

EXCESS SOIL IMPLEMENTATION PLAN

PREPARED FOR:

Region of Peel c/o Diamond Schmitt
10 Peel Centre Drive, Suite B
Brampton, Ontario
L6T 4B9

ATTENTION:

Ajit Stephen

**Peel Region Paramedic Services
Reporting Station, Brampton,
Ontario**

Grounded Engineering Inc.

File No. 23-099

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FIGURES

Figure 1 – Project Area Location Plan



1 Introduction

Region of Peel c/o Diamond Schmitt has retained Grounded Engineering Inc. ("Grounded") to complete an Excess Soil Implementation Plan to facilitate the construction of the proposed development for Peel Region Paramedic Services, a new 2-storey (with the possibility of a 3rd storey mechanical penthouse), on-grade building (the Project). The development will include on-grade parking and driveway areas comprising asphalt pavements surrounding the building.

The Project Area is rectangular in shape, with a total area of approximately 16,210± m², and is located at the northwest corner of the intersection of Dixie Road and Inspire Boulevard in Brampton, Ontario, legally described as Block 6 and Part of Block 46, Plan 43M-1907; Regional Municipality of Peel, City of Brampton (PIN 14225-0131 (LT)). The proposed project includes constructing a 2-storey structure, resting on grade with no underground basement levels. The Project Area is currently vacant. The extent of the Project Area is presented in Figure 1.

This Excess Soil Implementation Plan was prepared in accordance with Ontario Regulation (O.Reg.) 406/19, O.Reg. 153/04, and the Rules for Soil Management and Excess Soil Quality Standards. It is noted that this Excess Soil Implementation Plan does not constitute an Assessment of Past Uses, Soil Characterization Report, or Phase Two Environmental Site Assessment, nor will it support the filing of a Record of Site Condition for the Project Area.

2 Background Review

The following environmental reports were provided for review of the Property. The findings of the reports are summarized below:

Title and File No.	Phase One Environmental Site Assessment Dixie Road and Docksteader Road, Brampton, Ontario,
Report Date	April 12, 2022
Prepared By	WSP Canada Inc.
Prepared for	Region of Peel
Description of Data, Analysis or Findings	<ul style="list-style-type: none"> • The Phase One ESA was reportedly completed for the Property in accordance with O.Reg. 153/04. • The Property was located at the northwest corner of the intersection of Dixie Road and Docksteader Road in Brampton. • The Property was likely developed for agricultural use prior to 1954. • The inferred groundwater flow direction in the area of the Property is south/southeasterly. • At the time of the site visit, the Property was vacant land, previously used for agriculture. • The Phase One Environmental Site Assessment identified five Areas of Potential Environmental Concern



	<ul style="list-style-type: none"> ○ APEC 1 (Southern Portion of Property – Soil Only) – Fill material may have been imported to the site in connection with buried utilities (underground hydro lines, storm, sanitary sewers). ○ APEC 2 (southeast Corner of Property – Soil Only) – A non-PCB transformer was observed in the southeast corner of the site. ○ APEC 3 (Northern Portion of Property – Groundwater Only) – Multiple off-site properties: <ul style="list-style-type: none"> ▪ Historical farmland with farm equipment and suspected ASTs was located 150 m northwest of the Site. ▪ A PHC F2 groundwater exceedance was identified in the previous Phase Two ESA by PML in 2017. The exceedance was at BH2 with a concentration of 1200 µg/L PHC F2. ○ APEC 4 (Western Half of Property – Groundwater Only) – Current gasoline service station and tank present at 5 Ace Drive with two (2) USTs installed in 2017. • The Phase One ESA recommended that a Phase Two ESA be completed to assess the identified APECs.
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Title and File No.	Phase Two Environmental Site Assessment Dixie Road and Dockstader Road, Brampton, Ontario,
Report Date	April 11, 2022
Prepared By	WSP Canada Inc.
Prepared for	Region of Peel
Description of Data, Analysis or Findings	<ul style="list-style-type: none"> • The Phase Two ESA was completed to assess the subsurface conditions based on the findings in the April 2022 Phase One ESA by WSP. • The applicable Site Condition Standards are the MECP Table 3 Standards for Industrial/Commercial/Community Land Use in a non-potable groundwater condition for medium/fine textured soil (Table 3 ICC). • Five (5) boreholes (referred to as BH22-1 to BH22-5) were drilled on March 17 and 18, 2022 to a maximum depth of 7.0 m below existing grades. • Three (3) monitoring wells were installed to depths of approximately 7.0 m below ground surface. • Groundwater samples were also collected at two (2) previously installed monitoring wells (BH1 and BH2, installed by PML in 2017). • Groundwater was identified at approximate depths ranging from 1.87 m below ground surface to 2.84 mbgs. Groundwater flow direction was determined to be in south/southeasterly direction. • The applicable Site Condition Standards were determined to be Table 3 ICC • Applicable Site Conditions Standards were reportedly met in the earth fill and native soil on the Property. • A comparison of the analytical results to the Table 1 SCS shows the soil results also meet the Table 1 SCS. • Applicable Site Conditions were reportedly not met for the groundwater on the Property for: <ul style="list-style-type: none"> ○ PHC F2 (1,200 µg/L vs SCS of 500 µg/L) during a previous investigation but were met during the sampling conducted by WSP. • Based on the available groundwater results, the previous groundwater exceedance for PHC F2 was attributed to insufficient well development.



3 Requirement to File a Notice

Based on a review of the available background documents provided (Phase One ESA and Phase Two ESA by WSP, 2022), the project is not required to file a notice on the Excess Soil Registry (the Registry) for the following reasons:

- The Project Area is a low-risk site as it was previously in agricultural use and has never been developed.
- The Phase Two ESA did not identify any soil or groundwater impacts.

The requirement to file a notice is set out in Section 8. (1) of O.Reg. 406/19. Applicable portions of the Regulation are provided for reference below:

"Subject to subsections (2) and (3), the project leader for a project, respecting a project area described in subsection (1.1), shall ensure that, before removing from the project area soil that will become excess soil once removed, a notice is filed in the Registry setting out the information listed in Schedule 1. O. Reg. 406/19, s. 8 (1); O. Reg. 555/22, s. 2 (1).

(1.1) A project area to which subsection (1) applies is one that meets any of the following criteria:

1. After making reasonable efforts to take into consideration any past reports about past uses and activities respecting the project area, the project leader is of the opinion that the project area is or has ever been, in whole or in part, an enhanced investigation project area, except if,

- i. a record of site condition has been filed in respect of the enhanced investigation project area under Part XV.1 of the Act and the record of site condition does not contain a certification made under subparagraph 4 ii of subsection 168.4 (1) of the Act in respect of a risk assessment, and
- ii. no part of the project area has been used as an enhanced investigation project area since the filing of the record of site condition mentioned in subparagraph i.

2. Any part of the project area is located in an area of settlement within the meaning of the *Planning Act* and the amount of soil to be removed from the project area is 2,000 m³ or more, unless the whole project area is currently used for, or in the case of an unused area, its most recent use was

for, any of the following within the meaning of Ontario Regulation 153/04:

- i. A residential use.
- ii. An institutional use.
- iii. A parkland use.



iv. An agricultural or other use.

3. All or part of the project area is being remediated by excavating and removing excess soil from the project area for the purpose of reducing the concentration of contaminants on, in or under the project area, including remediating the project area for the purpose of filing a record of site condition under Part XV.1 of the Act. O. Reg. 555/22, s. 2 (2)."

Per Section 8.1(1)(1.1)1., the Project Area has never been, in whole or in part, an enhanced investigation Project Area, as confirmed in the Phase One ESA. Further, A notice is not required per Section 8.1(1)(1.1)2., as the most recent use of the whole Project Area was for agricultural use. And finally, in accordance with Section 8.1(1)(1.1)3., no part of the Project Area is being remediated.

Projects are exempt from the requirement to file a Notice on the Registry, are subsequently not required to complete the planning documents (Assessment of Past Uses, Sampling and Analysis Plan, Soil Characterization Report, and Excess Soil Destination Assessment Report).

4 Reuse Site Acceptance

While the Project is not required to file a notice on the Registry and generate the associated planning documents, it is unlikely that reuse sites will accept excess soil from the Project Area without some due diligence analytical testing. The frequency and parameter requirements for any additional analytical testing are entirely at the discretion of the proposed reuse site(s). The analytical testing completed as part of the previous Phase Two ESA (WSP, 2022) may be sufficient to satisfy due diligence requirements as the analytical results met the Table 1 SCS; however, some reuse sites may request additional updated analyses, regardless of the low-risk nature of the Project Area.

5 Conclusions

The results of the Excess Soil Implementation Plan indicate that:

- A Phase One ESA was previously completed for the Project Area (WSP, 2022) that indicated the Project Area was never an Enhanced Investigation Property and was previously vacant and historically in agricultural use.
- A Phase Two ESA was previously completed for the Project Area (WSP, 2022) that indicated there were no exceedances of the Table 3 ICC SCS in soil or groundwater.
- Comparison of the analytical results from the previous Phase Two ESA indicates there were no exceedances of the Table 1 SCS, which may be applicable for excess soil reuse acceptance.
- Based on the previous Phase One ESA and Phase Two ESA, the Project is **not required to file a notice on the Registry or complete the associated planning documents**.
- Additional soil sampling may be required at the discretion of the reuse/receiving site.



6 Limitations and Restrictions

The Excess Soil Implementation Plan was prepared for the purpose of identifying potential environmental concerns, including an assessment of the likelihood that the environmental quality of the soil at the Project Area may have been adversely affected by past or present practices within the Project Area, and/or those of the adjacent properties prior to development of the Project Area. Potential groundwater impacts were not considered as part of the report. Any use of which a third party makes of this report, or any reliance on or decision to be made based on it, are the responsibility of such third parties. Grounded Engineering Inc. does not assume any responsibility for errors, omissions, damages or other limitation pertaining to third parties.

The information presented in this report is based on information provided. It is based on conditions at the Project Area at the time of the inspection.

Natural occurrences, the passage of time, local construction, and other human activity all have the potential to directly or indirectly alter the subsurface conditions at or near the Project Area. Contractual obligations related to groundwater or stormwater control, disturbed soils, etc. must be considered with attention and care as they relate this potential site alteration. The receiving/reuse sites accepting the excess soil may have a soil or fill management plan with specifics that have not been assessed in this report, including, but not limited to, aesthetic, engineering property requirements and/or specific requirements for chemical analysis.

Earthworks related to the soil removal at the site should be conducted under the supervision of qualified personnel, thus ensuring that the soil material is properly inspected and that any deleterious materials, if present, are properly identified and removed. If there is indication of soil quality variation and/or other chemical/environmental concerns, further chemical testing should be carried out as necessary.

The conclusions presented in this report are based on work undertaken by trained professional and technical staff and are the product of professional care and competence. The report cannot be construed as legal advice or as an absolute guarantee. The report does not constitute an Assessment of Past Uses, Soil Characterization Report, or Phase Two Environmental Site Assessment, nor will it support the filing of a Record of Site Condition for the Project Area under O.Reg. 406/19.153/04.

If new information regarding the environmental condition of the Project Area for this Soil Implementation Plan is identified during future work, or outstanding responses from regulatory agencies indicate outstanding issues on file with respect to the Project Area for the Soil Characterization Report, Grounded Engineering Inc. should be notified so that we may re-evaluate the findings of this assessment and provide amendments.

The authorized users of this report are Region of Peel c/o Diamond Schmitt and their consulting/construction team, for whom this report has been prepared. Grounded Engineering Inc. maintains the copyright and ownership of this document.



7 Closure

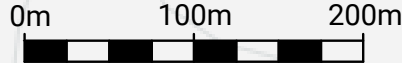
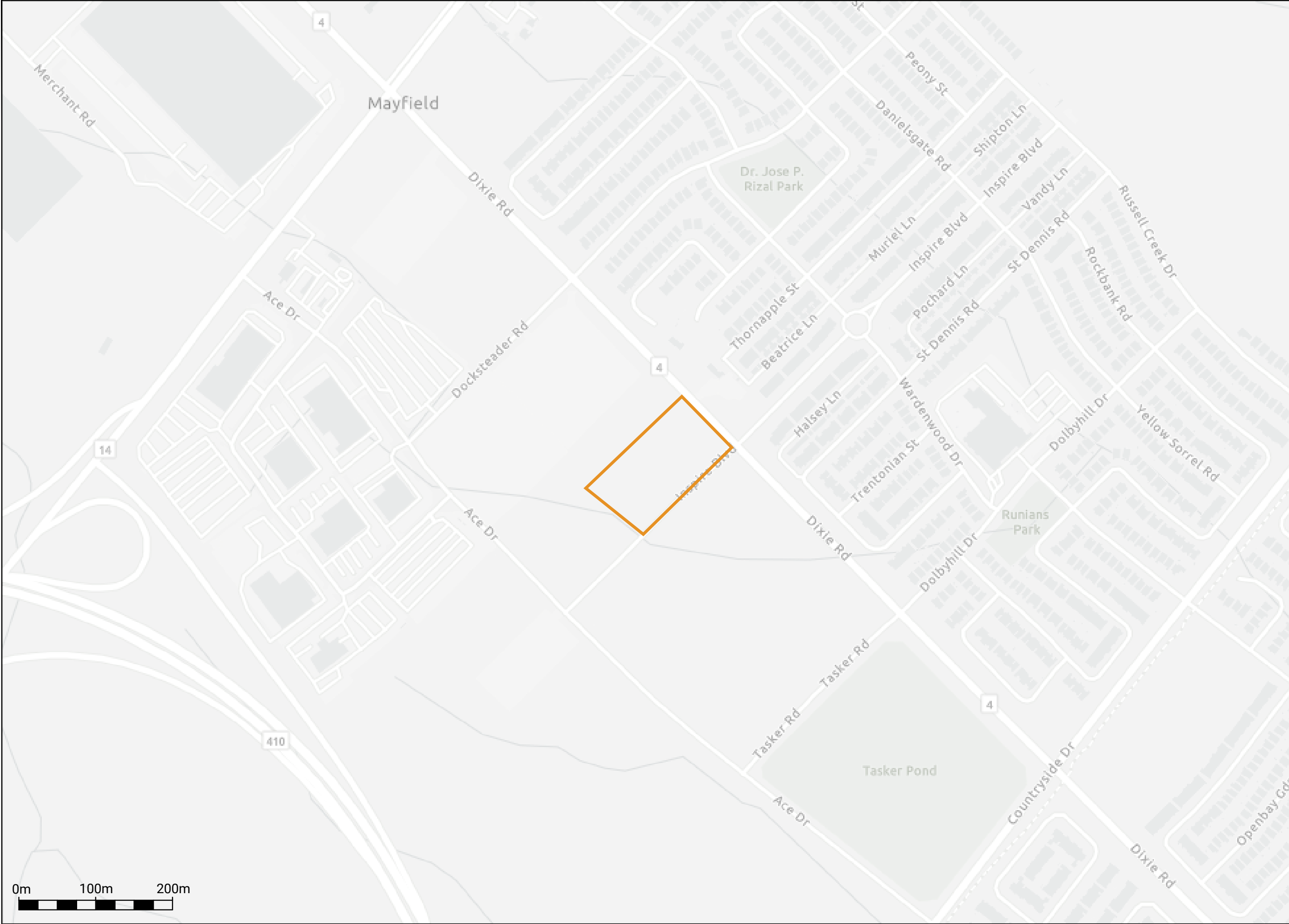
If the design and construction team has any questions regarding the discussion and advice provided, please do not hesitate to contact our office. We trust that this report meets your requirements at present.

For and on behalf of our team,



Freesia Waxman, M.A.Sc., P.Eng., QP_{ESA}
Senior Project Engineer

David MacGillivray, P.Geo., P.Eng., QP_{RA/ESA}
Associate



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

APPROXIMATE PROJECT AREA
BOUNDARY

Note

Block 6 and Part of Block 46, Plan
43M-1907; Regional Municipality
of Peel, City of Brampton. PIN
14225-0131 (LT)

Reference

ArcGIS My Map.

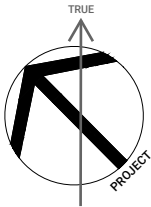
Project

**PRPS REPORTING
CENTRE
BRAMPTON, ONTARIO**

Figure Title

**PROJECT AREA
LOCATION PLAN**

North



Date

AUGUST 2023

Scale

AS INDICATED

Job No

23-099

Figure No

FIGURE 1