA RELEASE

For immediate release
Feb. 5, 2025

Here are the highlights from the Lanark County Council meeting held Jan. 29, 2025.

New Medical Priority Dispatch System Coming to Area: Lanark County Council accepted a report regarding the new Medical Priority Dispatch System (MPDS), which will see changes in how 911 calls are managed for ambulance services that fall under the Kingston Central Ambulance Communication Centre (including Lanark County).

At the corporate services committee meeting earlier this month, Lanark County Paramedic Service Chief Travis Mellema explained the new system assures the best use of limited resources, with "the right resource for the right patient at the right time." Dispatchers gather more information from callers in order to prioritize emergency medical situations and deploy resources efficiently and effectively. They also provide medical instruction to callers.

"MPDS is expected to lead to significant benefits for the Lanark County Paramedic Service and the residents of Lanark County," Mellema said. He said this includes giving the most urgent calls top priority, which results in better patient outcomes; reducing the need to drive lights-and-sirens (for lower priority calls), which improves paramedic and public safety by reducing the risk of traffic-related accidents; and assuring best use of resources.

Mellema explained the new system will change the types of questions asked when someone calls 911. Wait times for an ambulance may be longer, depending on the nature of the call, but callers would receive call backs to determine changes in the situation. As well, triage of transfers of patients from hospital-to-hospital will be adjusted. Public information about the changes has started to be publicized in local media and on LCPS social media channels. For more information, contact Kurt Greaves, CAO, at 1-888-9-LANARK, ext. 1101.

County Sets Rent-Geared-to-Income Local Priority Policy: Lanark County Council approved a policy and directed staff to launch a local priority for the rent-geared-to-income (RGI) centralized waiting list for a trial period of one year.

At the community services committee meeting earlier this month, Housing Services Manager Kaitlyn Murray explained the county administers social housing resources for RGI assistance, which is governed by both provincial and local rules. There is one provincially legislated priority under the Housing Services Act – for applicants fleeing domestic abuse or human trafficking. This places these applicants above all others on the centralized waiting list. Locally established priorities come next, followed by chronological order based on the application date.

LANARK COUNTY

MEDIA RELEASE

Murray explained local priorities can address local pressures and support groups that are disproportionately disadvantaged. “Chronic homelessness represents a particularly vulnerable and marginalized population,” she said, noting as of October 2024, 44 households on the county’s by-name list for homelessness were deemed chronically homeless, with an average of 38 per month. Pressures include rising homelessness rates, limited availability of affordable housing, high demand for RGI housing (which exceeds the supply and results in extensive waiting lists), and persistent socioeconomic inequality.

The local priority will be allocated to individuals experiencing chronic homelessness from the by-name list. Staff can make such an offer for one in every five offers being made to those on the centralized waiting list. For a person meeting the threshold for chronic homelessness, the by-name list committee would provide the necessary support to complete the priority application process. Based on 2024 data, Murray estimated the distribution would be 43 per cent for the provincial priority, 45 per cent from the centralized waitlist and 11 per cent for the new local priority. “It is important to note that determining these numbers is difficult due to the many factors at play.” The trial period for the pilot project begins April 1. For more information, contact Kaitlyn Murray, Housing Services Manager, at 1-888-9-LANARK, ext. 2401.

Child Care Expansion Plan and Start-up Grant Funding Approved: Lanark County Council has accepted revisions to the Canada-Wide Early Learning and Child Care (CWELCC) expansion plan targets for this year and authorized start-up grant funding of $704,4000 to be allocated to the Municipality of Mississippi Mills for the expansion of its child care centre.

At the community services committee meeting earlier this month, Director of Social Services Emily Hollington explained further revisions to the county’s CWELCC expansion plan were needed due to space allocation updates. Changes to CWELCC guidelines meant child-care licensees not participating in the CWELCC program were not eligible to receive county funding they may have previously had, such as wage enhancements and general operating funding. Funding changes for 2025, however, allowed for child-care providers that had previously opted not to enroll could have a final opportunity to apply in order to ensure they could still receive routine funding from the county. Perth Children’s House and the Cooperative Nursery School of Almonte have now opted in.
The Municipality of Mississippi Mills was approved for the creation of 78 new child-care spaces and, with its expansion plan, applied for the start-up grant funding to support the creation of the new spaces. Another provider withdrew an expression of interest application for 16 new spaces. This has resulted in the revised expansion plan targets, Hollington explained.

LANARK COUNTY

MEDIA RELEASE

The expansion and the start-up grant supports creation of new spaces for infant, toddler and pre-school age groups, Hollington said. The grant is intended for facilities to be created, retrofitted, renovated or expanded. The county approved granting $704,400 (its remaining allocation) to Mississippi Mills for its expansion project. CWELCC grants are 100 per cent provincially and federally funded. For more information, contact Emily Hollington, Director of Social Services, at 1-888-9-LANARK, ext. 2101

Upcoming Meetings: County Council, Wednesday, Feb. 12, 5 p.m.; Community Services, Feb. 12 (following County Council); Corporate Services, Feb. 12 (following Community Services). **County Council, Wednesday, Feb. 26, 5 p.m.;** Public Works, Feb. 26 (following County Council); Economic Development, Feb. 26 (following Public Works). Watch for details about public access to meetings on agendas and through online notifications. For more information, contact 1-888-9-LANARK, ext. 1502. Like "LanarkCounty1" on Facebook and follow "@LanarkCounty1" on Instagram!

– 30 –

MISSISSIPPI MILLS PUBLIC LIBRARY BOARD

MINUTES

Regular Meeting

A regular meeting of the Mississippi Mills Public Library Board was held on November 20, 2024 at 10:00 a.m. at the Pakenham branch.

1. CALL TO ORDER

   The meeting was called to order at 10:05 a.m.

2. ATTENDANCE:

PRESENT:	ABSENT:
Barbara Button, Chair	
Alison Ball	
Leanne Czerwinski, Vice-Chair	
Emma Kinsman (via Zoom)	
Jeff Fraser (left meeting at 11:30 a.m.)	
Vicki Lowe, Council Representative	
Mary Lumsden	
Cathy Peacock	
Warren Thorngate	
Christine Row, staff	

3. APPROVAL OF AGENDA

   Resolution No. 41-24
   Moved by J. Fraser
   Seconded by W. Thorngate

   THAT the MMPLB approves the agenda with the addition of a closed session.

   CARRIED

4. DECLARATION OF ANY CONFLICTS OF INTEREST
   [None]

5. DELEGATIONS OR PRESENTATIONS
   [None]

6. MINUTES OF THE PRECEDING MEETING

Resolution No. 42-24
Moved by A. Ball
Seconded by C. Peacock

THAT the MMPLB approves the October 16, 2024 Minutes as presented.

CARRIED

7. CONSENT ITEM

a) Correspondence -Ontario Investing in First Nations Public Libraries -FOPL

b) Reports- CEO report, Friends update

c) Incidents

[None]

Resolution No. 43-24
Moved by L. Czerwinski
Seconded by M. Lumsden

THAT the MMPLB accepts the consent items as presented.

CARRIED

8. UPDATES

a) Policy Review

A. Ball presented the OP-21 Programming Policy for review.

Resolution No. 44-24
Moved by J. Fraser
Seconded by C. Peacock

THAT the MMPLB approves the OP-21 Programming Policy as presented.

CARRIED

b) Financial Review

Board reviewed the September 30, 2024 Financial Statement.

c) Board Advocacy

B. Button attended the Makerspace information session.

M. Lumsden attended the Community Consultation session at Almonte Old Town Hall and participants spoke highly of how the Library impacts their lives.

9. FOR DISCUSSION/DECISION

a) 2025 Operating Budget

The Board reviewed options for reducing library services in the event of a reduction to the 2025 Operating Budget.

9b. to be discussed after the closed session because J. Fraser must leave by 11:30 a.m.

10. CLOSED SESSION

Resolution No. 45-24
Moved by J. Fraser
Seconded by L. Czerwinski

THAT the MMPLB enter into an closed session at 11:20 a.m. to address a topic pertaining to personal matters about an identifiable individual, including municipal or local board employees. .

CARRIED

Resolution No. 46-24
Moved by J. Fraser
Seconded by C. Peacock

THAT the MMPLB meeting moves out of closed session at 11:33 a.m. .

CARRIED

The HR working group will schedule a meeting with Christine to discuss her annual review.

9. FOR DISCUSSION/DECISION (continued)

b) Makerspace Furniture & Supplies

The Board reviewed the Makerspace Furniture & Supplies report.

Resolution No. 47-24
Moved by E. Kinsman
Seconded by L. Czerwinski

THAT the MMPLB approves spending up to $9,000 from the Pakenham Furniture deferred revenue for the purchase of Makerspace furniture and supplies. .

CARRIED

11. OTHER/NEW BUSINESS

[None]

12 COMMUNICATIONS

.[None]

12. NEXT MEETING

Wednesday, December 11, 2024 at 10 a.m. at the Pakenham branch.

13. ADJOURNMENT

Resolution No. 48-24

Moved by W. Thorngate

Seconded by E. Kinsman

THAT the meeting be adjourned at 12:15 p.m.

CARRIED

Mississippi Mills

COUNCIL CALENDAR

February 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 4pm Heritage	6 3pm AAC	7	8
9	10	11 Council COW	12 1:30pm Library (PAK) County	13	14	15
16	17	18	19 4:30pm COA	20	21	22
23	24	25 Council COW	26 County	27	28	

Mississippi Mills

COUNCIL CALENDAR

March 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Council COW	5 4pm Heritage	6 3pm AAC	7	8
9	10	11	12 1:30pm Library (ALM) County	13	14	15
16	17	18 Council COW	19 4:30pm COA	20	21	22
23 OGRA	24 OGRA	25	26 County	27	28	29
30	31					