



Agricultural Property  
Melancthon Township,  
Ontario

*“A Phase One  
Environmental  
Site Assessment  
described all  
activities  
occurring on-site  
and off-site  
which should be  
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buyers.”*

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*Fig. 1—On-site fertilizer  
processing plant*

### ***The Problem***

An agricultural investment company owns an agricultural property in Melancthon Township, Ontario (the Site) that includes a potato processing facility, fertilizer plant and agricultural lands. Peritus was retained to conduct a Phase One Environmental Site Assessment (ESA) as part of the due diligence process for the desired sale of the property. The Phase One ESA was

completed for the Site in accordance with Ontario Regulation 153/04, as amended, to identify actual or potential sources of subsurface contamination.

### ***The Solution***

A records review was completed which included examining available databases, accessing city directories and land titles, reviewing fire insurance plans and aerial photos. The investigation also included a site visit and interview, which revealed that the Site included an operational potato processing facility and fertilizer plant. In addition, there is an equipment maintenance garage and refueling stations for trucks and equipment on-site. The property is surrounded by agricultural lands.

The Phase One ESA described all activities occurring on the Site which should be disclosed to a potential buyer. The agricultural practices occurring on the Site did not require an intrusive investigation to be completed prior to selling the property but may warrant further investigation or care by any potential owner.



*Fig. 2—On-site wash water  
treatment for potato processing*