

Phase I Environmental Site Assessment

NE 25-053-17W5M

**Prepared For:
G. Simmons Trucking Ltd.**

November 2023

Project Reference:
4327- NE 25-053-17W5M



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1.0 INTRODUCTION

1.1 Terms of Reference

At the request of G Simmons Trucking Ltd. (G Simmons), Earthmaster Environmental Strategies Inc. (Earthmaster) completed this Phase I Environmental Site Assessment (ESA) for a subject property located within NE-25-053-17W5M.

1.2 Site Location and Description

The site is located in the NE-25-053-17W5M, northeast of the Town of Edson, Alberta. Figures 1 and 2 show the location of the subject property.

1.3 Scope of Work

The scope of work for this Phase I ESA included research of historical and background site information from available private, government, and regulatory agencies (including air photo review), a site reconnaissance by Earthmaster, interviews with persons familiar with the property, and preparation of a report summarizing the findings of the investigation. Earthmaster's Phase I ESA protocol is generally based on the requirements of the CSA Standard Z768-01, *Phase I Environmental Site Assessment*¹.

This report has been prepared to summarize and evaluate the information gathered and reviewed. Potential environmental concerns identified during conduct of the Phase I ESA are noted and discussed.

¹ Canadian Standards Association. November 2001 (Reaffirmed 2012). CSA Standard Z768-01 Phase I Environmental Site Assessment. Toronto, Ontario, Canada.

2.0 RECORDS REVIEW

Records from the following sources were reviewed for information that pertains to the site and to neighbouring properties.

2.1 Aerial Photographs

Historical aerial photographs of the site were available for review from Alberta Environment and Protected Areas Air Photo Services, AbaData and Google Earth.

The aerial photographs that were reviewed were of high resolution and were taken at an altitude that was satisfactory for making observations.

Review Date:		October 23, 2023		Reviewed By:	Elizabeth Russell
Figure List	Photo ID	Year	Scale	Evidence of former infrastructure or areas of potential concern	
Figure 3	AS0134-049	1951	Enlarged to 1:2,500	One roadway and the railway was visible along the northwest edge of the property. The property was mostly natural lands with minor clearing present in its most northern tip along with the northeast surrounding lands.	
Figure 4	AS0781-096	1961	Enlarged to 1:2,500	Same as previous air photo.	
Figure 5	AS1008-131	1969	Enlarged to 1:2,500	Additional tree clearing was visible across the property, along with several small access routes.	
Figure 6	AS1603-103	1977	Enlarged to 1:2,500	Same as previous air photo. Increased development was present on land northeast of site.	
Figure 7	AS3137-212	1985	Enlarged to 1:2,500	Additional tree clearing was visible. Two large commercial buildings were present in the center of the property with various equipment, objects, and access roads. An additional structure was present at the northern tip of the property. The surrounding lands remain natural areas.	
Figure 8	AS4062-098	1990	Enlarged to 1:2,500	The commercial property was expanded in size with additional structures and objects. Increased development was present on land northeast of site.	
Figure 9	TRSG9902-438	1999	Enlarged to 1:2,500	The land north and west of the subject property was cleared of trees. Above ground storage tanks were visible on the north tip clearing.	
Figure 10	AS5291-038	2004	Enlarged to 1:2,500	Several additional commercial structures were visible on the subject property.	
Figure 11	Google Earth	2012	Enlarged to 1:2,500	The commercial structures on the northern portion of the property were removed as were two structures on the main portion of the property.	
Figure 12	Google Earth	2020	Enlarged to 1:2,500	Same as previous air photo.	
Figure 13	Abadata	2022	Enlarged to 1:2,500	Same as previous air photo.	

2.2 Land Titles

A search of current and historical current land titles was completed for the subject property (Appendix A). G. Simmons Trucking Ltd. of Edson, AB, owns the subject property. Numerous historical caveats (restricted covenants) were registered on the historical land title and have since been discharged. One utility right of way remains registered on the current land title.

2.3 Fire Insurance Maps

Fire insurance maps of the properties were not available for review.

2.4 Private, Government, and Regulatory Agency Records

Earthmaster contacted private, government, and regulatory agencies to obtain information with regard to environmental conditions at the site. Requests were directed to ascertain whether incidents of environmental significance had occurred on or around the site.

The responses received from each agency are summarized in the following sections. Copies of the responses received are appended to this document.

Environment Canada

The on-line Environment Canada National Pollutant Release Inventory (NPRI) database² was searched for records of reported pollutants on the subject property or surrounding lands. The search revealed no records of releases on-site or within a 350 m radius (Appendix B).

Environmental Site Assessment Search Repository (ESAR)

A search was conducted on Alberta Environment and Protected Areas ESAR online database for any available scientific and technical information, as well as any Reclamation Certificate Applications or Inquiries relating to the subject property or adjacent properties (Appendix C). The search identified an ESA report for the subject property, which is summarized below.

Anchor Drilling Fluids Edson Site Remediation Report (E.I.L. Environmental Services. – September, 1995). In 1991 approximately 5,000 liters of condensate were spilled on the site. The spill was contained in a bermed area with a bentonite clay base. Approximately 4,000 liters of free liquids were recovered immediately while the remaining impacted material remained for later remediation. In 1995 E.I.L. was retained to complete the remediation work to remove the remaining impacted materials from the property. Approximately 500 m³ of impacted material was removed from the property to a maximum depth of 2.5m and disposed of at the Edson landfill.

² National Pollutant Release Inventory. Environment Canada. <http://www.ec.gc.ca/inrp-npri/default.asp?lang=En>

Lateral migration of the impacts was not identified, and groundwater contamination was not suspected. Samples analyzed from the excavation walls complied with application standards.

Correspondence between E.I.L and the provincial government (Groundwater Protection Branch) indicated that although backfilling was permitted, a two-year groundwater monitoring well program was recommended for the site.

Earthmaster's Report Comments – No reports were available indicating whether a groundwater monitoring program occurred.

Alberta Safety Codes Authority (ASCA) Storage Tank Search Results

The ASCA was contacted for records of former and/or existing petroleum storage tanks on the subject property. Their files identify the presence of 11 former storage tanks at the subject site (Appendix D).

Freedom of Information and Protection of Privacy (FOIPP) Act Request and Routine Disclosure Application

A FOIPP Request and a Routine Disclosure Application were requested through Alberta Environment and Parks to provide any information relevant to the subject property. No records were identified related to environmental assessments, however, numerous water act approvals for the diversion of surface water were identified.

AbaData Spill and Complaint Search

Alberta Energy Regulator (AER) spill and complaint records were searched in AbaData for records of reported spills upon the subject property or within the surrounding area. There were no spill or complaint records associated with the subject property, however two records (one spill and one complaint) were associated with adjacent lots (Appendix F).

16-25-053-17W5M (Dowell Schlumberger Canada Inc. – November, 1997). In 1997 approximately 15 m³ of diesel oil were spilled due to a valve leak at the tank farm. It was reported that 14.9 m³ were recovered.

13-30-053-16W5M (Northwestern Utilities Limited. –January, 1990). In 1990 a complaint was issued against Northwestern Utilities Ltd. regarding odours in the area. No further information was provided.

2.5 Environmental Setting

General site information was recorded during the site visit and obtained from the following sources:

- Natural Regions Committee, 2006. Natural Regions and Subregions of Alberta. Compiled by D.J. Downing and W.W. Pettapiece. Government of Alberta Pub. No. T/852. Edmonton, Alberta.

- Alberta Soil Information Centre. 2013. Agricultural Region of Alberta Soil Inventory Database Version 4.0 (AGRASID 4.0). Alberta Agriculture, Food and Rural Development; Environmental Strategy and Research Branch; Land Use Section. Available at: [http://www1.agric.gov.ab.ca/\\$Department/deptdocs.nsf/All/sag14652](http://www1.agric.gov.ab.ca/$Department/deptdocs.nsf/All/sag14652)

2.5.1 Topography and Site Features

The subject property was located northeast of the Town of Edson in the Upper Foothills Natural Subregion of Alberta. The predominant native vegetation consists of lodgepole pine stands with an understory of black spruce and some mixed wood species. Labrador tea, juniper, bearberry, and hairy wild rye are also common. The general area is characterized by very hilly terrain; however, the subject site was relatively level. The surrounding land was being used for commercial, agricultural, and natural activities.

2.5.2 Surface Water Characteristics

The closest surface water body was Bench Creek, located approximately 200 m southeast of the subject property.

2.5.3 Surficial Geology - Soils

The dominant soils in the area are moderately well drained Orthic Gray Luvisols.

2.5.4 Groundwater Occurrence

The direction of shallow groundwater flow in the vicinity of the site is unknown. Groundwater flow direction is influenced by bedrock topography, recharge and discharge areas, soil and bedrock heterogeneity, buried services, and proximity to water pumping wells. Confirmation of the direction of groundwater flow beneath the site is beyond the scope of a Phase I ESA.

2.5.5 Groundwater Use

AbaData's water well search indicated that four (and possibly 13 more) groundwater wells were located within 350 m of the subject property (Appendix G). Wells were noted as being for domestic, stock, industrial and observation uses. The well reports did not contain information regarding current well status.

3.0 SITE RECONNAISSANCE

On October 25, 2023 Earthmaster personnel completed a visual assessment of the subject property. The following sections of this document present the observations that were recorded during the site assessment. Photographs taken at the time of the site visit are provided in Appendix H.

The triangle shaped property encompasses an area of approximately 54,500 m². Vehicular access to the site was from the north from Highway 748 and Range Road 170.

3.1 Buildings and Facilities

There were four buildings on the subject property at the time of the site visit primarily consisting of slab on grade structures constructed of a mix of metal and wood with a tin sheeting exterior.

3.2 Air Emissions

Unpleasant odours were not detected at the time of the site visit.

3.3 Waste and Wastewater

There is an underground septic system located onsite.

3.4 Underground Storage Tanks/Sumps

There were no underground storage tanks, with the exception of the septic system, on the subject property. Sumps were observed in main building and appeared to be in good condition.

3.5 Chemical Usage and Storage

There was no chemical usage or storage on the subject property at the time of the site visit.

3.6 Polychlorinated Biphenyl (PCB) Management

There were no PCBs observed on the subject property. However, based on the age of the buildings constructed the presence of PCB's in various fixtures such as light ballasts and transformers is possible.

3.7 Asbestos-Containing Materials (ACMs)

There were no ACMs observed on the subject property, however, based on the age of the buildings constructed on the property the potential presence of ACMs is possible.

3.8 Radiation Sources

Radioactive sources were not observed on the property.

3.9 Ozone Depleting Substances (ODSs)

ODS-based propellants or degreasers were not observed on the subject property.

3.10 Spills or Releases

As mentioned in Section 2.4, no spills were identified at the subject site in the AER spill database, however; see Section 2.4 for discussion regarding a known on-site spill and cleanup activities.

3.11 Pipelines/Utilities

There are two Yellow Gas Co-Op Ltd. (Yellowhead) low pressure natural gas pipelines that traverse the property (Appendix I).

3.12 Lead-Based Paints and Urea Formaldehyde Foams

Heavy metals such as lead were historically used in paint. The lead concentration in paint has been reduced since the 1950s, and in 1976, the federal government limited the amount of lead in paint. Based on the age of the buildings on-site the presence of lead-based paints is possible.

Urea formaldehyde foam insulation (UFFI) was commonly applied as insulation in buildings in the 1970s. However, the use of UFFI was banned in Canada in 1980. No UFFI was observed during the site inspection.

3.13 Housekeeping and Outside Observations

No housekeeping issues were observed during the site visit.

3.14 Mould

No visible mould was identified during the site visit.

3.15 Adjacent Properties

The subject property was bound by the railway and Highway 748 to the north, and by natural and/or agricultural lands in all remaining directions. There are also several other large commercial yards north and northeast of the property. No concerns were noted to be present on the adjacent properties at the time of the inspection or through historical information review.

4.0 INTERVIEWS

Interviews were conducted with Mr. Gary Simmons who has owned the property for some time. Besides the documented spill in 1991 he was unaware of any other environmental issues related to the site.

5.0 SUMMARY AND CONCLUSIONS

Following research of historical and background site information from available private, government, and regulatory agencies (including aerial photo review), and a site reconnaissance by Earthmaster, the subject property appeared to have moderate potential for associated environmental liability. The hydrocarbon impacts identified previously in the former spill area were removed however, recommended groundwater monitoring was never completed. Information gathered and reviewed is not complete enough to determine if previous operations on the subject property have caused off-site environmental impacts.

A Phase II Environmental Site Assessment of the subject property should be conducted to determine if hydrocarbon impacts remain on the subject property, and to delineate the extent of any potential hydrocarbon impacts which may be present on the subject property and/or groundwater. Assessment of the former tank farm area (north clearing) should also be completed.

It is also recommended that a Hazardous Building Material Survey be completed prior to any building renovations or demolition work, with the exception of the quonset.

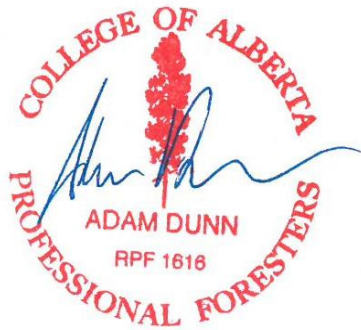
6.0 CLOSURE

We trust that the information contained within this report is sufficient for your present needs. Should you have any questions or concerns, please do not hesitate to contact us at (403) 201-5111.

Sincerely,

EARTHMASTER ENVIRONMENTAL STRATEGIES INC.

Lead Assessor/Reviewer:



Adam Dunn, M.Env.Sc., RPF, EP

7.0 GENERAL CONDITIONS OF ENVIRONMENTAL REPORT

Earthmaster Environmental Strategies Inc. (Earthmaster) has prepared this document for the Client solely for the purpose noted within the Introduction or Scope section(s) of this report and does not accept any responsibility for the use of this report for any purposes other than intended or to any third party unless otherwise stated, in whole or in part, and we exercise no duty of care in relation to this report to any third party.

Any use other than which was originally intended, including that by a third party, or any reliance on, or decisions made based on this document, are not the responsibility of Earthmaster.

The Client is aware that the conclusions and recommendations contained in this document are contingent on the limited observations and testing that was conducted on the subject site(s). The Client is also aware that conditions may vary across the site(s) and are not static over time, which in turn could affect the conclusions and recommendations made.

Earthmaster has exercised reasonable skill, care and diligence to assess the information acquired during the preparation of this report, but makes no guarantees or warranties as to the accuracy or completeness of this information. This report is based upon, and limited by, circumstances, protocols and site conditions acknowledged herein, and upon information available at the time the various associated activities were undertaken.

Earthmaster completed the work outlined within this document using the Scope verbally or otherwise agreed to or approved by the Client, and under the guidance and supervision of a competent employee of the Client. Any claims or restitution sought by the Client against Earthmaster shall be restricted to costs paid to Earthmaster for its consulting fees. Expenses incurred by Earthmaster or the Client as a result of third party contracting for completion of this project assignment will be borne solely by the Client

Figure 1

Property Location Map



Figure 1: Property Location Map.

Figure 2

Location of subject property within the NE 25-053-17W5M.

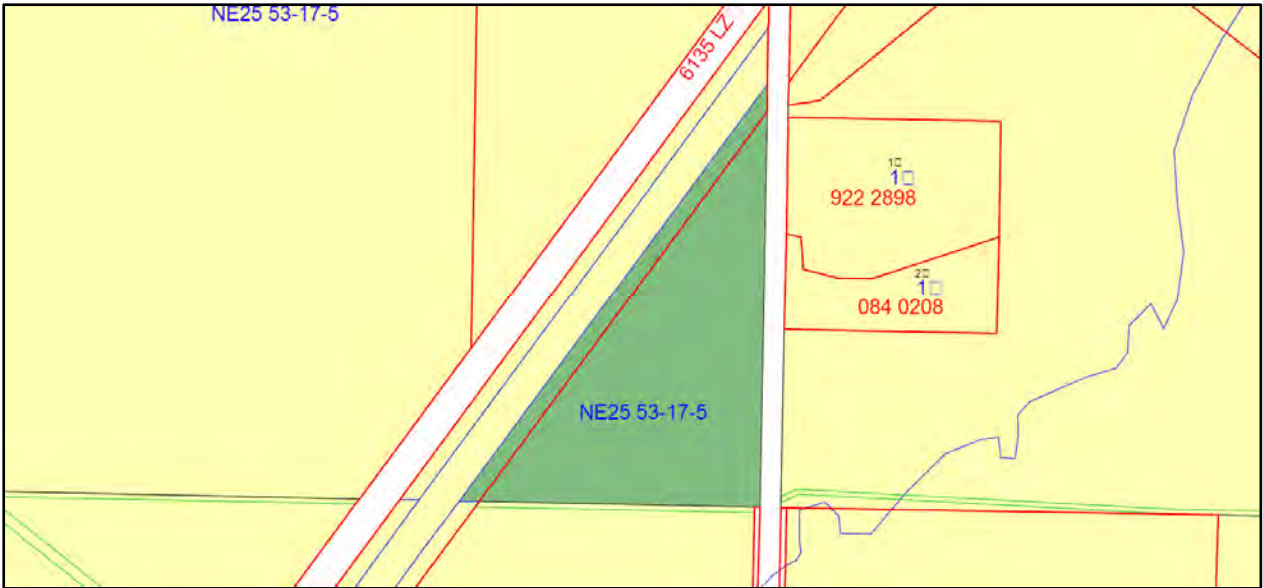
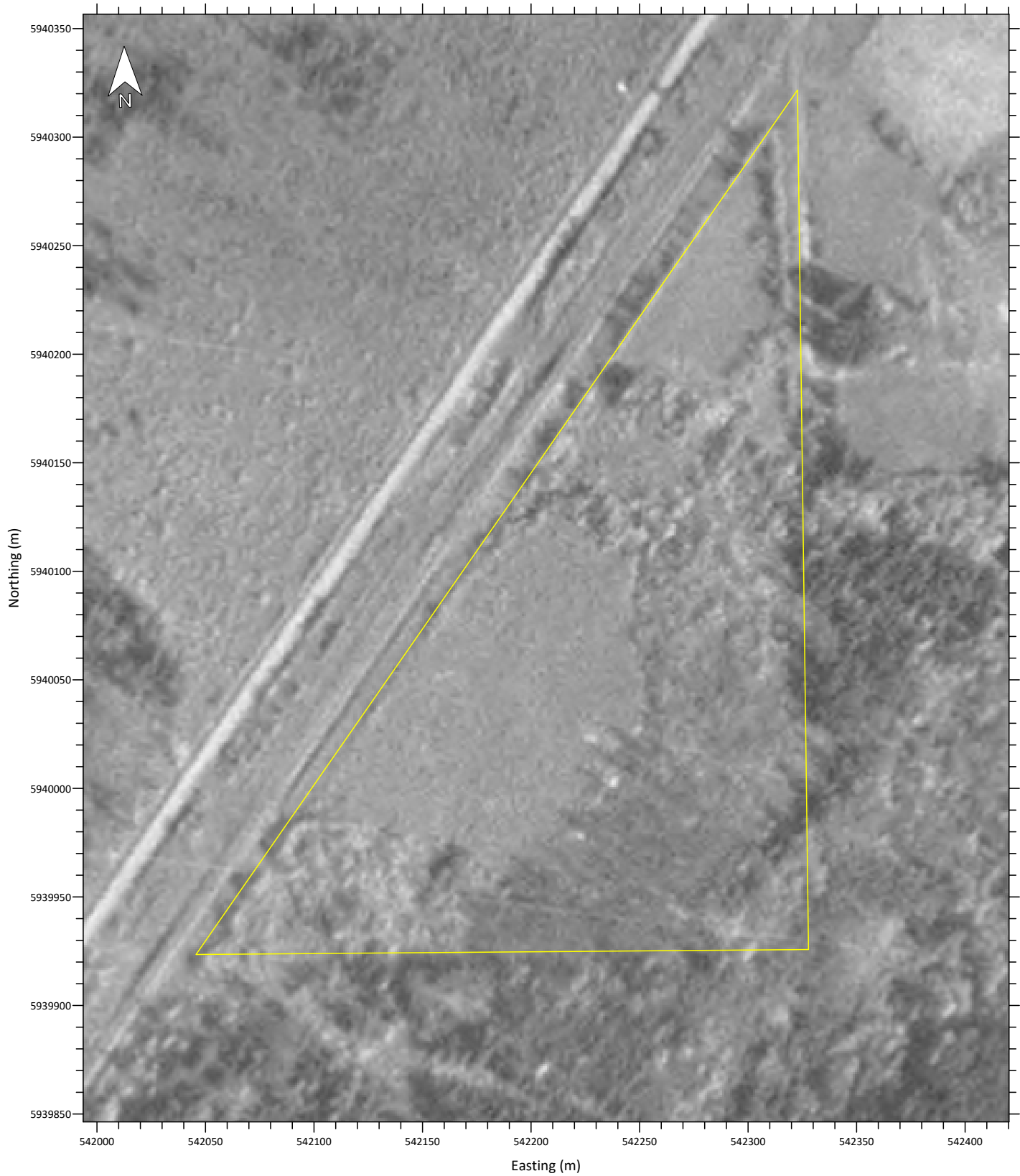


Figure 2: Location of subject property within the NE 25-053-17W5M.

Figures 3 to 13

1951 to 2022 Historical Air Photos



DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 3: 1951 (AS0134-49)

Client:

G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

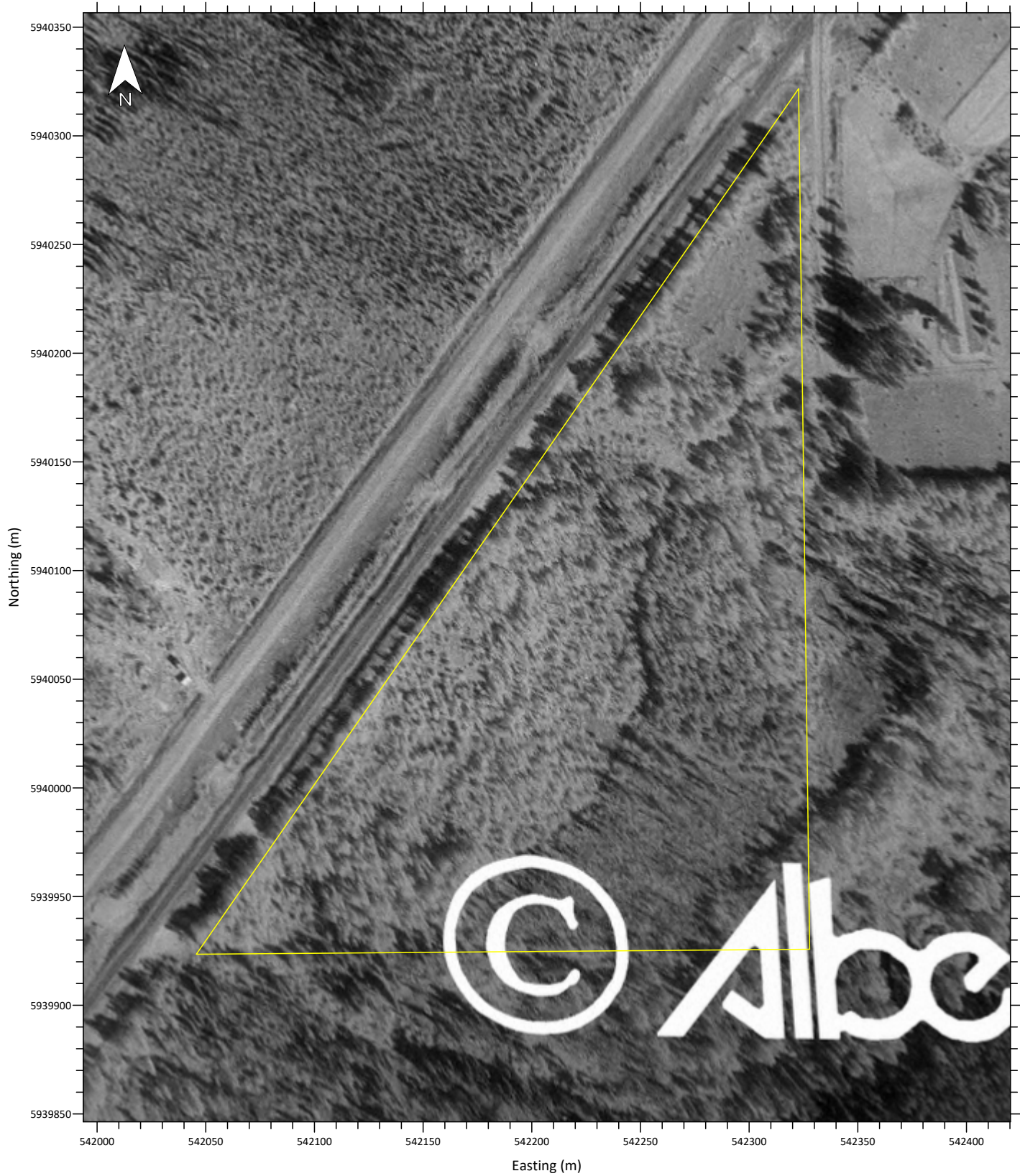
Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 4: 1961 (AS0781-96)

Client: G Simmons Trucking Ltd.	Project: NE 25-053-17W5M	
	Date: Oct-05-23	Surface LSD: 09-25-053-17W5M
	Drawn By: CCH	Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 5: 1969 (AS1008-131)

Client:
G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 6: 1977 (AS1603-103)

Client:

G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 7: 1985 (AS3137-212)

Client:

G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 8: 1990 (AS4062-98)

Client:

G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 9: 1999 (TRSG9902-438)

Client:

G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 10: 2004 (AS5291-38)

Client:

G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Figure 11: 2012 (Google Earth)

Client: G Simmons Trucking Ltd.	Project: NE 25-053-17W5M	
	Date: Oct-05-23	Surface LSD: 09-25-053-17W5M
	Drawn By: CCH	Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

 APPROXIMATE PROPERTY BOUNDARY

Figure 12: 2020 (Google Earth)

Client:
G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500





DATUM: UTM, NAD83, ZONE 11N

LEGEND

 APPROXIMATE PROPERTY BOUNDARY

Figure 13: 2022 (Abadata)

Client:
G Simmons Trucking Ltd.

Project: NE 25-053-17W5M

Date: Oct-05-23

Drawn By: CCH

Surface LSD: 09-25-053-17W5M

Approximate Scale: 1:2,500



Appendix A

Land Titles



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 450 342 5;17;53;25;NE 852 214 798

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF
SECTION TWENTY FIVE (25)
TOWNSHIP FIFTY THREE (53)
RANGE SEVENTEEN (17)
WEST OF THE FIFTH MERIDIAN
LYING SOUTH AND EAST OF THE RIGHT OF WAY OF
THE GRAND TRUNK PACIFIC RAILWAY AS SHOWN ON
PLAN 7665U AND CONTAINING 5.48 HECTARES
(13.54 ACRES), MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: YELLOWHEAD COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
852 214 798	03/10/1985			\$155,000

OWNERS

G. SIMMONS TRUCKING LTD.
OF BOX 2735, EDSON
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

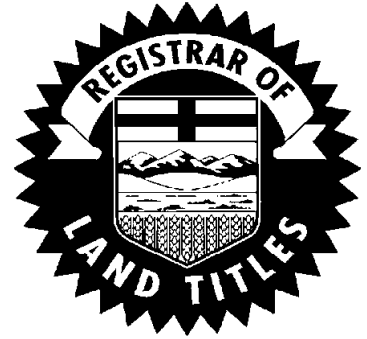
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
782 051 172	13/03/1978	UTILITY RIGHT OF WAY GRANTEE - YELLOWHEAD GAS CO-OP LTD.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
OCTOBER, 2023 AT 10:56 A.M.

ORDER NUMBER: 48538154

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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Appendix B

National Pollutant Release Inventory (NPRI) Search

Northwood Acres

The Diesel Shop

748

748

- NPRI INDUSTRIAL SECTORS**
- ALUMINUM
 - CEMENT, LIME AND OTHER NON-METALLIC MINERALS
 - CHEMICALS
 - CONVENTIONAL OIL AND GAS EXTRACTION
 - ELECTRICITY
 - IRON AND STEEL
 - METALS (EXCEPT ALUMINUM AND IRON AND STEEL)
 - MINING AND QUARRYING
 - NON-CONVENTIONAL OIL EXTRACTION (INCLUDING OILSANDS AND HEAVY OIL)
 - OIL AND GAS PIPELINES AND STORAGE
 - OTHER MANUFACTURING
 - PETROLEUM AND COAL PRODUCTS REFINING AND MFG.
 - PLASTICS AND RUBBER
 - PULP AND PAPER
 - TRANSPORTATION EQUIPMENT MFG.
 - WASTE TREATMENT AND DISPOSAL
 - WATER AND WASTEWATER SYSTEMS
 - OTHER (EXCEPT MANUFACTURING)



3000 ft

Appendix C

Environmental Site Assessment Repository (ESAR) Search



- [Home](#)
- [Air](#)
- [Land](#)
- [Waste](#)
- [Water](#)
- [Newsroom](#)
- [About Us](#)

Environmental Site Assessment Repository (ESAR)



- [Search Form](#)
- [Map Search](#)
- [Download Complete ESA list \(Updated Weekly\)](#)

- [Home](#)
 - [Contact Us](#)
 - [Using this Site](#)
 - [Privacy](#)
 - [Government Expense Disclosures](#)
 - [Copyright and Disclaimer](#)
- © 1995 - 2023
Government of Alberta

ATS Search

► SHOW HELP

W 5 - 17 - 53 - 25 - [NE] - [] [Search]

Format: MER-RGE-TWP-SEC-[QTR]-[LSD]
 [] denotes that the quarter section and legal subdivision are optional.

PBL Search

► SHOW HELP

Plan: [] Block: [] Lot: [] [Search]

Format: Plan - [Block] - [Lot]
 [] denotes that the Block and/or Lot are optional.

Note:

An ESA document does not necessarily mean the site is, or ever was, contaminated. Please refer to the studies and reports to determine the condition of the site.

Place Name, Street Address, and Coordinate Searches are available on the map page

-A marker identified as ESA is the location of a site where Environment and Protected Areas has received scientific and/or technical information

-A marker identified as REC is the location of a site where Environment and Protected Areas has received an application for a reclamation certificate.

Comments and questions can be directed to:
 ESAR-Support@gov.ab.ca

Search Results

1 Result(s)

Name	Address	View Map	View Docs
G. SIMMONS TRUCKING LTD	Edson NE 25-53-17 W5M		

Document Results

2 Result(s)

Select	Name	Description	File Type (MB)	FileSize	Date
<input type="checkbox"/>	G. SIMMONS TRUCKING LTD	CORRESPONDENCE	pdf	0.03	1/14/2021
<input type="checkbox"/>	G. SIMMONS TRUCKING LTD	SITE REMEDIATION REPORT	pdf	0.82	1/14/2021

Document Delivery

Download Email

[Deliver Selected Documents]

Appendix D

Alberta Safety Codes Authority (ASCA) Storage Tank Search Results



October 10, 2023

Curtis Mousseau
Earth Master Environmental Strategies Inc.
200, 358 - 58th Avenue SW
Calgary, Alberta T2H 2M5

Email: curtis.mousseau@earthmaster.ca

Re: ASCA Storage Tank Your File No: 4327

Dear Curtis Mousseau,

As per your search requests received October 9, 2023, Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following addresses.

1. 5707 2 Ave Edson, Alberta | Lot: 9 Block: 200 Plan: 8022726
2. NE-25-53-17-W5
3. 5707 2 Ave Edson, Alberta | Lot: 10 Block: 200 Plan: 8022726

The search of the storage tank database determined no records were available for location(s) **#1 & 3** as requested.

The search of the storage tank database determined records were available for location (s) **#2** as requested. Please see the attached report for details.

The Freedom of information and Protection of Privacy Act govern information provided. Please note that databases are **not** complete. The main limitation of these databases is that they only include information reported through registration and permitting or a survey of abandoned sites completed in 1992 and should not be considered as a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners and or operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Brenda Shepherd

.....
.....
.....



Administrative Associate
Alberta Safety Codes Authority
Safety Codes Council | safetycodes.ab.ca
Tel. 780.969-1001 | Toll-Free 1-888-413-0099

.....
.....
.....

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT) (Section A General Information)

1. Site Name: G. SIMMONS TRUCKING LTD **Site #: 3821** **Class: B**

2. Reference:

3a. Urban: Address: 4803-3 AVENUE **Status: Decommissioned**
City/Town: 0482 YELLOWHEAD COUNTY (P)

3b. Rural: County/MD/ID:

3b. Legal Land Description: LSD: NE ¼ of Sec. 25 / Twp. 53 / Rge. 17 / W. of 5
Lot: Block: Plan:

4. Owner: #5846
M-I DRILLING FLUIDS CANADA INC
800-304 8 AVENUE SW
CALGARY AB T2P 1C2

5. Operator: #2945
G. SIMMONS TRUCKING LTD
PO BOX 6516
EDSON AB T7E 1T9

6. Type of Facility: a. Petroleum Sales:
b. Facility Owner Usage: Commercial / Industrial

7. Supplier of Petroleum Products: PETRO CANADA

8. Number of Tanks:

Under the authority of the Safety Codes Act, this information is being collected by ASCA and will be released to the public upon request in accordance with the Freedom of Information and Protection of Privacy (FOIP) Act.
If you have any questions, please contact ASCA at the address noted on the form or call 780-413-0099 or 1-888-413-0099.

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

(Section B Petroleum Tank Information)

Site Name: **G. SIMMONS TRUCKING LTD**

Site #: **3821**

Tank ID Number:	1	2	3	4
-----------------	---	---	---	---

Tank Type:

Split Tank:

Tank Serial #:

Year & Month of Removal:	200008	200008	200008	200008
--------------------------	--------	--------	--------	--------

Removal Company:	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR
------------------	---	---	---	---

Foreman's Name:

Foreman's Certification Number:

Reason for Removal:	NoLongerRequired	NoLongerRequired	NoLongerRequired	NoLongerRequired
---------------------	------------------	------------------	------------------	------------------

Is the tank a:	New	New	New	New
----------------	-----	-----	-----	-----

Facility Design Engineer:

Engineering Firm:

Professional Registration #:

Installer Company Name:

Foreman's Name:

Foreman's Certification Number:

Year and Month of Installation:

Condition at Installation:

Years of previous service:	0	0	0	0
----------------------------	---	---	---	---

Status of Tank:	Removed	Removed	Removed	Removed
-----------------	---------	---------	---------	---------

Year & Month of last use:

Tank Material:

Other Tank Material:

Contents:

Allied Petroleum Products:

Tank Capacity:	0	0	0	0
----------------	---	---	---	---

Tank Construction Specifications:

Other:

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

Site Name: **G. SIMMONS TRUCKING LTD**

Site #: **3821**

Tank ID Number:	1	2	3	4
Tank Type:				
Cathodic Corrosion Protection:				
Secondary Containment:				
Other:				
Tank Collision Protection:				
Spill Containment:				
Overfill Prevention:				
Other:				
Leak Detection:	None	None	None	None
Other:				
Sumps Installed:				
Sump Leak Detection:				
Tank Leak Test:				
Date:				
Method:				
Testing Company:				
Result:				
Pipe Leak Test:				
Date:				
Method:				
Testing Company:				
Result:				
Underground Piping:	No	No	No	No
Piping Material:	Steel	Steel	Steel	Steel
Other:				
Steel Piping Cathodic Protection:	None	None	None	None
Piping Secondary Containment:				
Type of Pumping System:	Suction	Suction	Suction	Suction
Line Leak Detection:	None	None	None	None
Other:				

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

(Section B Petroleum Tank Information)

Site Name: **G. SIMMONS TRUCKING LTD**

Site #: **3821**

Tank ID Number: 5	6	7	8
--------------------------	---	---	---

Tank Type:

Split Tank:

Tank Serial #:

Year & Month of Removal:	200008	200008	200008
--------------------------	--------	--------	--------

Removal Company:	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR
------------------	---	---	---

Foreman's Name:

Foreman's Certification Number:

Reason for Removal:	NoLongerRequired	NoLongerRequired	NoLongerRequired
---------------------	------------------	------------------	------------------

Is the tank a:	New	New	New
----------------	-----	-----	-----

Facility Design Engineer:

Engineering Firm:

Professional Registration #:

Installer Company Name:

Foreman's Name:

Foreman's Certification Number:

Year and Month of Installation:

Condition at Installation:

Years of previous service:	0	0	0
----------------------------	---	---	---

Status of Tank:	Removed	Removed	Removed
-----------------	---------	---------	---------

Year & Month of last use:

Tank Material:

Other Tank Material:

Contents:

Allied Petroleum Products:

Tank Capacity:	0	0	0
----------------	---	---	---

Tank Construction Specifications:

Other:

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

Site Name: G. SIMMONS TRUCKING LTD

Site #: 3821

Tank ID Number: 5	6	7	8
-------------------	---	---	---

Tank Type:

Cathodic Corrosion Protection:

Secondary Containment:

Other:

Tank Collision Protection:

Spill Containment:

Overfill Prevention:

Other:

Leak Detection: None	None	None	None
----------------------	------	------	------

Other:

Sumps Installed:

Sump Leak Detection:

Tank Leak Test:

Date:

Method:

Testing Company:

Result:

Pipe Leak Test:

Date:

Method:

Testing Company:

Result:

Underground Piping: No	No	No	No
------------------------	----	----	----

Piping Material: Steel	Steel	Steel	Steel
------------------------	-------	-------	-------

Other:

Steel Piping Cathodic Protection: None	None	None	None
--	------	------	------

Piping Secondary Containment:

Type of Pumping System: Suction	Suction	Suction	Suction
---------------------------------	---------	---------	---------

Line Leak Detection: None	None	None	None
---------------------------	------	------	------

Other:

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

(Section B Petroleum Tank Information)

Site Name: **G. SIMMONS TRUCKING LTD**

Site #: **3821**

Tank ID Number:	9	10	11
------------------------	----------	-----------	-----------

Tank Type:

Split Tank:

Tank Serial #:

Year & Month of Removal:	200008	200008	200008
--------------------------	--------	--------	--------

Removal Company:	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR	HAZCO ENVIRONMENTAL SERV. DIV.OF CCS COR
------------------	---	---	---

Foreman's Name:

Foreman's Certification Number:

Reason for Removal:	NoLongerRequired	NoLongerRequired	NoLongerRequired
---------------------	------------------	------------------	------------------

Is the tank a:	New	New	New
----------------	-----	-----	-----

Facility Design Engineer:

Engineering Firm:

Professional Registration #:

Installer Company Name:

Foreman's Name:

Foreman's Certification Number:

Year and Month of Installation:

Condition at Installation:

Years of previous service:	0	0	0
----------------------------	---	---	---

Status of Tank:	Removed	Removed	Removed
-----------------	---------	---------	---------

Year & Month of last use:

Tank Material:

Other Tank Material:

Contents:

Allied Petroleum Products:

Tank Capacity:	0	0	0
----------------	---	---	---

Tank Construction Specifications:

Other:

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

Site Name: G. SIMMONS TRUCKING LTD

Site #: 3821

Tank ID Number:	9	10	11
Tank Type:			
Cathodic Corrosion Protection:			
Secondary Containment:			
Other:			
Tank Collision Protection:			
Spill Containment:			
Overfill Prevention:			
Other:			
Leak Detection:	None	None	None
Other:			
Sumps Installed:			
Sump Leak Detection:			
Tank Leak Test:			
Date:			
Method:			
Testing Company:			
Result:			
Pipe Leak Test:			
Date:			
Method:			
Testing Company:			
Result:			
Underground Piping:	No	No	No
Piping Material:	Steel	Steel	Steel
Other:			
Steel Piping Cathodic Protection:	None	None	None
Piping Secondary Containment:			
Type of Pumping System:	Suction	Suction	Suction
Line Leak Detection:	None	None	None
Other:			

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

Site #: 3821

(Section C Site Sensitivity)

Site Name: G. SIMMONS TRUCKING LTD

1. Tanks located within 500 meters of a groundwater well: No

2. Tanks located within 200 meters of a surface water body: No

Type of surface water:

Other:

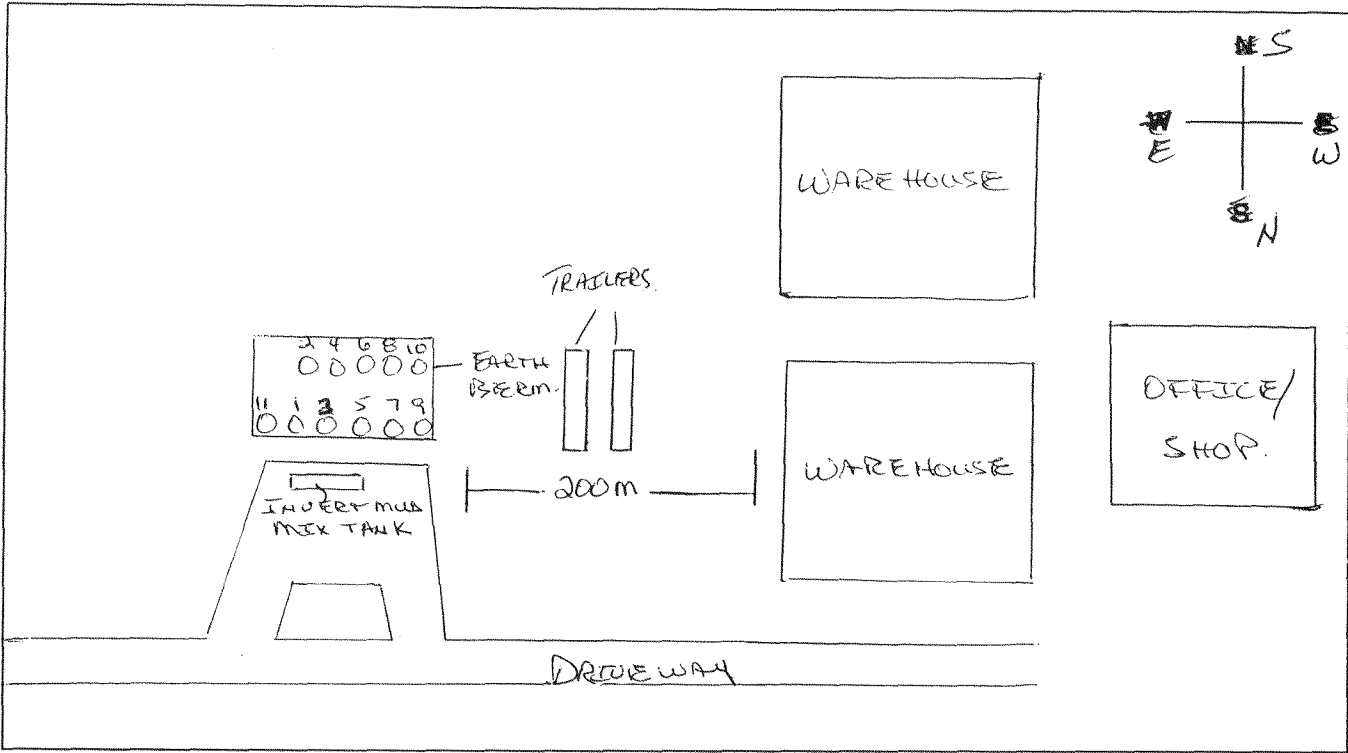
3. Tanks located within 150 meters of a major underground structure: No

Type of underground structure:

Other:

**SECTION E:
OTHER INFORMATION**

1. **Site Diagram:** (Please number tanks in accordance with information provided and illustrate in relation to streets and buildings.)



2. **Comments:**

3. **Questionnaire Completed By:** A Roy Timmermans (403) 347-3381
 (Name, Please Print) (Bus. Phone #)

4. **I hereby confirm that the information provided on this questionnaire is complete and accurate to the best of my knowledge.**

06/08/08.
 (YY/MM/DD)

Roy Timmermans
 Signature (Owner of Tank(s) or Authorized Representative)

Appendix E

FOIPP and Routine Disclosure Application Results

October 11, 2023

Curtis MOUSSEAU
PO Box 2078
Didsbury AB T0M 0W0

Site Assessment File Number: EA000-2023-S-1273
Routine Disclosure File Number: EA000-2023-R-1318

Dear Curtis MOUSSEAU:

Subject: *Freedom of Information and Protection of Privacy Act* – Request for records pertaining to the property located at NE Sec 25 Twp 53 Rge 17 W5M, Yellowhead County.

Records or information not publicly or routinely available under Environment and Protected Areas (EPA) legislation can be requested under the *Freedom of Information and Protection of Privacy Act* (the Act). Our office received your requests for both routinely available information and information available under the Act with \$50.00 initial fee on October 10, 2023.

We will make every effort to provide the records available to you under the Act within 30 calendar days from the date your request was received. Your request due date is November 09, 2023. You will be advised in writing of a new due date if we need to extend the time limit for response under section 14 of the Act or if we need to consult with third parties under section 30 of the Act.

In processing an access request, a search for responsive records is conducted based on the following search parameters:

- the legal land description based on the Alberta Township Survey (section, township, range, meridian),
- the municipal address (if unavailable, specify closest village, town or city),
- the corporate names of existing and/or previous owners, operators or occupants associated with that property,
- the types of records requested, and
- time frame.

Although EPA may potentially have records responsive to the scope of your request, records can only be retrieved based on the search parameters provided. The search for responsive records will be conducted using the search parameters you have specified.

These parameters have been reflected in the scope of your request as follows:

Location: NE Sec 25 Twp 53 Rge 17 W5M, Yellowhead County.

Name(s): Unknown

Time Frame: from January 01, 1900 to October 09, 2023

Records: Environmental information, including assessment/remediation and/or groundwater reports, construction information, historical land use/building information, specifically with respect to soil and groundwater contamination and hazardous building materials, including but not limited to, asbestos. This is for a Phase I Environmental Site Assessment. I also agree to the exclusion of duplicate records and email records which are duplicated in the final/longest string.

We have initiated a search for records based on the above search parameters. If this does not accurately reflect the scope of your request, please call me as soon as possible so we can amend your search. This will enable our office to respond to your access request as completely and accurately as possible. Once we receive and review potentially responsive records you will be contacted, if necessary, to further refine or clarify the scope of your access request.

If you are acting on behalf of a corporation, organization or person referenced within the scope of your access request, the Freedom of Information and Protection of Privacy Office requires:

1. written confirmation from your client that you are acting as their agent, and
2. written authorization to disclose to you any records/information responsive to access request EA000-2023-S-1273 that either pertains or belongs to your client.

Without such an authorization, EPA may be obligated to seek their representations on the disclosure of such records, which could extend your request by an additional 30 days.

Section 93 of the Act states that in addition to the initial fee, you may be required to pay fees for services if the total fee for providing you with the records is expected to be greater than \$150.00. If costs are expected to exceed \$150.00, you will receive a fee estimate letter. Note: the amount of fees charged for locating and retrieving a record, which is calculated at \$6.75 per ¼ hour, cannot be reduced if this service has already been provided.

If you have any questions or concerns, please write or call me at 780-427-7533, Sona.Razi@gov.ab.ca.

Yours truly,

Sona Razi

Sona Razi,
FOIP Advisor



Financial and Administrative Shared Services
FOIP Office
Suite 402, Standard Life
10405 Jasper Avenue NW
Edmonton, Alberta T5J 4R7
Telephone: 780-427-4429
Email: aep.foip@gov.ab.ca

October 19, 2023

Curtis MOUSSEAU
PO Box 2078
Didsbury, CA-AB T0M 0W0

Dear Curtis MOUSSEAU:

Routine Disclosure (RD) Request Number #: EA000-2023-R-1318
Request for records pertaining to the property located at NE 25-053-17W5M

On October 09, 2023, Environment and Protected Areas received your request under the Freedom of Information and Protection of Privacy Act (FOIP Act) for a copy of:

Record: Environmental information, including assessment/remediation and/or groundwater reports, construction information, historical land use/building information, specifically with respect to soil and groundwater contamination and hazardous building materials, including but not limited to, asbestos. This is for a Phase I Environmental Site Assessment. I also agree to the exclusion of duplicate records and email records which are duplicated in the final/longest string.

Location: NE 25-053-17W5M

Time period: from January 01, 1900 to October 09, 2023

A search of Environment and Protected Areas (EPA) publicly available records has not identified any records relating to the subject of your request, based on the search parameters you provided to this office. Public records on the Environmental Site Assessment Repository (ESAR) were not included in this search, as you have already obtained them.

As this site is identified as an Approval site, you may obtain information about the Approval on our website (<https://avw.alberta.ca/ApprovalViewer.aspx>) by selecting the Approval Viewer link and entering the Approval number(s) 81905, 81919, 135822. Check "Show Inactive Authorizations" to view all available documents. If you require more information pertaining to the Approval site, please contact the Approval holder. If after 30 days you do not receive the information, as identified under Section 16(2) Provision of Information, Water (Ministerial) Regulation of the Water Act, please contact Marcie Roach at 780-778-7248, marcie.roach@gov.ab.ca, viewing of the records.

Your RD Request is now closed.

If you have any questions, please contact me at 780-427-7533, sona.razi@gov.ab.ca.

Sincerely,

Sona Razi

Sona Razi
FOIP Advisor
Serving Environment and Protected Areas
Government of Alberta



Financial and Administrative Shared Services
FOIP Office
Suite 402, Standard Life
10405 Jasper Avenue NW
Edmonton, Alberta T5J 4R7
Telephone: 780-427-4429
Email: aep.foip@gov.ab.ca

October 19, 2023

Curtis MOUSSEAU
PO Box 2078
Didsbury, CA-AB T0M 0W0

Dear Curtis MOUSSEAU:

Freedom of Information and Protection of Privacy Request #: EA000-2023-S-1273

On October 09, 2023, Environment and Protected Areas received your request under the Freedom of Information and Protection of Privacy Act (FOIP Act) for a copy of:

Record: Environmental information, including assessment/remediation and/or groundwater reports, construction information, historical land use/building information, specifically with respect to soil and groundwater contamination and hazardous building materials, including but not limited to, asbestos. This is for a Phase I Environmental Site Assessment. I also agree to the exclusion of duplicate records and email records which are duplicated in the final/longest string.

Location: NE 25-053-17W5M

Time period: from January 01, 1900 to October 09, 2023

A thorough search conducted by Environment and Protected Areas staff did not yield any records responsive to your request.

You may ask for a review under Part 5 of the FOIP Act by the Information and Privacy Commissioner (Commissioner). To request a review, you must submit a completed Request for Review form within 60 days from the date of this letter to the Commissioner at Suite 410, 9925 – 109 Street, Edmonton, Alberta, T5K 2J8. The form is available under 'Resources' on the Commissioner's website, www.oipc.ab.ca, or you can call 1-888-878-4044 to request a copy.

If you have any questions, please contact me at 780-427-7533, sona.razi@gov.ab.ca.

Sincerely,

A handwritten signature in cursive script that reads "Sona Razi".

Sona Razi
FOIP Advisor

Serving Environment and Protected Areas
Government of Alberta

Appendix F

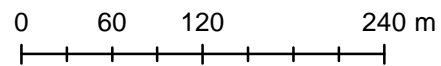
AbaData Spill and Complaint Search

09-25-053-17W5M Spill & Complaint Search



Tuesday, October 10, 2023

1:5,000



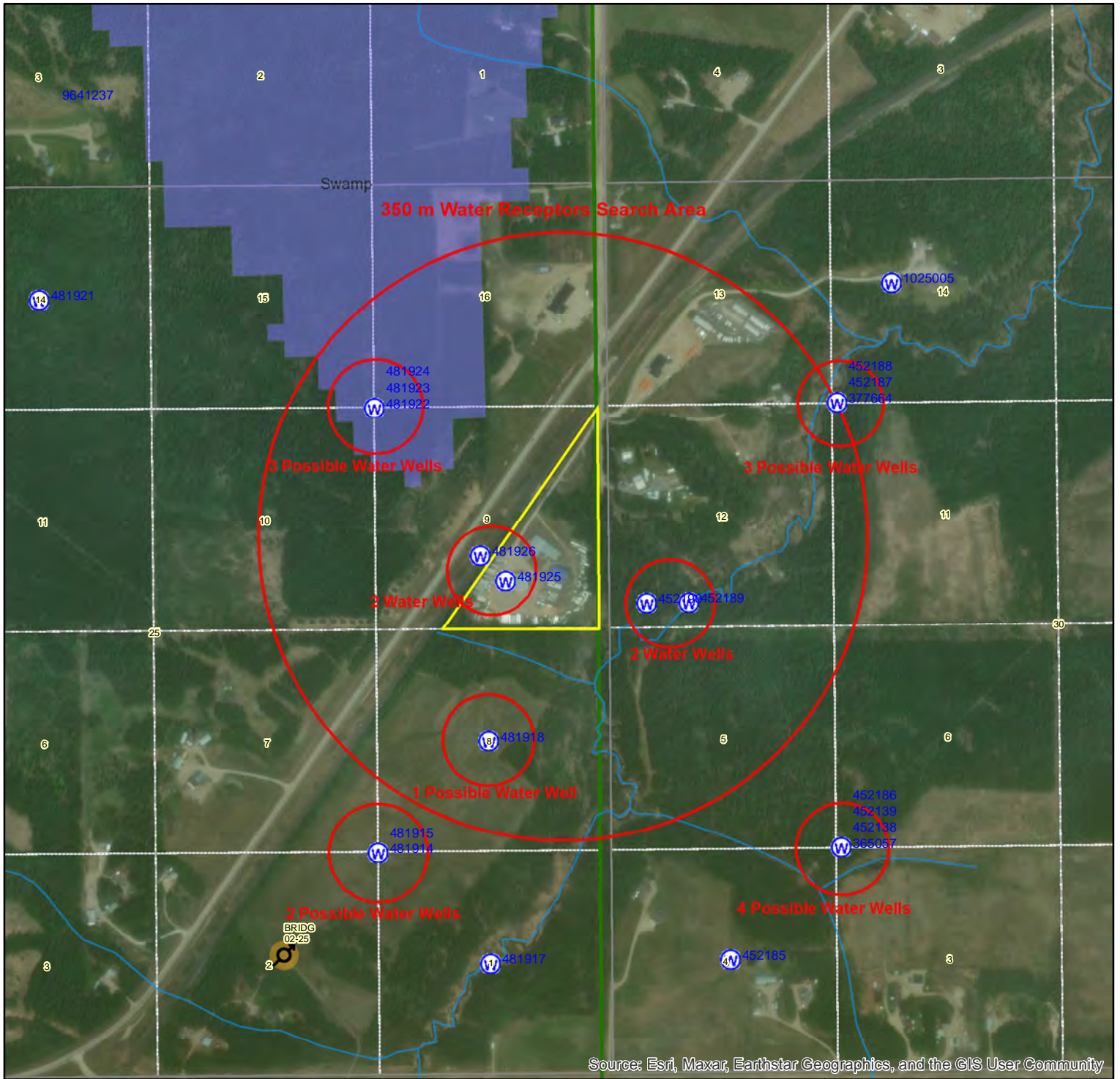
SPILLS											
INCIDENT DATE	INCIDENT #		NOTIFIED DATE		LICENSEE (AT TIME OF INCIDENT)	SOURCE	PIPELINE DAMAGE		PRESSURE TEST FAILURE?	FAILURE TYPE	STRIKE AREA
	LICENSE #		COMPLETE DATE		CURRENT LICENSEE	CAUSE	PIPE OD	PIPE WT	PIPE GRADE	JURISDICTION	FIELD CENTRE
	# OF INJURIES	# OF DEATHS	SPILL OFFSITE?	SENSITIVE AREA?	PUBLIC AFFECTED	WILDLIFE AFFECTED	AREA AFFECTED		ENVIRONMENT AFFECTED	# OF EVACUATED	CLEANUP DATE
	SUBSTANCE #1 SPILLED			SUBSTANCE #2 SPILLED			SUBSTANCE #3 SPILLED			SUBSTANCE #4 SPILLED	
16-25-053-17 W5M											
NOV 28 1997	19973502		NOV 28 1997		DOWELL SCHLUMBERGER CANADA INC.	TANK FARM / OIL TERMINALS				VALVE LEAK	EDSON
			NOV 29 1997			CONVERSION	0	0		FREEHOLD PRIVATE LAN	DRAYTON VALLEY
	0	0			CONVERSION FROM ENV SYSTEM	CONVERSION FROM ENV SYSTEM	CONVERSION FROM ENV SYSTEM		AIR/LAND	0	NOV 29 1997
	15.0 m3 DIESEL OIL (14.9 m3 RECOVERED)										

COMPLAINTS										
DATE	INCIDENT #	DATE	(AT TIME OF INCIDENT)	SOURCE	CAUSE	STRIKE AREA	FIELD CENTRE			
	LICENSE #	DATE	CURRENT LICENSEE	SOURCE IN COMPLIANCE?	CONCERNS					
13-30-053-16 W5M										
JAN 2 1990	19900013	JAN 2 1990	NORTHWESTERN UTILITIES LIMITED	UNKNOWN	CONVERSION	EDSON	DRAYTON VALLEY			
		JAN 27 1994				ODOURS - OTHER				

Appendix G

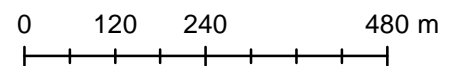
AbaData Water Receptors Search Results

09-25-053-17W5M Water Receptors Search



Tuesday, October 10, 2023

1:10,000



WATER WELL #	OWNER	LOCATION		DISTANCE	METHOD OF DRILLING	DATE WORK STARTED	TOP CASING TO GROUND (in)	PUMP RATE (igpm)	PUMP TYPE	WELL DISINFECTED?
	CONTRACTOR	LATITUDE	LONGITUDE	LOT / BLOCK / PLAN #	TYPE OF WORK	DATE WORK COMPLETED	# OF CHEMISTRIES	INTAKE DEPTH (ft)	PUMP MODEL / HP	POTABILITY SAMPLED/SENT?
	DRILLER RESPONSIBLE	ELEVATION (ft)		ADDITIONAL INFO	DEPTH DRILLED (ft)	PROPOSED USE	ARTESIAN WELL?	PUMP INSTALLED?	SALINE WATER?	GAS?
	COMMENTS				FINISHED DEPTH (ft)	DATE RECEIVED	ARTESIAN FLOW RATE (igpm)	PUMP DEPTH (ft)	SALINE WATER DEPTH (ft)	GAS DEPTH (ft)
365057	MIKLOS, GARRY	SW-30-53-16 W5M			Unknown		0	0		No
	UNKNOWN DRILLER	53.602862	-116.353755		Chemistry		0	0		No / No
	UNKNOWN DRILLER	0			92.00	Domestic	No	No	No	No
					0	JUN 30 1992	0	0	0	0
377664	VERHOEF, GER	NW-30-53-16 W5M			Rotary	MAY 3 1995	0	0.00	SUB	No
	T-CAR HOLDINGS LTD.	53.610094	-116.353758		New Well	MAY 11 1995	0	135.00	GRUNFUS / .5	No / No
	UNKNOWN DRILLER	0			162.00	Domestic	No	Yes	No	No
	DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 23".				0	JAN 3 1996	0	0	0	0
452138	HAWRYLUK, RUDY	SW-30-53-16 W5M			Rotary	OCT 27 1976	0	0.00		No
	W&G WATER WELLS LTD	53.602862	-116.353755		New Well	OCT 27 1976	1	90.00		No / No
	UNKNOWN DRILLER	2840.00			140.00	Domestic	No	No	No	No
	DRILLER REPORTS WATER IS MEDIUM HARD				0		0	0	0	0
452139	HAWRYLUK, RUDY	SW-30-53-16 W5M			Hand Dug		0	0.00		No
	UNKNOWN DRILLER	53.602862	-116.353755		Chemistry		2	0.00		No / No
	UNKNOWN DRILLER	2900.00			22.00	Domestic	No	No	No	No
					0	MAR 16 1976	0	0	0	0
452186	DENNEY, N.R.	SW-30-53-16 W5M			Unknown		0	0		No
	UNKNOWN DRILLER	53.602862	-116.353755		Chemistry		0	0		No / No
	UNKNOWN DRILLER	0			0.00	Domestic	No	No	No	No
					0	FEB 27 1985	0	0	0	0

WATER WELL #	OWNER	LOCATION		DISTANCE	METHOD OF DRILLING	DATE WORK STARTED	TOP CASING TO GROUND (in)	PUMP RATE (igpm)	PUMP TYPE	WELL DISINFECTED?
	CONTRACTOR	LATITUDE	LONGITUDE	LOT / BLOCK / PLAN #	TYPE OF WORK	DATE WORK COMPLETED	# OF CHEMISTRIES	INTAKE DEPTH (ft)	PUMP MODEL / HP	POTABILITY SAMPLED/SENT?
	DRILLER RESPONSIBLE	ELEVATION (ft)		ADDITIONAL INFO	DEPTH DRILLED (ft)	PROPOSED USE	ARTESIAN WELL?	PUMP INSTALLED?	SALINE WATER?	GAS?
	COMMENTS				FINISHED DEPTH (ft)	DATE RECEIVED	ARTESIAN FLOW RATE (igpm)	PUMP DEPTH (ft)	SALINE WATER DEPTH (ft)	GAS DEPTH (ft)
452187	BARBER, G.	NW-30-53-16 W5M			Rotary		0	0.00	JET	No
	SCHMIDT DRILLING LTD.	53.610094	-116.353758		New Well	OCT 22 1969	2	90.00	/ 1/2	No / No
	UNKNOWN DRILLER	2900.00			165.00	Domestic	No	Yes	No	No
	DRILLER REPORTS WATER IS SOFT				0	MAR 31 1970	0	0	0	0
452188	MARTINEAU, DAN	NW-30-53-16 W5M			Unknown		0	0		No
	UNKNOWN DRILLER	53.610094	-116.353758		Chemistry		1	0		No / No
	UNKNOWN DRILLER	0			180.00	Domestic	No	No	No	No
					0	OCT 3 1983	0	0	0	0
452189	SHELL CAN#SP423B	12-30-53-16 W5M		2210.00 ft From East Boundary 2500.00 ft From North Boundary	Unknown	FEB 20 1975	0	0.00		No
	UNKNOWN DRILLER	53.606862	-116.357856		Flowing Shot Hole	FEB 22 1975	0	0.00		No / No
	UNKNOWN DRILLER	3111.00			55.00	Industrial	No	No	No	No
					0		0	0	0	0
452190	SHELL CAN#SP422	12-30-53-16 W5M		2460.00 ft From East Boundary 2500.00 ft From North Boundary	Unknown	FEB 20 1975	0	0.00		No
	UNKNOWN DRILLER	53.606862	-116.359008		Flowing Shot Hole	FEB 22 1975	0	0.00		No / No
	UNKNOWN DRILLER	3107.00			55.00	Industrial	No	No	No	No
					0		0	0	0	0
481914	MAHON, BILL	SE-25-53-17 W5M			Rotary	MAY 15 1977	0	0.00		No
	W&G WATER WELLS LTD	53.602832	-116.366394		New Well	MAY 17 1977	2	0.00		No / No
	UNKNOWN DRILLER	2900.00			120.00	Domestic	No	No	No	No
	DRILLER STATES WATER IS MED HARD.				0		0	0	0	0
481915	LAWRENCE, JAMES	SE-25-53-17 W5M			Rotary	JUL 15 1974	0	0.00		No
	L M WW LTD	53.602832	-116.366394		New Well	JUL 15 1974	0	0.00		No / No
	UNKNOWN DRILLER	2900.00			100.00	Domestic & Stock	Yes	No	No	No
	DRILLER STATES WATER IS MED HARD.				0		1.00	0	0	0

WATER WELL #	OWNER	LOCATION		DISTANCE	METHOD OF DRILLING	DATE WORK STARTED	TOP CASING TO GROUND (in)	PUMP RATE (igpm)	PUMP TYPE	WELL DISINFECTED?
	CONTRACTOR	LATITUDE	LONGITUDE	LOT / BLOCK / PLAN #	TYPE OF WORK	DATE WORK COMPLETED	# OF CHEMISTRIES	INTAKE DEPTH (ft)	PUMP MODEL / HP	POTABILITY SAMPLED/SENT?
	DRILLER RESPONSIBLE	ELEVATION (ft)		ADDITIONAL INFO	DEPTH DRILLED (ft)	PROPOSED USE	ARTESIAN WELL?	PUMP INSTALLED?	SALINE WATER?	GAS?
	COMMENTS				FINISHED DEPTH (ft)	DATE RECEIVED	ARTESIAN FLOW RATE (igpm)	PUMP DEPTH (ft)	SALINE WATER DEPTH (ft)	GAS DEPTH (ft)
481918	TOWN OF EDSON #TEST WELL 2	8-25-53-17 W5M			Rotary	SEP 29 1983	0	0.00		No
	TERRY'S WATER WELLS (1980) LTD.	53.604640	-116.363354		New Well	SEP 30 1983	0	0.00		No / No
	UNKNOWN DRILLER	0			300.00	Observation	No	No	No	No
	DRILLER STATES WATER IS MED HARD.				0	DEC 6 1983	0	0	0	0
481922	WILLIAM OIL TRANSPORT	NE-25-53-17 W5M			Rotary		0	0.00		No
	W&G WATER WELLS LTD	53.610064	-116.366395		New Well	FEB 22 1978	0	0.00		No / No
	UNKNOWN DRILLER	2935.00			180.00	Industrial	No	No	No	No
					0		0	0	0	0
481923	JEWEL, ROY	NE-25-53-17 W5M			Rotary		0	0.00		No
	TERRY'S WATER WELLS (1980) LTD.	53.610064	-116.366395		New Well	MAR 13 1973	1	0.00		No / No
	UNKNOWN DRILLER	2935.00			120.00	Domestic	No	No	No	No
					0	MAR 28 1973	0	0	0	0
481924	SEIBEL, LYLE	NE-25-53-17 W5M			Rotary	MAY 23 1989	0	12.00		No
	TERRY'S WATER WELLS (1980) LTD.	53.610064	-116.366395		New Well	MAY 25 1989	0	0.00		No / No
	UNKNOWN DRILLER	0			50.00	Domestic	No	No	No	No
	DRILLER STATES WATER IS HARD.				0	JUL 10 1989	0	0	0	0
481925	SHELL #SP 1932 49	9-25-53-17 W5M		550.00 ft From East Boundary 290.00 ft From South Boundary	Drilled		0	0		No
	UNKNOWN DRILLER	53.607242	-116.362847		Flowing Shot Hole	FEB 19 1975	0	0		No / No
	UNKNOWN DRILLER	3103.00			55.00	Industrial	No	No	No	No
	RATE OF FLOW IS 1GPM.				0		0	0	0	0
481926	SHELL #SP 41 932 410	9-25-53-17 W5M		700.00 ft From East Boundary 440.00 ft From South Boundary	Drilled		0	0		No
	UNKNOWN DRILLER	53.607653	-116.363538		Flowing Shot Hole	FEB 19 1975	0	0		No / No
	UNKNOWN DRILLER	3104.00			55.00	Industrial	No	No	No	No
	RATE IF FLOW IS 1GPM.				0		0	0	0	0

WATER WELL #	LOCATION	DEPTH (ft)	FORMATION	WATER BEARING?
377664	NW-30-53-16 W5M	14	Till & Clay	No
		64	Silty Clay	No
		67	Gravel	No
		84	Shale	No
		121	Sandstone	No
		146	Shale	No
		153	Sandstone	No
		162	Shale	No
452138	SW-30-53-16 W5M	115	Clay & Rocks	No
		123	Shale	No
		140	Sandstone	No
452187	NW-30-53-16 W5M	69	Clay	No
		75	Clay & Rocks	No
		105	Clay	No
		111	Gravel	No
		135	Shale	No
		165	Sandstone	No
452189	12-30-53-16 W5M	55	Clayey Shale & Rocks	No
452190	12-30-53-16 W5M	55	Clayey Shale & Rocks	No
481914	SE-25-53-17 W5M	53	Clay	No
		55	Sandstone	No
		72	Shale	No
		105	Clay	No
		112	Gravel	No
		118	Sandstone	No
		120	Clay & Sand	No
481915	SE-25-53-17 W5M	25	Clay	No
		40	Shale	No
		50	Sandstone	No
		52	Coal	No
		75	Sandstone	No
		100	Blue Shale	No
481918	8-25-53-17 W5M	90	Clay	No
		97	Gravel	No
		103	Sandstone	No
		122	Shale	No
		130	Sandstone	No
		160	Shale	No
		163	Sandstone	No
		188	Shale	No
		200	Sandstone	No
		220	Shale	No
		224	Sandstone	No
		228	Shale	No
		234	Sandstone	No
		243	Shale	No
		245	Sandstone	No
260	Shale	No		
281	Sandstone	No		
300	Shale	No		
481922	NE-25-53-17 W5M	74	Clay	No
		78	Gravel	No
		81	Sandstone	No
		90	Red Sand	No
		98	Gravel	No
		104	Sand	No
		120	Shale	No
		128	Green Shale	No
		150	Sandstone	No
		160	Shale	No
		170	Sandstone	No
180	Shale	No		
481923	NE-25-53-17 W5M	7	Sand	No
		15	Brown Clay	No
		82	Blue Clay & Boulders	No
		102	Shale	No
		108	Sandstone	No
		114	Shale	No
		116	Sandstone	No
		120	Shale	No
481924	NE-25-53-17 W5M	33	Clay	No
		34	Coal	No
		38	Clay	No
		50	Brown Sandstone	No
481925	9-25-53-17 W5M	55	Clay & Sandstone	No
481926	9-25-53-17 W5M	55	Clay & Rocks	No

SAMPLE #	SAMPLING DATE			ANALYSIS DATE			WATER LEVEL (ft)		AQUIFER		REMARKS							
LAB VALUES (mg/L)														FIELD VALUES			OTHER VALUES	
Aluminum	Phosphate	Arsenic	Electrical Conductivity	Lead	Barium	Fluoride	PH	ION Balance	Temp (C)	Chloride	Carbonate	Hydrocarbons	Pesticides					
Iron	Sodium Adsorption	Beryllium	Bicarbonate	Selenium	Calcium	Mercury	Silica	Dissolved Inorganic Compounds	Dissolved Oxygen	Electrical Conductivity	Reduction Potential	Phenolics	Total Hardness					
Potassium	Sulfate	Nitrates + Nitrate (NO2 + NO3)	Magnesium	Strontium	Cadmium	Manganese	Total Alkalinity	Chloride	Iron Content	Bicarbonate Content	Manganese Content	Total Phosphorus	Total Organic Carbon					
Molybdenum	Carbon	Cobalt	Sodium	Dissolved Solids	Carbonate	Nickel	Hydroxide	Oxygen Demand	Measurement	Measurement	Content	Total Kjeldahl Nitrogen						
Ammonium	Total Nitrogen	Chromium	Nitrite	Vanadium	Copper	Nitrate	Zinc		Total Alkalinity	Total Hardness								
WATER WELL # 452138 SW-30-53-16 WSM																		
376	JAN 13 1977			JAN 20 1977			69											
0	0	0	1125	0	0	0.25	8.7	1.07	0	0	0	0	0					
0.93	0	0	627.0605	0	4	0	0	0	0	0	0	0	15					
1.228	81.1158	-0.0994	1.0008	0	0	0	541	-1.0011	0	0	0	0	0					
0	0	0	300.0005	713	15.999	0	0	0	0	0	0	0	0					
0	0	0	-0.0994	0	0	0	0	0	0	0								
WATER WELL # 452139 SW-30-53-16 WSM																		
5495	JUN 3 1975			JUN 24 1975			10											
0	0	0	455	0	0	0.25	8.1	1	0	0	0	0	0					
-0.1	0	0	284.0272	0	46.9998	0	0	0	0	0	0	0	221					
1.124	-10.0144	-0.0994	25.0204	0	0	0	232	-1.0011	0	0	0	0	0					
0	0	0	5.0002	222	0	0	0	0	0	0	0	0	0					
0	0	0	-0.0994	0	0	0	0	0	0	0								
2124	MAR 17 1976			APR 5 1976			18											
0	0	0	470	0	0	0.18	8.3	0.83	0	0	0	0	0					
0.7	0	0	300.0282	0	33.9999	0	0	0	0	0	0	0	217					
2.456	39.0572	-0.0994	32.0258	0	0	0	246	3.0033	0	0	0	0	0					
0	0	0	8.9999	268	0	0	0	0	0	0	0	0	0					
0	0	0	-0.0994	0	0	0	0	0	0	0								
WATER WELL # 452187 NW-30-53-16 WSM																		
75538	JUN 26 1975			JUL 23 1975			65											
0	0	0	850	0	0	0.3	8.5	0	0	0	0	0	0					
0	0	0	566.0528	0	12	0	8.6	0	0	0	0	0	51					
1.74	18.6291	0	5.2045	0	0	0	457	2.0022	0	0	0	0	0					
0	0	0	204.0008	552	2.4	0	0	0	0	0	0	0	0					
0	0	0	0	0	0	0	0	0	0	0								
13600	DEC 13 1978			JAN 4 1979			20											
0	0	0	910	0	0	0.21	8.7	0.97	0	0	0	0	0					
0.26	0	0	471.0475	0	12	0	8.9	0	0	0	0	0	56					
1.228	35.0505	-0.0504	6.0046	0	0	0	471	2.0022	0	0	0	0	0					
0	0	0	201.9998	541	8.001	0	0	0	0	0	0	0	0					
0	0	0	-0.0504	0	0	0	0	0	0	0								
WATER WELL # 452188 NW-30-53-16 WSM																		
10044	AUG 10 1983			AUG 22 1983			0											
0	0	0	856	0	0	0.24	8.5	0.93	0	0	0	0	0					
0.56	0	0	475.0447	0	6	0	7.8	0	0	0	0	0	23					
1.124	45.0649	-0.0504	2.0015	0	0	0	433	-1.0011	0	0	0	0	0					
0	0	0	195.0009	510	26.001	0	0	0	0	0	0	0	0					
0	0	0	-0.0504	0	0	0	0	0	0	0								
WATER WELL # 481914 SE-25-53-17 WSM																		
9152	SEP 7 1977			SEP 19 1977			35											
0	0	0	900	0	0	0.17	8.1	1.13	0	0	0	0	0					
0.32	0	0	517.0489	0	67.9997	0	13.2	0	0	0	0	0	279					
3.068	57.0851	0.0994	26.0212	0	0	0	424	1.0011	0	0	0	0	0					
0	0	0	121.9989	531	0	0	0	0	0	0	0	0	0					
0	0	0	0.0994	0	0	0	0	0	0	0								
2759	MAR 13 1979			MAR 21 1979			35											
0	0	0	952	0	0	0.3	8.8	0.97	0	0	0	0	0					
0.21	0	0	558.0523	0	1	0	12.3	0	0	0	0	0	10					
2.456	48.0711	0.0504	2.0015	0	0	0	481	2.0022	0	0	0	0	0					
0	0	0	231.0005	574	14.001	0	0	0	0	0	0	0	0					
0	0	0	0.0504	0	0	0	0	0	0	0								
WATER WELL # 481923 NE-25-53-17 WSM																		
2387				JUL 3 1986			0											
0	0	0	750	0	0	0.15	8.4	0	0	0	0	0	0					
0.03	0	0	0	0	9.8998	0	0	0	0	0	0	0	47					
0	44.9639	0	5.3042	0	0	0	400	1.1005	0	0	0	0	0					
0	0	0	177.0011	480	0	0	0	0	0	0	0	0	0					
0	0	0	0	0	0	0	0	0	0	0								

Appendix H

Site Photographs



Photograph 1: Aerial view looking at the yard (Oct-25-23).



Photograph 2: Aerial view looking at the yard (Oct-25-23).



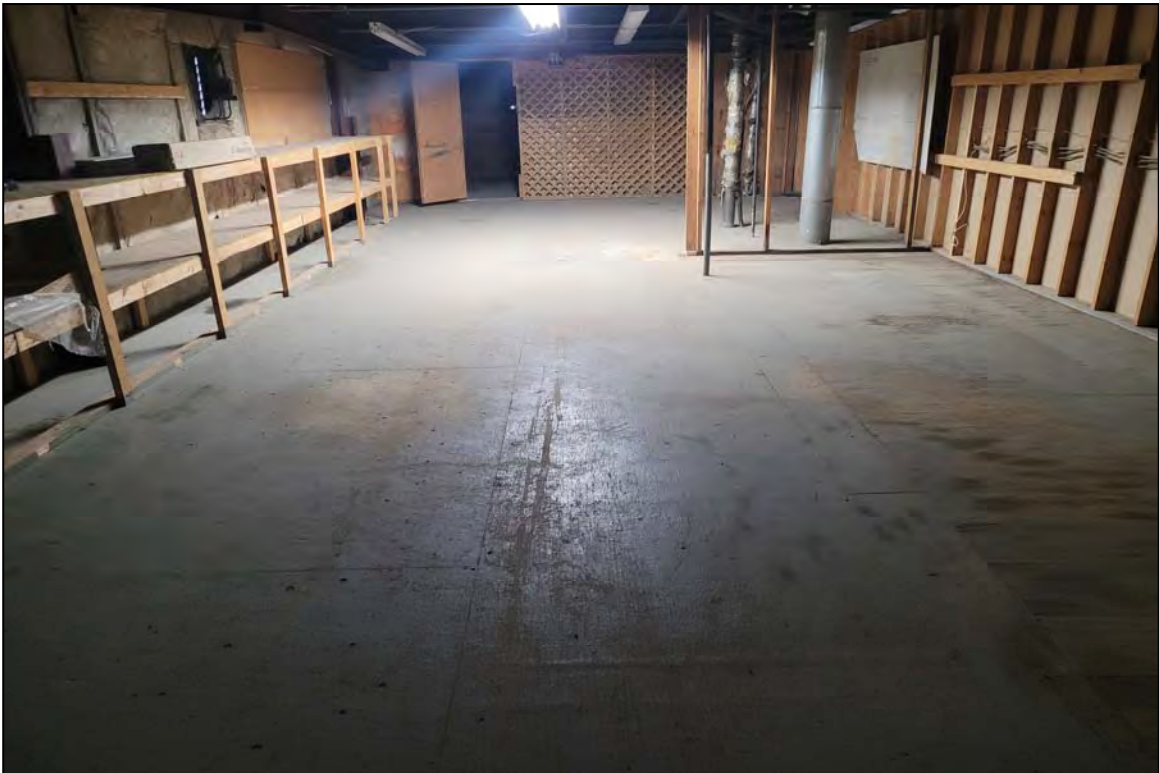
Photograph 3: Aerial view looking at the yard (Oct-25-23).



Photograph 4: Aerial looking at the empty area to the front of the yard (Oct-25-23).



Photograph 5: Looking at the bay in the main building (Oct-25-23).



Photograph 6: Looking at a storage room in the main building (Oct-25-23).



Photograph 7: Looking at utility room (Oct-25-23).



Photograph 8: Looking at the wash bay (Oct-25-23).



Photograph 9: Looking at septic system vents (Oct-25-23).



Photograph 10: Looking inside of canvas building (Oct-25-23).



Photograph 11: Looking at an empty bay (Oct-25-23).



Photograph 12: Looking at an empty bay (Oct-25-23).



Photograph 13: Looking at the front of the main bay (Oct-25-23)



Photograph 14: Looking at a cement pad (Oct-25-23).

Appendix I

AbaData Pipeline Search

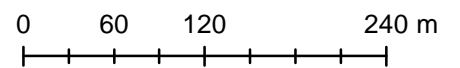
09-25-053-17W5M Pipeline Information



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Tuesday, October 10, 2023

1:5,000



LICENSE #	LINE #	PROV	COMPANY NAME	LICENSE DATE	FROM LOCATION	TO LOCATION	LGTH (kms)	STS	SUB	H2S (mol/kmol)	OD (mm)	WT (mm)	MAT	TYPE	GRD	MOP (kpa)	JNT	INTL COAT	STRESS LEVEL (%)	ENV	FIELD
25725	4	AB	YELLOWHEAD GAS CO-OP LTD.	Jun 21, 1996	7-19-53-16W5 PL	16-26-53-17W5 PL	4	O	NG	0	88.9	3.18	S	5L	B	4960	W	U	29		EDSON
25725	5	AB	YELLOWHEAD GAS CO-OP LTD.	Apr 30, 2003	4-25-53-17W5 BE	7-25-53-17W5 BE	1.1	A	NG	0	88.9	3.18	S	5L	B	0	W	U	0		EDSON