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Phase I Environmental Site Assessment

304 Baldwin Avenue
Cornwall, Ontario

Prepared For

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Report: PE5117-1

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION	3
4.0 RECORDS REVIEW	4
4.1 General.....	4
4.2 Environmental Source Information	4
5.0 INTERVIEWS	9
6.0 SITE RECONNAISSANCE.....	9
6.1 General Requirements.....	9
6.2 Specific Observations at Phase I Property	9
7.0 REVIEW AND EVALUATION OF INFORMATION	11
7.1 Land Use History	11
7.2 Conceptual Site Model.....	12
8.0 CONCLUSION	13
9.0 STATEMENT OF LIMITATIONS	14
10.0 REFERENCES	16

List of Figures

Figure 1 - Key Plan

Figure 2 - Topographic Map

Drawing PE5117-1 - Site Plan

Drawing PE5117-2 - Surrounding Land Use Plan

List of AppendicesAppendix 1 Aerial Photographs
 Site PhotographsAppendix 2 MECP Freedom of Information Search Request
 MECP Water Well Records
 TSSA Correspondence
 ERIS Report

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for 304 Baldwin Avenue, in Cornwall, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the Phase I Property was initially developed with a flower shop which operated until circa 1980, when it was used for commercial and residential purposes. The surrounding lands have consisted of residential dwellings, institutional buildings, and commercial uses. Six (6) PCAs were identified through the ERIS Database report and are a result of five (5) waste generators and their associated waste classes as well as a furnace oil spill record. Based on their separation distances and cross or down gradient orientation with respect to the subject site, the identified PCAs do not result in APECs for the Phase I Property.

Following the historical review, a site visit was conducted. The Phase I Property is currently vacant. No environmental concerns were identified regarding the current use of the subject property.

The surrounding land use consisted primarily of residential dwellings, a large sports field, and some institutional buildings. No PCAs were identified with respect to the surrounding land use.

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is not required for the Phase I Property**. Please note that responses to agency search requests received after the issuance of the report could affect our conclusion.