REPORT

Phase I Environmental Site Assessment

6340 - 47 Street, Tofield, Alberta

Submitted to:

Davies Trucking 1999 Ltd.

6340 - 47 Street
Edmonton, Alberta T0B 4J0

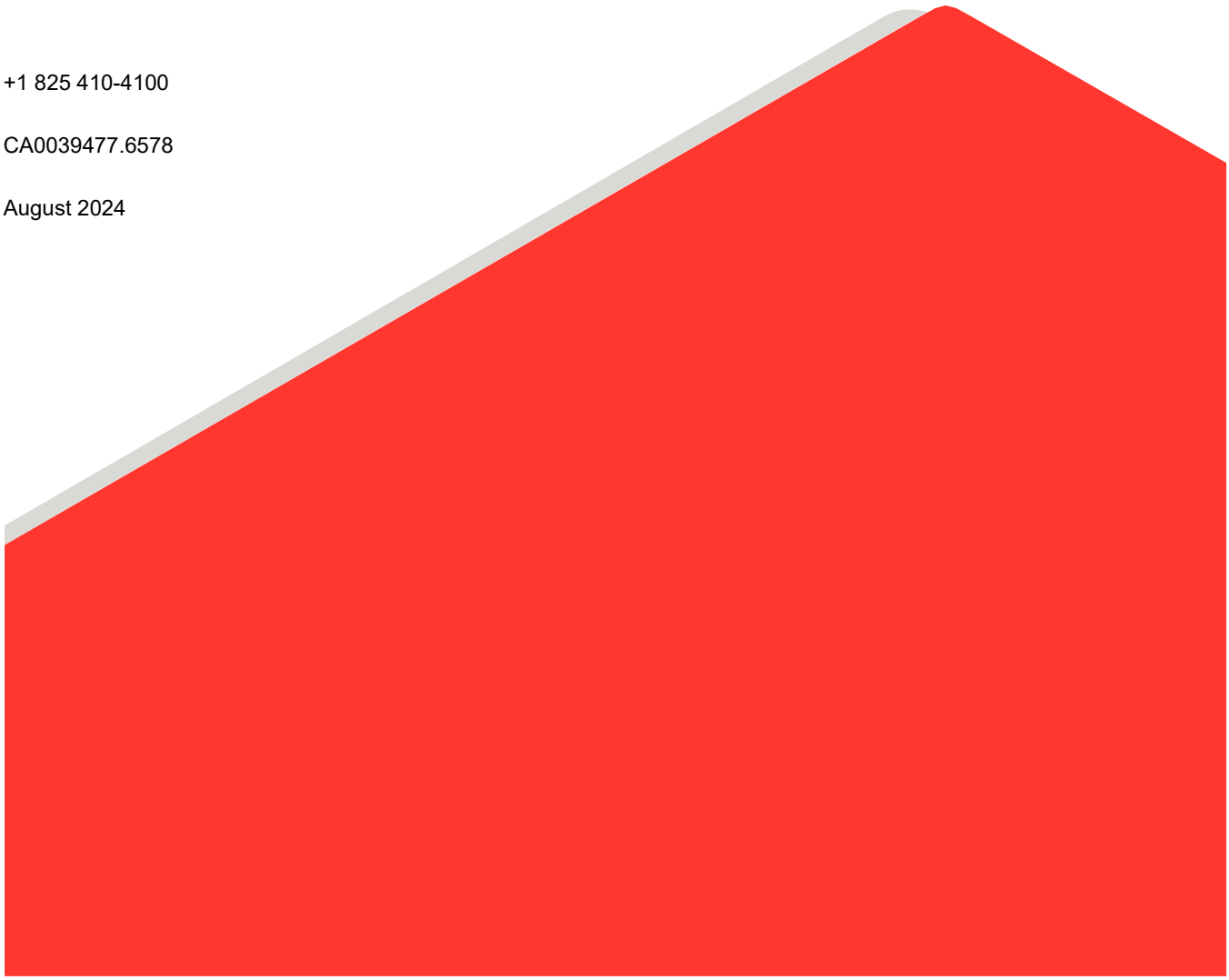
Submitted by:

WSP Canada Inc.
5681 - 75 Street, Edmonton, Alberta T6B 3P6

+1 825 410-4100

CA0039477.6578

August 2024



Distribution List

1 Electronic Copy - Davies Trucking 1999 Ltd.

1 Electronic Copy - WSP Canada Inc.

Executive Summary

Project:	Phase I Environmental Site Assessment
Civic Address:	6340 - 47 Street, Tofield, Alberta
Legal Description:	Plan 7820796 Lot A
Alberta Township System:	LSD 01 12-051-19 W4M
Site Size:	1.94 hectares
Building Footprint:	Approximately 1,330 square metres
Site Owner:	Davies Trucking 1999 Ltd.
Site Occupants:	Davies Trucking 1999 Ltd. Tubby's Transport Inc.

Davies Trucking 1999 Ltd. (the Client) retained WSP Canada Inc. (WSP) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property at 6340 - 47 Street, Tofield, Alberta, herein referred to as the 'Site.'

The purpose of the Phase I ESA was to identify issues of actual or potential environmental concern at the Site that may have resulted from previous or current land use, construction, management or operation of the Site or adjacent surrounding properties. WSP understands that the Client is undertaking this work as part of due diligence prior to purchase.

METHODOLOGY

The Phase I ESA was conducted in accordance with the 2001 Canadian Standards Association (CSA) *Phase I Environmental Site Assessment (CAN/CSA Z768-01 R2022)* guideline which is referenced by the major financial institutions. The Phase I ESA methodology also adheres to the Alberta Environment and Parks (AEP), now known as the Ministry of Environment and Protected Areas (AEPA) *2016 Alberta Environmental Site Assessment Standard.*

The WSP Phase I ESA standards, procedures, and policies were adhered to during the completion of this assessment.

FINDINGS AND RECOMMENDATIONS

The on-site items or areas of potential environmental concern (IPECs and APECs) or areas of environmental concern (AECs) are summarized as follows. These IPECs, APECs, or AECs have been identified based on observed current Site conditions, information obtained during interviews, or other data sources.

METHANE

Based on our review of the bedrock geology beneath the Site, coal may be present at depth, which may represent a potential source of methane depending on the organic content of the materials and the amount of materials present. Other potential sources of methane include the septic tank. A methane survey would be required to determine the presence or absence and actual concentrations of methane at the Site.

RADON

A Water Well Drilling Report identified the presence of shales and coal present at depth beneath the Site that may be potential sources for radon generation. There is, therefore, a potential for radon concentrations in the subsurface to exceed the annual occupational exposure limit inside buildings. A radon survey would need to be completed to determine the concentration of radon in the Site building.

WATER AND GROUNDWATER WELLS

An open well was observed on the north side of the Site and, according to the Site Representative has not been used since their occupancy. Any wells identified on the Site and not intended for further use should be abandoned in accordance with *Alberta Regulation* 205/98 which outlines requirements for disinfecting and sealing of wells.

PETROLEUM AND ALLIED PRODUCTS STORAGE TANKS

Two ASTs were observed on the Site. The largest AST, having a capacity of 13,000 L, is a double-walled steel tank containing diesel fuel. An approximately 1 m^2 stain was observed on the ground surface near the fill point of this AST. ASCA had no records for this AST. The remaining AST is an approximately 1,140 bench tank inside the building that contains lubricant.

The diesel fuel AST should be registered with ASCA.

HAZARDOUS WASTE

Waste oil generated at the Site is collected in two 1,000 L intermediate bulk containers (IBCs). Approximately 10 m^2 of staining was observed on the concrete pad in this area. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab.

IBCs are intended for liquids designated for transport. Once emptied of their contents, the IBCs cannot be used for the on-storage of flammable or combustible liquids, including waste oil. Storage tanks used for flammable and combustible liquids should be constructed in accordance with Underwriters Laboratories of Canada ('ULC') specifications as outlined in the *National Fire Code (2023 Alberta Edition* or as amended).

SPILLS AND SURFACE STAINING

An approximately 10 m^2 of staining was observed on the concrete pad in area of the waste oil IBCs and drums of oily wastes. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab. Smaller stains, generally less than 1 m^2 and associated with vehicle drippings or minor spillages were observed on the concrete floor inside the shop and on the gravel-surfaced yard.

The stained soils in the vicinity of the diesel fuel AST should be removed following ground disturbance protocols and disposed at a facility approved to accept this material.

SUMMARY

In summary, based on the WSP review of the available information for the Site and surrounding properties as presented herein, a Phase II ESA is not recommended at this time. Visually stained soils should be removed, following ground disturbance protocol, and disposed at facilities approved to accept these materials. ASTs having capacities of 2,500 L or greater and containing flammable or combustible materials should be registered through ASCA. ASTs used for the collection of waste oil should be constructed in accordance with the National Fire Code (Alberta Edition).

LIMITATIONS

The opinions in this report, which contributed to our findings and conclusions, assume that information provided to WSP, and information presented by others in reports to various agencies is accurate and complete.

At the time of writing, correspondence had not yet been received from Alberta Health Service (AHS) regarding records of potential environmental concerns for the Site. Any correspondence received from AHS requiring further investigation will be forwarded.

This Executive Summary is to be read in conjunction with, and is subject to, the same limitations as the remainder of this report.

Table of Contents

TABLES

FIGURES

APPENDICES

GLOSSARY OF ABBREVIATIONS

ACM	Asbestos-Containing Material(s)
AEP	Alberta Environment and Parks
AEPA	Alberta Environment and Protected Areas (formerly AEP)
AER	Alberta Energy Regulator
AHS	Alberta Health Services
APEC	Area of Potential Environmental Concern
ASAC	Alberta Safety Codes Authority
AST	Aboveground Storage Tank
Bq/m^3	Becquerels per cubic metre
BTEX	Benzene, toluene, ethylbenzene, and xylenes
CCME	Canadian Council of Ministers of the Environment
CFC	Chlorofluorocarbon
CMHC	Canadian Mortgage and Housing Corporation
CLSR	Canada Lands Survey Records
CNSC	Canadian Nuclear Safety Commission
CSA	Canadian Standards Association
ELC	Environmental Law Centre
ENR	Alberta Energy (formerly AER)
EPEA	(Alberta) *Environmental Protection and Enhancement Act*
ESA	Environmental Site Assessment
ESAR	Environmental Site Assessment Repository
FIP	Fire Insurance Plans
FOIP	Freedom of Information and Protection of Privacy
GHS	Globally Harmonized System of Classification and Labelling of Chemicals
H.E.L.P.	Help End Landfill Pollution (landfill database)
HCFC	Hydrochlorofluorocarbon
HPA	*Hazardous Products Act*
IPEC	Item of Potential Environmental Concern

L	Litres
LCP	Lead-Containing Paint(s)
LSD	Legal Subdivision
masl	Metres Above Sea Level
mbgs	Metres Below Ground Surface
ODS	Ozone-Depleting Substances
OHS	Occupational Health and Safety
PCB	Polychlorinated Biphenyl(s)
PHC	Petroleum Hydrocarbons
PTMAA	Petroleum Tank Management Association of Alberta
RD	Routine Disclosure
REC	Recognized Environmental Condition
TDG	Transportation of Dangerous Goods (Act and Regulations)
UFFI	Urea Formaldehyde Foam Insulation
UST	Underground Storage Tank
WHMIS	Workplace Hazardous Materials Information System

1.0 INTRODUCTION

The following provides a description of the project background, objectives of this assessment and methodology used to complete this assignment.

1.1 Project Background

Approval to proceed with this assignment was provided by Jean Davies of Davies Trucking 1999 Ltd. on 17 July 2024. WSP understands that the Client is undertaking this work as part of due diligence prior to a property transaction.

1.2 Objectives

The objective of the Phase I Environmental Site Assessment (ESA) was to identify actual or potential substances or conditions of environmental concern at the Site that could be associated with previous or current land use, construction, management or operation of the Site or surrounding properties, and to determine if additional investigations are warranted. These substances or conditions are commonly referred to as areas of potential environmental concern (APECs), or items of potential environmental concern (IPECs).

1.3 Methodology

The Phase I ESA was conducted in accordance with the 2001 Canadian Standards Association (CSA) *Phase I Environmental Site Assessment (CAN/CSA Z768-01 R2022)* guideline, which is referenced by the major financial institutions. Our report methodology also complies with the 2016 Alberta Environment and Parks (AEP), now known as the Ministry of Environment and Protected Areas (AEPA), *Alberta Environmental Site Assessment Standard*. The WSP standard procedures for health and safety, site viewing and evaluation, report writing, and review policies were adhered to during the completion of this assessment.

The assessment comprised the following main components:

1) Identifying the background environmental setting of the Site and surrounding properties.
2) Reviewing readily available historical archives and government and public agency records for the Site and selected surrounding properties.
3) Completing a viewing of the Site and perimeter-viewing of surrounding properties.
4) Interviewing representatives knowledgeable about the Site and surrounding properties.
5) Preparing a report summarizing the methodology and findings of the Phase I ESA and providing recommendations.

Background information gathered for surrounding adjacent properties was limited to information that was readily available during this assessment. Historical documents reviewed included publicly available records for properties located within a 250 m radius of the subject Site boundaries. Additional regulatory database search radii were based on AEPA Phase I ESA requirements.

The records reviewed and methodologies applied in the completion of this Phase I ESA were as follows:

- A current land title was obtained through the Government of Alberta on-line system. A copy of the land title is provided in Appendix A.

- Historical aerial photographs and satellite imagery of the Site and surrounding properties to identify land uses and development. Photographs were obtained through the AEPA Aerial Photographic Record System (including select images archived in the WSP resource library) and from Maxar Technologies / Google Earth™ satellite images. Reproductions of selected images are included in Appendix B. Historical aerial photography of the Site and surrounding properties was reviewed to identify land uses and development.
- A search for environmental reports prepared for properties within the 250 m search area publicly available through the Alberta Environment and Protected Areas (AEPA) on-line Environmental Site Assessment Repository (ESAR) database was completed.
- A review of available Fire Insurance Plans (FIPs) was completed to identify historical building materials, structures and equipment on the Site and surrounding properties. Research of FIP collections listed in the Catalogue of Canadian Fire Insurance Plans 1875-1975 published by L. Dubreuil and C.A. Woods, and research of plans available from the WSP resource library was completed.
- A review of available urban and rural directories was completed to identify historical occupants of the Site and surrounding properties. Research of directory collections available from the WSP resource library was completed.
- A 2013 surficial geology map titled *Alberta Geological Survey Map 601 Surficial Geology of Alberta* published by the Alberta Energy Regulator/Alberta Geological Survey (AER/AGS) and authored by M.M. Fenton *et al*.
- A geological map that includes the Site and surrounding lands titled *Bedrock Geology of Alberta,* by the Alberta Energy Regulator/Alberta Geological Survey – Map 600 (2013) by G.J. Prior *et al*.
- A hydrogeology report for the Site area by Stein, R. 1982, titled *Hydrogeology of the Edmonton Area (Southeast Segment), Alberta*, (Earth Sciences Report 79-6) published by the Alberta Research Council.
- Provincial and municipal government and public agencies' databases were researched to obtain readily available environmental information for the Site and selected surrounding adjacent properties. Documents received from the agencies and databases are included in Appendix C or maintained in the WSP project files.
- Silvan Zorzut of WSP conducted the Site viewing on 09 August 2024. The Site and adjacent surrounding lands and improvements within 250 m of the Site were viewed to identify evidence of potential contamination, including but not limited to, forms of soil disturbance, waste storage/spillage, staining of ground surfaces or discolouration of soils, and hazardous materials or chemical management issues. Viewing of surrounding properties was limited to publicly accessible areas. Selected photographs taken at the time of viewing are included in Appendix D. Copies of Statements of Qualifications for Mr. Zorzut (assessor and author) and Mr. Hattie (reviewer) are included in Appendix E.
- Interviews were conducted with Walter Davies and Jean Davies, owners of Davies Trucking 1999 Ltd., regarding the Site and surrounding properties and these individuals are referred to in this report as 'Site Representatives'.

1.4 Scope of Work Limitations

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions (RECs) in connection with a property. Performance of a standardized environmental site assessment protocol is intended to reduce, but not to eliminate, uncertainty regarding the potential for RECs in connection with the property, given reasonable limits of time and cost.

At the time of the Site visit on 09 August 2024, the ground surfaces on the property and surrounding lands were mostly dry and generally open, thus allowing for mostly unrestricted visual identification of potential areas of staining, spills, and surficial features such as existing flush-mounted groundwater monitoring wells (if present). Some moist areas from a recent precipitation event were present on the Site.

The opinions in this report, which contributed to our findings, conclusions, and recommendations assume that information provided to WSP, and information presented by others in reports to various agencies is accurate and complete.

2.0 SITE AND PHYSICAL SETTING

The following sections provide a description of the physical setting of the Site including improvements and land topography, drainage, geology, and hydrogeology.

2.1 Site Facilities and Land

The Site has a civic address of 6340 - 47 Street, Tofield, Alberta and is legally described as Plan 7820796 Lot A. This property is within SE¼ 12-051-109 W4M. The Site has been titled to Davies Trucking 1999 Ltd. since 2013. A copy of the current land title is included in Appendix A.

The approximately 1.94 hectares Site is zoned Urban Reserve (UR) by the Town of Tofield and is accessed from 47 Street/Highway 834 which borders the east side of the property. There is one approximately 1,330 square metres (m^2) building on the southern side of the property (Photographs 1 to 9, Appendix D). This building, constructed in 2017, is a truck shop with approximately 93 m^2 of office space in the southeast corner. The office space includes bathrooms, a lunchroom, and a mechanical room. A mezzanine is located above the offices. There are three drive-through shop bays equipped with roll-up overhead doors. The northernmost bay is utilized to wash trucks and other equipment. A fourth bay is located on the southern side of the shop, adjacent to the western side of the offices and is accessed via an overhead roll-up door on the western side of the building.

The building is of wood and steel frame construction with a concrete slab floor, and a metal-clad exterior and sloped metal roof. T5 lighting is utilized throughout the structure. Heating for the building is provided by furnaces fuelled by natural gas. In-floor heating is also utilized. Electricity is provided via a pole-mounted transformer located to the south of the building. Sewerage wastes are collected in a septic tank located on the southern side of the Site. Potable water is obtained from a well on the southern side of the property. An approximately 15,000 L underground storage tank (UST) beneath the south side of the Site is used for the collection of rainwater from the building roof. This tank is connected to the wash bay and the collected rainwater is used for washing vehicles. Concrete aprons are on both the eastern and western sides of the building. The remaining portion of the Site is gravel surfaced. Intermodal shipping containers and transport trailers were observed throughout the Site and used for the storage of equipment.

A well is present on the north side of the Site (Photograph 10, Appendix D). According to the Site Representative, this well was present on the Site prior to the existing development and is not being used. Drainage ditches are present along the southern and east Site borders. The Site is secured with a chain link fence. Dugouts are located approximately 30 m to the south and 60 m west of the Site. The nearest natural water body is an ephemeral stream located approximately 1.0 kilometres to the north. This ephemeral stream flows into Beaverhill Lake located approximately 2.5 kilometres to the northeast of the Site.

The Site is occupied by Davies Trucking 1999 Ltd. and Tubby’s Transport Inc. Activities undertaken on the Site include the storage and maintenance of transport vehicles, trailers and equipment.

2.2 Topography and Drainage

According to GoogleEarth™, the Site elevation is approximately 694 metres above sea level (masl). The elevations of the surrounding lands approximately 500 m to the south are 698 masl, 500 m to the north are approximately 689 masl, approximately 500 m to the east are 685 masl and 500 m to the west are approximately 696 masl. The Site surface is generally flat, and runoff is directed to ditches along the east and south perimeters of the property. Regional surface water is expected to generally flow to the northeast.

2.3 Geology and Hydrogeology

Based upon a review of available geology mapping, the Site is anticipated to be underlain by fluted moraine consisting of glacially streamlined sediments, mostly till (Fenton, M.M. et al., 2013). There is a potential to encounter coal deposits (Stein, R., 1982). The terrain in this region varies from alternating furrows and ridges to elongated smoothed hills which parallel the inferred local ice-flow direction. Land features include flutes, drumlins and drumlinoids. Underlying these deposits is the upper Cretaceous Horseshoe Canyon Formation of the Edmonton Group. It is mainly comprised of interbedded mudstones (bentonitic shales), sandstone and coal seams (Prior, G.J. et al. 2013).

Information obtained through the AEPA Water Well Database identified our wells that were drilled within SE¼ 12-051-19 W4M. The lithology was provided for one of the wells. This well was drilled to an approximate depth of 45.7 m below ground level (mbgl) and was logged as intersecting clay to a depth of approximately 3.7 mgbal, sandy till to 10.1 mbgl, intermixed layers of shale and coal to 39.9 mbgl and then shale to 45.7 mbgl. The static water level in this well was reported to be 15.2 mbgl. This well was drilled in 1983 for C.L. Charters, who was identified as a past owner of the Site.

Underground utility trenches, conduits, installed drainage systems, structures, fill placement, variations in soil type and minor fluctuations in topography may influence the shallow groundwater flow. In addition, seasonal fluctuations of the groundwater elevation and flow direction can be expected. A Site-specific groundwater investigation would be required to determine the directions of groundwater flow beneath the entire Site, which is beyond the scope of this assignment.

3.0 HISTORICAL RECORDS

The following provides a summary of historical environmental records pertaining to the Site and properties within the search area.

3.1 City Street Directories

Henderson's Directories and Polk Criss-Cross Directories were not published for the Site or surrounding properties.

3.1.1 Site Occupancy

According to the Client Representative, the Site was historically a farmstead from the time of development in 1939 until it was razed in 2015 to prepare the land for the current developments. Since the time of development in 2017, the Site has been occupied by Davies Trucking 1999 Ltd. and Tubby's Transport Inc.

3.2 Land Titles

WSP obtained a copy of the most recent land title which confirmed that the Site is owned by Davies Trucking 1999 Ltd. Historic ownership of the Site since 1971 is summarized in Table 1. Copies of the historic land titles are provided in Appendix A.

Table 1: Summary of Site Ownership

Legal Land Description	Dates of Ownership	Owner(s) Name(s)
Plan 7820796, Lot A	Davies Trucking 1999 Ltd.	2013-current
	Helen Peters and Pierce Peters	2002-2013
	Rose Charters	1997-2002
	Clarence L. Charters	1978-1997
Plan 7820796, Lot A	Clarence L. Charters	1975-1978
	Donald Allan Gauthier and Adelein Marie Gauthier	1971-1975

No caveats, utility rights-of-way (ROWs), easements, orders, liens, APECs or IPECs were identified on the Site from the land titles review.

3.3 Aerial Photographs and Satellite Imagery

Aerial photography does not provide a continuous record of Site development and activities. It is possible that features of interest will have appeared and disappeared between the dates of coverage. In addition, photographic-quality and scale are variable and may make features difficult to identify, or their purpose difficult to establish.

An interpretation of the aerial photography is presented in Table 2. Dates of photographs and satellite images reviewed ranged from 1950 to 2023 and were viewed at scales of approximately 1:10,000 to 1:40,000. Copies of aerial photographs were obtained through the AEPA Aerial Photographic Record System (including select images archived in the WSP resource library), and from / Google Earth™ satellite images. Reproductions of aerial photographs or satellite images for the years 1950, 1962, 1967, 1972, 1975, 1979, 1984, 1990, 1997, 2004, 2006, 2012, 2015 and 2020 are included in Appendix B as Figures B1-B14 respectively. A 2023 Aerial photograph obtained from the Google Earth™ website was used to prepare Figure 1.

Table 2: Aerial Photographs and Satellite Imagery

Photograph Date, Source and Scale	Photography Interpretation	
1950 APRS 1:40,000	Site	A house was established near the east central side of the Site. According to Site personnel, this house was constructed in 1939. A small, forested area was apparent on the southwest corner of the Site. The remaining portion of the Site was cleared.
	Surrounding Properties	A house and associated farm buildings were present on the property adjacent to the north. Farmyards were also located to the southeast of the Site, across the roadway currently identified as 47 Street which was also established by this time. The remaining adjacent properties appeared to be cultivated agricultural land.

Table 2: Aerial Photographs and Satellite Imagery

Photograph Date, Source and Scale	Photography Interpretation	
1962 APRS 1:31,680	Site	Additional small outbuildings were observed on the Site.
	Surrounding Properties	Additional small outbuildings were observed on the adjacent property to the north. Buildings were present on the property adjacent to the east of the Site. Dugouts were present to the west and south of the Site.
1967 APRS 1:31,680	Site	No substantial changes were observed to the Site.
	Surrounding Properties	The house currently located on the property adjacent to the north was constructed. A house was also constructed on the property adjacent to the east. The dugout to the west of the Site was expanded.
1972 APRS 1:12,000	Site	A garage appeared to have been constructed to the south of the house on the Site.
	Surrounding Properties	The barn/shop currently located to the west of the Site was constructed.
1975 APRS 1:24,000	Site	No substantial changes were noted on the Site.
	Surrounding Properties	No substantial changes were noted on the adjacent properties.
1979 APRS 1:10,000	Site	A dugout was apparent on the southwest corner of the Site.
	Surrounding Properties	No substantial changes were noted on the adjacent properties.
1984 APRS 1:25,000	Site	No substantial changes were noted on the Site.
	Surrounding Properties	No substantial changes were noted on the adjacent properties.
1990 APRS 1:10,000	Site	No substantial changes were noted on the Site.
	Surrounding Properties	A building appeared to have been constructed on the adjacent property to the northwest of the Site.
1997 APRS 1:30,000	Site	The dugout previously located on the southwest corner of the Site appeared to be dry.
	Surrounding Properties	The dugout located to the southeast of the Site was expanded.
2004 APRS 1:30,000	Site	No substantial changes were noted on the Site.
	Surrounding Properties	The dugout located to the southwest of the Site was dug.
2006 APRS 1:20,000	Site	No substantial changes were noted on the Site.
	Surrounding Properties	No substantial changes were noted on the adjacent properties.
2012 APRS Approx. 1:20,000	Site	The building previously located to the northwest of the house was removed.
	Surrounding Properties	No substantial changes were noted on the adjacent properties.

Table 2: Aerial Photographs and Satellite Imagery

Photograph Date, Source and Scale	Photography Interpretation	
2015 APRS Approx. 1:20,000	Site	The the house and outbuildings previously observed on the Site were removed. The Site appeared to have been levelled and mostly surfaced with gravel. The area of the former house did not appear to be surfaced with gravel.
	Surrounding Properties	No substantial changes were noted on the adjacent properties.
2020 GoogleEarth Image (Maxar Technologies) Viewed at Approx. 1:20,000	Site	The Site building was constructed. Trucks, transport trailers and intermodal containers were observed on the Site. An aboveground storage tank was observed adjacent to the northwest corner of the building.
	Surrounding Properties	The surrounding properties remained generally unchanged.
2023 GoogleEarth Image (Maxar Technologies) Viewed at Approx. 1:20,000	Site	No substantial changes were observed on the Site.
	Surrounding Properties	No substantial changes were observed on the adjacent properties.

Based on the historical aerial photograph review, a house and associated outbuildings were present on the Site from prior to 1950 until 2015. The Site had been used for residential and agricultural purposes over that time. The existing building was constructed in 2017. The Site Representative indicated that the vegetation and organic materials were removed from the dugout and the remainder of the Site prior to in-filling. According to Site personnel, the dugout area was excavated to a depth of approximately 4.5 m below ground surface (mbgs) and then backfilled with clay from other portions of the property. The adjacent properties were a mix of residential and agricultural land uses since prior to 1950. There were no other apparent IPECs or APECs to the Site identified in the aerial/satellite imagery review.

3.4 Fire Insurance Plans

In Canada, Fire Insurance Plans (FIPs) were first published in 1874 and were discontinued from publication in 1975. A copy of the *Catalogue of Canadian Fire Insurance Plans 1875-1975* is retained in the WSP resource library. FIPs were produced for Tofield but did not cover the Site. The FIPs only covered a small part of the town next to the railway.

3.5 Government and Public Agency Records

WSP researched federal and provincial databases and local municipal records to obtain publicly available environmental information about the Site and selected adjacent surrounding properties. The information received from the agencies and obtained from the databases is presented in Table 3. The summary of the findings is provided in the following table.

Table 3: Publicly Available Environmental Records

Environment and Climate Change Canada – National Priority Pollutant Release Inventory (NPRI) - *pollutant releases (to air, water, and land), and disposals and transfers for recycling:* A review of the NPRI database inventory did not identify any issues with the Site.
Treasury Board of Canada Secretariat – *Canadian Federal Contaminated Sites:* A search of the Treasury Board of Canada's online database indicated there were no Canadian Federal Contaminated Sites on, or within, 500 m of the Site.
Canadian Nuclear Safety Commission (CNSC) – *Licensing of Nuclear Facilities:* A search of the CNSC online database which was last updated in July 2022, did not identify the Site or the current landowner in ongoing, completed or cancelled nuclear environmental assessments.
Alberta Environment and Sustainable Resource Development (ESRD and now AEPA) and Environment Canada's Help End Landfill Pollution (H.E.L.P.) Project Registry (1988) – *Registered Landfills or Dumps:* A search of the H.E.L.P. registry did not identify a landfill within the same quarter sections NE¼ and SE¼ 19-094-10 W4M, or within 500 m of the Site.
AEPA – *Authorization and Approvals for the Site and Surrounding Properties:* A search of the AEPA Authorizations and Approvals database did not identify any Approvals or Authorizations for the Site. The databased identified one record for the Site quarter section (SE¼ 12-051-19 W4M). This record was for a Water Diversion License held by Wilme and Myrna Huebert. WSP identified no environmental issues having the potential to adversely affect the Site in the documents.
AEPA Water Well Drilling Reports – *Groundwater wells within the Site quarter section and search radius:* The search of the AEPA groundwater database identified four records for SE¼ 12-051-19 W4M. One of these records was for a stock well drilled to a depth of approximately 46 m below ground surface (mbgs) in 1983 for C.L. Charters, a former Site owner. This well is assumed to be on the Site and was reported to be perforated at depths of approximately 34 to 43 mbgs. A Chemical Analysis report dated 1983 was also provided for this well and showed that the groundwater at this depth had high concentrations of sodium and chloride above drinking water criteria. One record was for a well identified as being used for "contamination investigation". This well was drilled to a depth of approximately 12 mbgs. The report was received in April 1972 and included a record of potability analysis completed in June 1972. The sample had an elevated iron concentration of 0.4 milligrams per litre ('mg/L') that exceeded the aesthetic objective for this parameter. Aside from potability parameters, no other analytical results were provided. No "contamination" was identified by the analyses completed. The remaining records were for two domestic wells. One of the domestic wells was drilled to a depth of approximately 12 mbgs and was reported in 1965. The depth of the remaining domestic well was not provided but was reported in 1961. The exact location and status of these wells is not known.
AEPA Environmental Site Assessment Repository (ESAR) – *ESAR reports on the Site and neighbouring properties:* A search of the AEPA ESAR database did not identify reports associated with the Site or surrounding properties.
Alberta Historical Environmental Enforcement – *Stop orders, control orders, tickets, violations of various Environmental Acts and wellsite reclamation certificates:* A search of the Historical Environmental Enforcement database had no records of Tickets, Prosecutions, Administrative Penalties, Warnings, Enforcement Orders, Stop Orders, Control Orders issued to the current Site owner or occupants (Davies Trucking 1999, Tubby's Transport).
AER Compliance Dashboard – *incident response, investigations, compliance, and enforcement and replaces the former Incident Reporting Tool:* A search of the AER Compliance Dashboard did not find records of investigations, incidents, noncompliance or enforcement issues associated with the current Site owner or occupants (Davies Trucking 1999, Tubby's Transport).
AEPA Freedom of Information and Protection of Privacy (FOIP) Office Including Routine Disclosure (RD)– *Potential Environmental Issues at the Site:* The responses received from the AEPA FOIP Office indicated there were no routinely available scientific / technical information or records pertaining to the nature and extent of soil, ground and surface water contamination, remedial measures taken to clean-up; status, or correspondence.
Alberta Energy Regulator (AER) – *Information on oil and gas pipeline township maps:* A review of the AER database did not identify any high-pressure pipelines on the Site or immediately adjacent lands. No abandoned oil and gas wells, and no coal mines were shown within the search radius.

Table 3: Publicly Available Environmental Records

Abacus Datagraphics Ltd. (AbaData)[1] – *Oil/gas wells, groundwater wells, pipelines, facilities and batteries, AER waste control location or landfill, or environmental spills:* A search of the AbaData database identified the presence of a natural gas pipeline licensed to Long Run Exploration transecting the southeast corner of the Site in a northeast -southwest direction. A low-pressure gas line licensed to ATCO Natural Gas Distribution is also present on the Site. There were no records of releases associated with these pipelines at this location. The databased did not identify a waste control location, landfill, gas well, oil well, or facility on the Site.
Alberta Health Services (AHS) Environmental Public Health – *Indoor environment, land use, contamination, decommissioning, landfills or outstanding health issues or orders:* At the time of writing, correspondence had not yet been received from AHS regarding records of potential environmental concerns for the Site.
Alberta Human Services, Occupational Health and Safety (OHS) – Employer Records Search, including stop work orders, violations, tickets and administrative penalties. A search of the Alberta OHS Search Employer Records database did not find any issues pertaining to the Site.
Alberta Safety Codes Authority (ASCA) – *Aboveground and Underground Bulk Storage Tanks reported since 1992 or surveyed in 1992 (formerly under the Petroleum Tank Management Agency of Alberta or PTMAA):* Correspondence received from ASCA indicated they have no records for the Site.
The Town of Tofield – Correspondence received from the Town of Tofield indicated that the Site has underground storage tanks for the purpose of water and for septic wastes. They have no records of potential environmental concern for the Site.

There were no other on-site or off-site APECs/RECs/IPECs associated with the Site identified in the government or public records review presented above. A response had not been received from AHS at the time of this report. If the response affects our findings, conclusions or recommendations, the Client will ne notified.

4.0 HISTORICAL ENVIRONMENTAL SITE REPORTS

WSP was provided with a previous Phase I ESA report prepared by a predecessor company for Davies Trucking 1999 Ltd. The salient information from the previous Phase I ESA report is summarized below.

> **Amec Foster Wheeler - *Phase I Environmental Site Assessment, 6340 - 47 Street, Tofield, Alberta*. 06 August 2015.**

Amec Foster Wheeler Environment & Infrastructure (now known as WSP) completed a Phase I ESA of the Site in July 2015 (Amec, 2015). At that time, there were no buildings present and the Site was surfaced with up to 0.3 m of gravel. Site personnel indicated that the septic tank and all connections were removed and disposed at a landfill prior to surfacing the property with gravel.

The well present on the north side of the Site was observed at this time (in 2015). WSP recommended that any groundwater wells identified on the Site and not intended for future use should be reclaimed in accordance with *Alberta Regulation 205/98* which outlines requirements for disinfecting and sealing of wells as part of the reclamation.

No concerns warranting a Phase II ESA were identified at the time of the 2015 Phase I ESA.

[1] Abacus Datagraphics Ltd. (AbaData) obtains their data from the AER, AEPA, and other sources.

5.0 ENVIRONMENTAL ISSUES INVENTORY

The following sections describe the on-site environmental issues evaluated during this assignment.

5.1 Land In-Filling

No geotechnical reports were available for WSP to review.

Based on the historical topographic datum of the Site and surrounding lands and the current topography of the Site, WSP has not identified evidence of widespread non-native fill material on the Site; however, this does not preclude the existence of fill. The Site Representative indicated that the vegetation and organic materials were removed from a dugout and the remainder of the Site prior to in-filling and surfacing with gravel. According to Site personnel, the dugout area was excavated to a depth of approximately 4.5 mbgsnd then backfilled with clay from other portions of the property.

An intrusive investigation would be required to confirm the presence or absence and environmental quality (if present) of non-native fill materials on the Site. However, there could be no assurances that even an extensive investigative sampling and analytical program would detect contamination on the Site, if any, associated with any fill material, although it may reduce the level of uncertainty related to this item.

5.2 Dumps and Landfills

5.2.1 Background

Alberta Regulation (AR) 84/2022 titled *Matters Relating to Subdivision and Development Regulation*, which came in force on 01 May 2022, outlines setback distances from landfills. Part 3, Subdivision and Development Conditions, Section 17 (Distance from wastewater treatment, landfill, waste sites), defines the setback required from a residential, school, hospital, or food establishment subdivision developments. Construction, management, and closure of a landfill are regulated under the Waste Control Regulation (192/1996, as last amended in 2022) and the Alberta Environment *Code of Practice for Landfills*. Dumps and landfills may represent potential sources of soil and groundwater contamination or health hazards.

5.2.2 Site

According to available records, there are no landfills within a 500 m radius of the Site. No landfills or dumps were observed on the Site or on adjacent lands. Based on the available information, WSP does not anticipate dumps or landfills are present on the Site.

5.3 Methane

5.3.1 Background

Methane is a gas derived from the breakdown of organic material or waste under anaerobic conditions (e.g., dumps and landfills). The primary concern with respect to methane is its potential to accumulate in enclosed spaces and explode upon ignition. When mixed with air in concentrations between about 50,000 to 150,000 parts per million (ppm) (5 and 15 percent by volume), methane gas forms explosive mixtures, and is therefore a severe fire and explosion hazard. Methane gas is non-toxic but is classified as an asphyxiant by displacing air. The Alberta Occupational Health and Safety Code requires that, available oxygen in the range of 19.5 % to 23 % by volume must be present where methane exists. The National Building Code 2023 Alberta Edition (as amended) includes provisions for the construction of air barrier systems in new buildings which address the ingress of soil gases, including methane, into buildings.

5.3.2 Site

As discussed in Section 2.3, the geology beneath the Site may contain coal, a potential source for the generation of methane depending on the organic content and amount of materials present. No landfills or evidence of dumps or other sources of buried organics were identified on the Site or surrounding properties during the Site viewing or in the historical review. The Site Representative indicated that organic materials were removed from the Site prior to infilling low areas with clay and then surfacing with gravel. The buried septic tank may also be a potential source for the generation of methane. According to the Site Representative, methane testing or monitoring has not been conducted on the Site. There are no methane monitoring or mitigation system installed on the property.

The Site building does not have basements or other subgrade structures where methane concentrations would be anticipated to accumulate, or oxygen levels would be anticipated to decrease. Therefore, methane is not considered to pose a contaminant or asphyxiant issue for the Site. Sampling and analysis would be required to determine the actual presence and concentrations of naturally occurring methane at the Site or within the buildings.

5.4 Radon

5.4.1 Background

Radon is a colourless, odourless gas that occurs naturally from the breakdown of uranium. Radon can be found in high concentrations where there are soils and rocks containing high levels of uranium, granite, shale, sandstones, or phosphate. In open air or in areas with high air circulation, radon is not considered a health hazard. However, in confined spaces (such as basements), radon can concentrate and become a health hazard. The 2015 National Building Code includes provisions for the construction of new buildings which address soil gas ingress into buildings. In addition, the 2014 Alberta Building Code (revised 2019) incorporated these provisions, which require all buildings to include a “rough-in” for a sub-slab depressurization system for protection against potential radon ingress. Municipalities across the province have been incorporating the enforcement of these protective measures as part of building development permit applications at varying timelines.

Health Canada (2011) and the Canadian Mortgage and Housing Corporation (CMHC) have issued guidelines which address radon concerns (CMHC 2007). Health Canada recommends that the annual level of radon in the air in a home in a normal living area be no more than 200 Bq/m^3 (Becquerels per cubic metre) and recommends that if the values exceed this level, that action be taken to reduce the value as low as possible. Health Canada also recommends that all workplaces be assessed for potential elevated levels of radon. Derived Working Limits have been determined and provide an estimate of dose from the quantities that may be directly measured in the workplace. The investigative Derived Working Limits for radon in the workplace is 200 Bq/m^3. Radon is also governed by the Occupational Health and Safety Regulation, Alta. Reg. 62/2003 as amended.

A 2011 Radon Potential Map of Canada, published by Radon Environmental Management Corporation, identified three zones of the relative radon hazard across Canada based on geologic conditions (i.e., geology, geophysics and geochemistry). The regions reflect conditions where higher radon readings may be found. A radon survey of private Canadian residences was published in 2012 by Health Canada. The survey included the evaluation of a select number of residences from regional health units across Canada. The study estimated that of the 121 health regions, 92.6% had homes with radon concentrations above the Canadian Radon Guideline of 200 Bq/m^3.

Naturally occurring radioactive material (NORM) is material that contains radioactive elements derived from a natural source. NORM primarily contains uranium and thorium which release radium, radon, and potassium as they decay. NORM may be found in its natural state in rocks or sand but can also be associated with oil and gas

production residue as a mineral scale in pipes, as a sludge or on contaminated equipment. According to the Canadian Nuclear Safety Commission, NORM can also be present in consumer products such as bricks and cement blocks, granite counter tops, phosphate fertilizers, tobacco products, etc. (see: http://nuclearsafety.gc.ca/eng/resources/fact-sheets/naturally-occurring-radioactive-material.cfm). The federal government, through Health Canada, issued the document “Canadian Guidelines for the Management of Naturally Occurring Radioactive Materials (revised 2011),” which was last published in 2014 (Health Canada 2011.

In Alberta, employers are required to develop and implement safe work practices and procedures for all workers who deal with or encounter a radiation source under the Occupational Health and Safety (OHS) regulations.

5.4.2 Site

At the time of the 2012 study, Tofield was within the East Central Health Authority region (now the Central Zone) which and spanned the east portion of Albert to the Saskatchewan border. The Health Canada (2012) study of the East Central Health Authority region identified 5 of the 97 homes studied that exhibited radon concentrations above 200 Bq/m^3. One of these homes had a radon level that exceeded 600 Bq/m^3. This study was not specific to soil type, and locations of the study points were not provided. According to the Radon Potential Map (Radon Environmental 2011), the Site is in an area of high radon potential (Zone 1). Based on this information there is the potential for radon concentrations present in the subsurface to exceed the annual occupational exposure limit. However, a radon survey would be required to determine the actual concentrations in the Site buildings or future structures that may be constructed on the property.

No equipment having a potential for NORM contamination was observed on the Site. NORM is not anticipated to represent a concern at this Site.

According to the Site Representative, radon testing has not been completed on the Site property and there are no radon monitoring or mitigation systems in place.

5.5 Water and Groundwater Wells

5.5.1 Background

The *Water Act* outlines the regulatory requirements for obtaining water from natural water systems in Alberta. A water well license, permit or approval must be obtained for groundwater wells. Unused groundwater wells must be properly decommissioned in accordance with the Water (Ministerial) Regulation 205/1998 (as last amended in April 2023). Groundwater wells in themselves do not typically represent a contaminant source of environmental concern; however, they can act as a conduit for liquid-phase contamination.

5.5.2 Site

No regulatory licenses, permits, or approvals for water wells were identified for the Site.

Potable water for the Site is obtained from a well located to the south of the building (Photograph 9, Appendix D). An open well was observed on the north side of the Site (Photograph 10, Appendix D). The Site Representative indicated that this well was present prior to their purchase of the Site and has not been used since their occupancy. There was no evidence (protective risers/casings, piping, or pumps) of other wells identified on the Site at the time of the viewing. The Site Representative was not aware of environmental or geotechnical monitoring well investigations completed on-site.

5.6 Pipelines and Oil and Gas Wells

5.6.1 Background

Oil and gas wells can represent an environmental concern from a number of related sources, including drilling mud, sumps/earthen pits, flare pits/stacks, produced fluids, storage tanks, pipelines, chemicals and waste, etc. Reclamation of pipelines in Alberta is regulated under the *Environmental Protection and Enhancement Act* (EPEA), the *Public Lands Act*, the *Water Act* and the *Guide for Pipelines Pursuant to the Environmental Protection and Enhancement Act and Regulations* (AER 1994).

Pipeline leaks may be caused by a single catastrophic event or by a combination of events, including excavation damage, corrosion, material/weld defects, or vandalism. Indicators of a possible pipeline failure or leak in the environment can include dead or discoloured vegetation, sunken or depressed soils along the right-of-way, pools of hydrocarbon liquid at the surface of the right-of-way, odours, surface gas bubbles or clouds of vapour.

5.6.2 Site

A natural gas pipeline licensed to Long Run Exploration transects the southeast corner of the Site in a northeast - southwest alignment. This portion of the Site is outside of the chain link fence and is marked with a sign and posts identifying the pipeline location. There were no records of releases associated with this pipeline at this location. The desktop review did not identify evidence of other potential high-pressure pipelines or oil/gas wells on the Site. No other high-pressure pipeline right-of-way signs/posts were observed or reported during the Site visit.

5.7 Chemical Inventory, Storage and Handling

5.7.1 Background

In Alberta, the storage, handling, and transportation of hazardous chemicals is regulated by the Occupational Health and Safety Regulation, Alta Reg. 62/2003 (as amended), the National Fire Code – Alberta Edition (2023) (as amended), Workplace Hazardous Materials Information System (WHMIS-2015) and the *Transportation of Dangerous Goods Act*, as amended. WHMIS 2015 incorporates the Globally Harmonized System (GHS) of Classification and Labelling of Chemicals. The historical and current chemical handling and storage practices, as well as incidents or accidents are factors which will contribute to the likelihood of chemical impacts to a property. The effect of chemical drips, leaks, spills, or releases will depend on various influencing factors, including the type and volume of the chemical, duration of the discharge, type and condition of the affected substance, ambient and ground temperatures, and precipitation.

5.7.2 Site

Industrial chemicals used for the maintenance and operation of the transport trailers and equipment were observed inside the shop in containers ranging in capacity from less than 1 litre (L) to 205 L (Photographs 11 to 13, Appendix D). Chemicals observed on Site include lubricants, coolants, paints, solvents, de-icing fluid, sealants, fuel treatment, brake fluid, detergents, degreasers and roofing tar. Most of the chemicals on the Site consisted of lubricants. WSP observed four 205 L drums, 10 20-L containers and approximately 20 5-L containers of oil inside the shop. Five 20 L containers of motor oil were observed on the northwest corner of the Site. A 205 L drum of water-based degreaser and a 205 L drum of rig wash were also observed inside a shop. At the time of the visual inspection, many of the chemicals were being sorted for an upcoming auction and were temporarily being stored directly on the concrete floor. No staining or other evidence of spills or leaks was observed on the concrete floor or ground surface in the vicinity of the chemicals stored on the Site.

Compressed gases, including oxygen and acetylene, are stored in a secured metal cage located inside the shop. WSP did not identify issues of potential environmental concern associated with the chemical storage, handling, or use on the Site except for minor house-keeping issues. Current Safety Data Sheets ('SDSs') for Workplace Hazardous Materials Information System ('WHMIS') controlled products were available for the chemicals used on the Site.

5.8 Petroleum and Allied Products Storage Tanks

5.8.1 Background

Fuel storage at industrial facilities in Alberta is regulated by the following regulations and codes and agencies: the National Research Council Canada - 2023 National Fire Code of Canada; the National Research Council Canada – National Fire Code – Alberta Edition (2023); the Alberta Waste Control Regulation, Alta Reg. 192/1996 (as amended), the Canadian Council of Ministers of the Environment (CCME) (now captured under Environment and Climate Change Canada), 2003 Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products, Alberta Safety Codes Authority (ASCA; under the Safety Codes Council (SCC)) and local Fire Departments. The ASCA has assumed responsibility of storage tank management from the Petroleum Tank Management Association of Alberta (PTMAA).

In general, the codes and regulations apply to storage tanks associated with flammable and combustible liquids and chemicals and include petroleum products as well as some thinners, solvents, and inks. The National Fire Code - Alberta Edition provides construction requirements of storage tanks and associated connections. Previously, all underground storage tanks (USTs) and aboveground storage tanks (ASTs) with a capacity of 2,500 L or greater, excluding agricultural properties, unrefined petroleum products, and upstream oil and gas facilities were required to be registered with the PTMAA. Upstream or midstream oil and gas industry tanks are regulated through AER Directive 055: Storage Requirements for the Upstream Petroleum Industry.

The ASCA registry database utilizes the data collected from the PTMAA. The main limitation of this database (active tank sites and inventory of abandoned tank sites) is that they only include information reported through registration or a survey of abandoned sites completed in 1992 or voluntarily reported thereafter and should not be considered as a comprehensive inventory of all past or present storage tank sites. Information in the databases is based on information supplied by the owner and the ASCA cannot guarantee its accuracy.

5.8.2 Site

Two ASTs were observed on the Site. The largest AST, having a capacity of 13,000 L, is a double-walled steel tank that contains diesel fuel (Photograph 14, Appendix D). An approximately 1 m^2 stain was observed on the ground surface near the fill point of this AST. ASCA had no records for this AST. The National Fire Code (Alberta Edition) outlines the requirements for registering ASTs containing flammable or combustible liquids and having capacities of 2,500 L or more. A 1,140 L bench tank inside the shop is used for the storage of lubricant (Photograph 15, Appendix D). According to the affixed label, this is a single walled steel tank that was manufactured in 2024. No staining was observed on the concrete floor in the vicinity of the bench tank. An empty 300 L slip tank was observed on the concrete apron on the west side of the building. The Site Representative indicated that this tank is only intended for vehicles travelling to work locations and it is not used on the Site. No other ASTs were observed on the Site. No evidence of USTs was observed by WSP at the time of the Site visit.

5.9 Pesticides

5.9.1 Background

In Alberta, storage, handling, and use of pesticides (herbicides, insecticides, fungicides, and rodenticides) are regulated under the Alberta EPEA Pesticide (Ministerial Regulation), *AR 43/1997* as last amended under *AR 110/2018* (or as amended), and the Alberta May 2010 *Environmental Code of Practice for Pesticides*. The human health concerns associated with pesticides are varied, depending on the specific pesticide. They can range from non-carcinogenic effects such as hepatoxicity to carcinogenic effects.

5.9.2 Site

No pesticides (including rodent bait stations) were observed on Site. Weeds are mowed or cut down. WSP does not anticipate that pesticides currently represent a source of environmental concern.

5.10 Non-Hazardous and Hazardous Waste

5.10.1 Background

The Alberta *Waste Control Regulation* (192/1996; last amended in 2022 or as amended) of the EPEA and the *Transportation of Dangerous Goods Act* outline the specific regulatory requirements of waste (non-hazardous, hazardous, and hazardous recyclables) generation, handling, transporting and disposal in Alberta. Section 179 of the EPEA requires that a Personal Identification Number be obtained from AEPA if the facility generates, transports, stores or disposes of hazardous waste beyond the small quantities' exemption listed in the Waste Control Regulation. The *Transportation of Dangerous Goods Act* requires that anyone transporting hazardous wastes and recyclables, which are considered dangerous goods, must carry a current certificate of TDG training.

5.10.2 Site

Waste oil generated from vehicle maintenance on the Site is collected in two 1,000 L intermediate bulk containers (IBCs) located on the concrete apron adjacent to the west side of the building (Photographs 15 and 16, Appendix D). Spent oil filters, oily rags, and empty oil containers are collected in steel drums located beside the IBCs. Approximately 10 m^2 of staining was observed on the concrete pad in this area. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab. The waste oil, oily rags, and spent oil filters are recycled or disposed through Pat's Off-Road Transport.

Metal wastes are collected in bins and are transported to metal recycling facilities by the Site occupants. Paper wastes, primarily generated by the office, are burned in a barrel on the concrete apron adjacent to the west side of the building. The ash from the burn barrel is transferred to a bin for eventual off-Site disposal. The Site Representative indicated that the property was being cleaned up for an auction and materials deemed as unfit to be sold or kept were being collected in bins for eventual disposal. The remaining solid wastes generated on the Site are collected in a bin and picked up by the Town of Tofield twice weekly for disposal.

5.11 Air Emissions

5.11.1 Background

Requirements for an Air Emissions Approval in Alberta are outlined in the EPEA, specifically within the *Activities Designation Regulation* (276/2003, updated in 2024 or as amended). The Substance Release Division of the Activities Designation Regulation specifically identifies substance release activities that require air emissions approvals. The operation of fuel burning equipment for comfort heating in a building does not require an approval under the EPEA.

5.11.2 Site

There are no known activities that generate emissions from the Site, which would require an air emissions approval. WSP has not identified a source of air emission, exempt from an Approval, which would represent a potential source of environmental concern to the Site.

5.12 Storm, Sanitary and Process Wastewater

5.12.1 Background

The *Water Resources Act* outlines the regulatory requirements for discharging wastewater to natural water systems in Alberta. The requirements for approval, with respect to wastewater and stormwater drainage in Alberta, are outlined in the EPEA, specifically within the *Activities Designation Regulation* (276/2003 / AR26/2024) as amended. The Substance Release Division of the Activities Designation Regulation specifically identifies substance release activities, which require wastewater and stormwater drainage approvals. Regulatory control of wastewater and stormwater discharges is regulated by the *Alberta Wastewater and Storm Drainage Regulation* (119/1993 with amendments to 2012) or as amended and the *Wastewater and Storm Drainage (Ministerial) Regulation* (120/1993 updated 2003) or as amended. The release of normal domestic sewage and normal stormwater to the municipal sanitary and storm sewerage systems does not require an approval under EPEA. Control of discharges to the municipal sewerage system is the responsibility of the municipality.

5.12.2 Site

Floor drains inside the shop are connected to double compartment sumps that appear to be equipped with sediment traps and oil/water separators. The sumps and the drains in the bathrooms are connected to a septic tank located to the south of the Site building (Photograph 9, Appendix D). The Client representative indicated that the contents of the septic tank are emptied on a regular basis.

The Site includes a rainwater catchment system on the roof of the main building that directs water into a sub-grade holding tank located to the south of the building. The rainwater / meltwater has been used in the past for vehicle washing in the wash bay and the resultant wash water is then directed into the septic tank.

The Site is surrounded by a vegetated open drainage ditch (Photographs 6 and 7, Appendix D). According to the Site Representative, occasionally the drainage system becomes overwhelmed and requires assistance to remove standing water from the southwest corner of the Site and into the municipal surface water drainage ditch and culverts to the south of the Site. This includes a sump equipped with a submersible pump and a fire hose to discharge water to the south of the property (Photographs 8 and 35, Appendix D). The submersible pump is gasoline powered and portable fuel containers were observed on the wooden rig mats (Photograph 8, Appendix D). As a best practice, the pump and fuel containers should be provided with secondary containment or spill protection.

It is expected that runoff will be directed to ditches along the south and east Site perimeters. in WSP did not identify issues of potential environmental concern associated with the precipitation runoff at the Site.

5.13 Spills, Surface Staining and Stressed Vegetation

5.13.1 Background

The *Transportation of Dangerous Goods Act*, 1992, S.C. 1992, c. 34 (as amended), and the TDG Regulations (SOR/20 – 286, as amended) identify the nine classes of regulated substances. The regulation outlines under what conditions a release or 'spill' of a substance into the environment must be reported to the appropriate local authorities and, if applicable, to AEP. The properties of a substance, in combination with the physical condition and properties of the material which are stained, will affect the nature, degree and extent of impact caused by a release.

Surface discolouration or staining of the ground surface as well as surface films, odour, or textural anomalies, may be representative of either a one-time spill or release event, or the result of long-term spills, drips or leaks which may have occurred during storage, decanting, or filling. Localized or widespread stressed vegetation, evident by foliage discolouration, changes in vegetation cover, areas of predominant chemical tolerant plant species, or areas devoid of vegetation, may also be evidence of subsurface impacts associated with historical spills or releases. The application of new gravel or surface materials or the relocation of the filling/decanting stations or storage facilities can make evidence of a potential subsurface issue difficult to identify.

5.13.2 Site

An approximately 10 m^2 of staining was observed on the concrete pad in area of the waste oil IBCs and drums of oily wastes. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab. Smaller stains, generally less than 1 m^2 and associated with vehicle drippings or minor spillages were observed on the concrete floor inside the shop and on the gravel-surfaced yard.

Evidence of stressed vegetation was not observed.

5.14 Mould

5.14.1 Background

Many different mould species can cause health concerns, especially in indoor environments. Moulds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mould and can cause potentially life-threatening infections in people with compromised immune systems. Some mould species, such as Aspergillus versicolor and Stachybotrysatra, produce toxins that can have both acute and chronic health effects.

Different species can grow on a variety of substrates, such as wood, paper, carpet, foods, and insulation. Moulds can grow on just about any organic substrate as long as moisture and oxygen are present. Controlling moisture can control mould growth but spores already present will not be eliminated. Mould can often be hidden from immediate view and can grow on the undersides of carpet, ceiling tiles or drywall. In damp areas or places where water leaks are known to have occurred, mould growth should be suspected. Qualified Occupational Health and Safety personnel can confirm this by inspection.

Suspected mould growth on building materials is identified by visual growth or evidence of water intrusion/ damage. Microbial growth may occur within enclosed spaces and may not be evident during a walk-through building assessment. Removal of materials containing mould should be done in accordance with *Occupational*

Health and Safety Regulation, AR 62/2003 (as amended including repeal regulation in 2021) and the *Occupational Health and Safety Code* AR 191/2021 (as amended).

5.14.2 Site

Mould was not observed during the Site reconnaissance. Conditions conducive to the propagation of mould were also not observed.

5.15 Equipment Containing Regulated Substances

5.15.1 Background

Hydraulic fluids include a large group of liquids, the most common of which include mineral oils, organophosphate ester, and polyalphaolefin. They are either petroleum hydrocarbon derivatives or man made. Health and environmental effects of hydraulic fluids are variable. In the environment, hydraulic fluids tend to degrade rapidly but May be persistent for more than a year. The toxic effects of hydraulic fluids on humans and other organisms are poorly understood.

Building operating equipment such as hydraulic lift equipment, in-ground vehicle hoists, hydraulic piston style elevators, some escalators, and hydraulic dock levellers operate with hydraulic fluids and possibly lubricants within their system and in reservoirs. The installation of these types of equipment typically includes in-ground hydraulic cylinders and/or below floor pits or vaults which are either lined with concrete or open to the soils or aggregate material beneath a building floor. The equipment requires regular inspection and maintenance. In the event of manufacturing defects, damage or as the equipment deteriorates over time, seals and valves May fail and fluids can be released.

Mercury has historically been employed in the construction of thermostats, switches, and lamps. Commercial switches and thermostats reportedly May contain 2 to 18 mg of mercury, with industrial switches and equipment containing 5 mg or more. Older mercury-containing lamps can contain up to 80 mg of mercury per lamp. Fluorescent lamps manufactured since 2000 have in the order of 4 to 12 mg of mercury per lamp, while other types of lamps, such as metal-halide and high-pressure sodium vapour, can also contain mercury in the order of 20 to 250 mg/lamp. Mercury was also commonly added to leaded paints as a fungal retardant (biocide); however, it is not commonly tested for as the proper handling and disposal of lead-containing paints (LCPs) would typically minimize any safety or disposal issues for mercury. The Canada *Consumer Product Safety Act Surface Coating Materials Regulations* (SOR/2016-193, updated in 2018) restricted the maximum total mercury content of paints and other liquid coating materials to 10 mg/kg in or around premises attended by children or pregnant women.

Ionization smoke detectors use a small radioactive source in detecting smoke particles. The radionuclide used is an oxide of Americium-241, which is bonded to a metallic foil and sealed in an ionization chamber. Americium-241 emits alpha particles and low-energy gamma rays. When smoke detectors are used in accordance with manufacturer requirements and are not opened, they do not pose a radiation human health risk. The Canadian Nuclear Safety Commission (CNSC, formerly Atomic Energy Control Board) achieves regulatory control of nuclear materials and nuclear facilities through a licensing system, which is administered through the cooperation of federal and provincial government departments.

The handling and disposal of mercury wastes are regulated by the *Waste Control Regulation 192/1996* (as amended) and the Canadian *Environmental Protection Act* (as amended). Disposal of small quantities of radioactive/liquid mercury waste (one to two smoke detectors or thermostats), and mercury vapour waste (10 or

less lamps) into non-hazardous waste receptacles is generally acceptable. Larger quantities are regulated for disposal as Special Wastes.

5.15.2 Site

Equipment containing regulated substances was not observed on the Site. Smoke detectors were not observed and only heat detectors appeared to be in use.

5.16 Equipment Containing Ozone-Depleting Substances

5.16.1 Background

An ozone-depleting substance (ODS) refers to any substance containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), Halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, packaging, laminates, aerosols, air conditioning and refrigerants, propellants, fire extinguishers, cleaning solvents, and in the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses), a suspension on the production and import of HCFC-22 by January 1, 1996, and the complete elimination of HCFC-22 by 2020. The *Hazardous Products Act* (HPA) does not require the licensing, approval, or registration of property at which ODSs have been identified. However, Alberta regulations require the licensing of contractors who handle ODSs through equipment servicing.

5.16.2 Site

Air conditioning for the offices is provided by a pad mounted unit located outside the south side of the building that contains R134a also known as tetrafluoroethane which is listed as a hydrofluorocarbon in Alberta Regulation 181/2000. Freezers and refrigerators were observed inside the shop and the offices and may also contain ODSs. Site personnel indicated they use qualified contractors for any work on the air conditioning and refrigeration units on the Site. Activities undertaken on the Site includes the maintenance and recharging vehicle of air conditioning systems. A portable refrigerant recovery machine containing R134a was observed inside the building, A canister of R134a is also present within the building (Photograph 13, Appendix D). As they are not permanent fixtures at the Site, they do not represent IPECs.

5.17 Equipment Containing Polychlorinated Biphenyl Fluids

5.17.1 Background

Polychlorinated biphenyl (PCB) containing products were manufactured for use in applications where stable, fire-resistant, and heat-transfer properties were demanded up to approximately 1980. Most PCBs were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. Other uses included dye carriers in carbonless copy paper, heat transfer fluid, hydraulic fluid, some electrical and communication components, plasticizers, paints, coatings and sealants, plastics, rubbers, lubricants, wax extenders, adhesives/mastic, caulking and grout, roofing and siding materials, insulation materials and other materials that required durability and resistance to thermal and photo-reactive processes and weathering for industrial applications.

In 1977, the Government of Canada banned the importation, manufacture, and sale for reuse of PCBs. Since 1977, the government has adopted various regulations and taken measures to manage PCB manufacture, processing, use, import, export, sale, storage, transportation, destruction, and releases into the environment. PCBs are currently regulated under the *PCB Regulations (SOR/2008-273*, as amended) of the 1999 Canadian *Environmental Protection Act* (as amended). In Alberta, waste (liquid, solid, substance or equipment) containing

PCBs at a concentration equal to or greater than 50 mg/kg is hazardous waste and is regulated under the *Waste Control Regulation* (*Alberta Regulation 192/1996*, as amended).

Human health concerns associated with PCBs include carcinogens, if they are ingested, and toxic by-products, including furans and dioxins if they are burned.

5.17.2 Site

No potential PCB-containing electrical equipment was observed on the Site.

5.18 Asbestos-Containing Materials

5.18.1 Background

Asbestos-containing materials (ACMs) were generally discontinued from use in Canada in the late 1970s to the early 1980s, although non-friable asbestos is still found in many more recent buildings. ACMs are fibrous hydrated silicates and can be found in building materials as either ‘friable’ or ‘non-friable’ asbestos products. Friable asbestos refers to ACMs that can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable material refers to ACM that is associated with a binding agent (such as tar or concrete), preventing ready release of airborne fibres. Non-friable or bound asbestos is typically found in roofing tars, floor tiles, and precast asbestos concrete products commonly referred to as ‘transite.’ Asbestos is also commonly associated with vermiculite; a hydrous phyllosilicate mineral that forms through the weathering or hydrothermal alteration of the mica minerals biotite and phlogopite. Vermiculite was formerly used as an insulation material inside concrete masonry block walls as well as mixed with soil, nutrients, un-altered mica, and other media and used in potting soil mixtures.

Testing is required to confirm if materials are asbestos-containing, and any potential ACM must be treated as an ACM unless laboratory analysis indicates otherwise. Alberta Labour and the Alberta Asbestos Abatement Manual state that asbestos/asbestos fibres are not permitted in or allowed to enter into building air plenums. Employees present in buildings with known or suspect ACMs must be informed, and all ACMs must be identified. Materials that are identified as containing asbestos which are in poor condition should immediately be managed, either by proper encapsulation or removal. ACMs will also become an issue during renovation, alteration, maintenance, or demolition activities during which these materials would be disturbed. Removal of materials containing asbestos should be done in accordance with *Alberta Human Resources & Employment Health and Safety, Alberta Asbestos Abatement Manual current edition, Occupational Health and Safety Regulation, Alta Reg. 62/2003 and the Occupational Health and Safety Code* 2021.

5.18.2 Site

Potential friable ACMs were not observed during the Site reconnaissance; however, observations were made only in readily accessible areas of the existing buildings (i.e., not any concealed spaces such as behind walls or above ceilings). Although the building was constructed in 2016, non-friable asbestos may still be present in building materials including, but not limited to, caulking compounds, penetration mastics, flooring mastics, fire-rated doors, and other applications.

Although unlikely to pose a concern, testing of potential ACMs would be required to confirm the presence or absence and concentration of asbestos prior to renovation, alteration, or demolition of the structure.

5.19 Lead and Lead-Containing Paint

5.19.1 Background

Lead was frequently used in older building construction for roofs, cornices, tank linings, electrical conduits and as a main component of soft solder alloy used to seal pipe fittings.

Lead was used extensively for pigmentation, sealing, and as a drying agent in oil-based paints up until the early 1950s. Beginning in the 1960s, a decrease in lead content employed in paints was initiated. In 1976, the federal government passed the *Liquid Coating Materials Regulations* under the Canadian HPA, limiting the amount of lead in interior paints. Exterior and commercial paints could still contain lead, and these lead paints were routinely used in buildings until the early 1980s. In 2010, under the HPA, the federal government issued the *Surface Coating Materials Regulations SOR/2016-193*, which limited the amount of lead permissible in paints and other surface coating materials. This reduction does not generally apply to surface coating applied to buildings or other structures used for agricultural or industrial purposes as an anti-weathering or anti-corrosive coating.

The National Plumbing Code permitted the use of lead in plumbing systems until 1975 and lead solder until 1986. Restrictions on lead content in brass fittings are more recent, with the newest requirements set in 2013.

The presence of LCPs in buildings represents the most significant hazard where persons May ingest peeling or flaking LCPs. The generation of airborne lead-containing dust created during renovation, demolition, or construction activities (i.e., during sanding and grinding), or like actions on deteriorated painted surfaces (peeling/flaking) also comprises a potential health concern. The Canadian Council of Ministers of the Environment has also established allowable concentrations of lead in soil, sediment, and water.

The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present, LCPs May be addressed through the implementation of appropriate management or abatement plans as required under the *Occupational Health and Safety Act*. Appropriate management and disposal plans are also required where maintenance, alteration, renovation, or demolition activities undertaken at a property May disturb these lead-containing materials and generate waste materials as required under the *Occupational Health and Safety Code 191/2021.*

5.19.2 Site

The Site Representative was not aware of any testing for LCPs. LCPs may be present on certain building structural elements (steel girders, pillars) as may be exempt for industrial coatings used for corrosion or weather protection. Certain coatings may also contain other heavy metals such as cadmium.

Lead was a main component of soft solder alloy used to seal copper pipe fittings and may be contained in back-up power supplies for emergency lighting units. Based on the age of the Site building, lead may be present, but is unlikely to pose an environmental concern except during building maintenance, renovation, or demolition. All suspect equipment and materials should be tested prior to these activities and waste materials handled and disposed of in accordance with regulatory requirements.

5.20 Urea Formaldehyde Foam Insulation

5.20.1 Background

Urea Formaldehyde Foam Insulation (UFFI) was widely used as an insulating material in the 1970s and up until December 1980, when a ban on the use of UFFI was enacted under the HPA. UFFI is low-density foam that is formed by the polymerization of urea and formaldehyde liquids. Some buildings were constructed with UFFI. In addition, UFFI was commonly injected through walls by drilling injection holes, typically in roof structures, ceilings, and overhangs. The HPA does not require the licensing, approval, or registration of a property where UFFI has been identified, except for residential properties. The human health concerns associated with UFFI are the release of gases as the UFFI cures, ages and degrades. Sampling and analysis are required to confirm the presence of UFFI in suspect materials.

5.20.2 Site

UFFI or indications of UFFI application was not observed on the Site. Based on the age of the building (2016), UFFI is not expected to represent a concern.

6.0 SURROUNDING LAND USES

WSP visually-inspected the surrounding adjacent lands on 09 August 2024, via car and on foot to identify current surrounding land uses and off-site APECs / IPECs to the subject Site. Surrounding lands were viewed from the boundaries of the subject Site and from publicly accessible areas, and WSP did not enter any of the observed off-site properties or buildings.

As discussed in Section 2.2, the regional groundwater is anticipated to flow southeast. The Site and surrounding lands are illustrated on Figure 1. A summary of observations regarding surrounding land use is provided below.

EAST

East of the Site were residences and farmyards.

WSP did not observe sources of contamination on this property having the potential to adversely impact the Site.

SOUTH

South of the Site was agricultural pastureland.

WSP did not observe sources of contamination on this property having the potential to adversely impact the Site.

WEST

West-adjacent to the Site was agricultural pastureland and a farmyard.

WSP did not observe sources of contamination on this property having the potential to adversely impact the Site.

NORTH

North-adjacent to the Site is farmyard and associated residence.

WSP did not observe sources of contamination on this property having the potential to adversely impact the Site.

7.0 FINDING AND RECOMMENDATIONS

At the time of writing, correspondence had not yet been received from Alberta Health Service (AHS) regarding records of potential environmental concerns for the Site. Any correspondence received from AHS requiring further investigation will be forwarded.

The on-site items of potential or areas of potential environmental concern (IPECs and APECs) or recognized environmental conditions (RECs) are summarized as follows. These IPECs, APECs, or RECs have been identified based on the current observed Site conditions, information from interviews, and agency correspondence or on-line database information. The APEC locations are shown on Figure 2.

METHANE

Based on our review of the bedrock geology beneath the Site, coal may be present at depth, which may represent a potential source of methane depending on the organic content of the materials and the amount of materials present. Other potential sources of methane include the septic tank. A methane survey would be required to determine the presence or absence and actual concentrations of methane at the Site.

RADON

A Water Well Drilling Report identified the presence of shales and coal present at depth beneath the Site that may be potential sources for radon generation. There is, therefore, a potential for radon concentrations in the subsurface to exceed the annual occupational exposure limit inside buildings. A radon survey would need to be completed to determine the concentration of radon in the Site building.

WATER AND GROUNDWATER WELLS

An open well was observed on the north side of the Site and, according to the Site Representative has not been used since their occupancy. Any wells identified on the Site and not intended for further use should be abandoned in accordance with *Alberta Regulation* 205/98 which outlines requirements for disinfecting and sealing of wells.

PETROLEUM AND ALLIED PRODUCTS STORAGE TANKS

Two ASTs were observed on the Site. The largest AST, having a capacity of 13,000 L, is a double-walled steel tank containing diesel fuel. An approximately 1 m^2 stain was observed on the ground surface near the fill point of this AST. ASCA had no records for this AST. The remaining AST is an approximately 1,140 bench tank inside the building that contains lubricant.

The diesel fuel AST should be registered with ASCA.

HAZARDOUS WASTE

Waste oil generated at the Site is collected in two 1,000 L intermediate bulk containers (IBCs). Approximately 10 m^2 of staining was observed on the concrete pad in this area. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab.

IBCs are intended for liquids designated for transport. Once emptied of their contents, the IBCs cannot be used for the on-storage of flammable or combustible liquids, including waste oil. Storage tanks used for flammable and combustible liquids should be constructed in accordance with Underwriters Laboratories of Canada ('ULC') specifications as outlined in the *National Fire Code (2023 Alberta Edition* or as amended).

SPILLS AND SURFACE STAINING

An approximately 10 m^2 of staining was observed on the concrete pad in area of the waste oil IBCs and drums of oily wastes. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab. Smaller stains, generally less than 1 m^2 and associated with vehicle drippings or minor spillages were observed on the concrete floor inside the shop and on the gravel-surfaced yard.

The stained soils in the vicinity of the diesel fuel AST should be removed following ground disturbance protocols and disposed at a facility approved to accept this material.

SUMMARY

In summary, based on the WSP review of the available information for the Site and surrounding properties as presented herein, a Phase II ESA is not recommended at this time. Visually stained soils should be removed, following ground disturbance protocol, and disposed at facilities approved to accept these materials. ASTs having capacities of 2,500 L or greater and containing flammable or combustible materials should be registered through ASCA. ASTs used for the collection of waste oil should be constructed in accordance with the National Fire Code (Alberta Edition).

8.0 CLOSURE

This report was prepared for the exclusive use of Davies Trucking 1999 Ltd. and is intended to provide an environmental assessment of the property located at 6340 - 47 Street, Tofield, Alberta, at the time of the Site visit on 09 August 2024. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase I ESA of the property conducted by WSP. It is based solely on the conditions of the Site encountered at the time of the Site visit on 09 August 2024, supplemented by a review of historical information and data obtained by WSP as described in this report and discussion with a representative of the owner/occupant, as reported herein. Except as otherwise specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted this assignment.

In evaluating the property, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. WSP accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

WSP makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This Report is also subject to the further Standard Limitations contained in Appendix F.

We trust that the information presented in this report meets your current requirements. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

WSP Canada Inc.

Silvan Zorzut
Senior Environmental Site Assessor

Ian E. Hattie, M.Sc., P.Geol.
Senior Principal Geologist

9.0 REFERENCES

Abacus Datagraphics Ltd. 2024. AbaData database accessed August 2024.

Alberta Employment & Immigration. 2018. Occupational Health and Safety Act Revised Statutes of Alberta 2000, Chapter O-2. (Current as of 11 May 2018). Queen's Printer: Edmonton, Alberta.

Alberta Energy Regulator (AER). 1994. Guide for Pipelines Pursuant to the Environmental Protection and Enhancement Act and Regulations.

Alberta Environment and Environment Canada. 1982. Identification and Verification of Active and Inactive Land Disposal Sites in Alberta. Edmonton, Alberta.

Alberta Environmental Protection. 2013. Waste Control Regulation, Alta Reg. 192/1996. Consolidated up to Alta. Reg. 662/2013. Alberta Queen's Printer, Edmonton, Alberta.

Alberta Environmental Protection. 1998. Water Ministerial Regulation, Alta Reg. 205/1998. Alberta Queen's Printer, Edmonton, Alberta.

Alberta Environmental Protection. 2017. The Activities Designation Regulation 276/2003. Consolidated up to Alta. Reg. 125/2017. Alberta Queen's Printer, Edmonton, Alberta.

Alberta Environmental Protection. 2018a. The Pesticide (Ministerial) Regulation 43/97. Consolidated up to Alta. Reg. 110/2018. Alberta Queen's Printer, Edmonton, Alberta.

Alberta Environmental Protection. 2018b. The Pesticide Sales, Handling, Use and Application Regulation 24/1997. Consolidated up to Alta. Reg. 109/2018. Alberta Queen's Printer, Edmonton, Alberta.

Alberta Human Services, Occupational Health and Safety (OHS). 2023.

Alberta Human Services. 2019. Alberta Asbestos Abatement Manual. Alberta Queen's Printer, Edmonton, Alberta.

Alberta Jobs, Skills, Training and Labour. 2018. Occupational Health and Safety Code (OHS), Part 29, Section 397. The Queen's Printer, Edmonton, Alberta.

Alberta. 2010. Environmental Code of Practice for Pesticides. Alberta Queen's Printer: Edmonton, Alberta.

Alberta. 2014. Pipeline Act. Revised Statutes of Alberta 2000, Chapter P-15. Alberta Queen's Printer: Edmonton, Alberta.

Alberta. 2017. Pipeline Rules. Alberta Regulation 91/2005 with amendments up to an including Alberta Regulation 244/2017. Alberta Queen's Printer: Edmonton, Alberta.

Alberta. 2018. Occupational Health and Safety Regulations, Alta. Reg. 62/2003. Consolidated up to Alta. Reg. 51/2018. Alberta Queen's Printer: Edmonton, Alberta.

Alberta. 2019. Occupational Health and Safety Act. Workplace Hazardous Materials Information System (WHMIS), R.R.O. 1990, Regulation 860. Alberta Queen's Printer: Edmonton, Alberta.

Alberta. Human Resources and Employment. 2018. Occupational Health and Safety Code Alta. Reg. 87/2009, Part 4. Consolidated up to Alta. Reg. 2013/2018. Alberta Queen's Printer: Edmonton, Alberta.

Alberta. 2022. *Municipal Government Act – Matters Related to Subdivision and Development Regulation. Alberta Regulation 84/2022*. Effective May 1, 2022. Edmonton, Alberta.

Amec Foster Wheeler. 06 August 2015. *Phase I Environmental Site Assessment, 6340 - 47 Street, Tofield, Alberta*. Prepared for Davies Trucking 1999 Ltd. Project No. EE44232.

Andriashek, L. and J. Pawlowicz. *Observations of Naturally Occurring Hydrocarbons (Bitumen) in Quaternary Sediments, Athabasca Oil Sands Area and Areas West, Alberta*. Alberta Geological Survey, Alberta Energy and Utilities Board, Geo-Note 2002-01. May 2002

Canadian Council of Ministers of the Environment. 2003. Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum Products and Allied Petroleum Products, PN 1326. Updated 2015. Winnipeg, Manitoba.

Canadian Mortgage and Housing Corporation and Health Canada. 2007. Radon: A Guide for Canadian Homeowners. Revised 2010. Ottawa, Ontario.

Canadian Standards Association (CSA). 2016. Phase I Environmental Site Assessment (CSA Z768-01). Reaffirmed 2022. Ottawa, Ontario.

Fenton, M.M., E.J. Waters, S.M. Pawley, N. Atkinson, D.J. Utting, and K. Mckay. 2013. Surficial Geology of Alberta; Alberta Energy Regulator/Alberta Geological Survey (AER/AGS), Map 601, scale 1:1 000 000.

Government of Canada. 2016. Canada Consumer Product Safety Act – Surface Coating Materials Regulation SOR/2016-193 (rev. 2018). Ottawa, Ontario.

Health Canada. 2011. Canadian Guidelines for the Management of Naturally Occurring Radioactive Materials (NORM). Ottawa, Ontario.

Health Canada. 2012. Cross-Canada Survey of Radon Concentrations in Homes Final Report. Ottawa, Ontario.

Minister of Justice. 2017. Consolidated Transportation of Dangerous Goods Regulations (SOR/2001 – 286) including Amendment SOR/2017-253. Minister of Justice, Ottawa, Ontario.

Minister of Justice. 2018. Consolidated Hazardous Products Act (R.S.C., 1985, c. H-3). Minister of Justice, Ottawa, Ontario.

Minister of Justice. 2024. Storage Tank Systems for Petroleum Products and Allied Petroleum Products Regulations (SOR/2008 – 197). Minister of Justice, Ottawa, Ontario.

Ministry of Environment and Protected Areas (AEPA; formerly Alberta Environment and Parks (AEP)). 2024c. Historical Environmental Enforcement database. Information retrieved July 2024.

Ministry of Environment and Protected Areas (AEPA; formerly Alberta Environment and Parks (AEP)). 2024a. Alberta Water Wells database. Information retrieved July 2024.

Ministry of Environment and Protected Areas (AEPA; formerly Alberta Environment and Parks (AEP)). 2024b. ESAR database. Information retrieved July 2024.

National Research Council of Canada / Canadian Commission on Building and Fire Codes. 2023. *National Plumbing Code of Canada – 2020*. Eleventh Edition. His Majesty the King in Right of Canada, represented by the National Research Council of Canada. Ottawa, Ontario.

Prior, G.J., B. Hathway, P.M. Glombick, D.I. Pana, C.J. Banks, D.C. Hay, C.L. Schneider, M. Grobe, R. Elgr, and J.A. Weiss (compilers). 2013. Bedrock Geology of Alberta, Alberta Geological Survey, Alberta Energy Regulator, Map No. 600, Scale 1:1 000 000. Edmonton, Alberta.

Province of Alberta. 2017. Municipal Government Act. Subdivision and Development Regulation, Alta Reg 43/2002. Consolidated up to Alta. Reg. 188/2017. Alberta Queen's Printer, Edmonton, Alberta.

Province of Alberta. 2018. Water Act. Water (Ministerial) Regulation. Alta. Reg. 205/1998. Consolidated up to Alta. Reg. 253/2018. Alberta Queen's Printer, Edmonton, Alberta.

Radon Environmental Management Corporation. 2011. Mapping the Geologic Radon Potential In Canada. Vancouver, British Columbia.

Stein, R. 1982. *Hydrogeology of the Edmonton Area (Southeast Segment), Alberta*. Earth Sciences Report 79-6. Alberta Research Council.

FIGURES

Source: Google Earth® 2023 Satellite Image

Site Location and Adjacent Properties
6340 - 47 Street
Tofield, Alberta

Scale: ~1:1,500	Date: August 2024	Drawn: SZ	Project.: CA0039477.6578	Figure: 1

Source: Google Earth® 2023 Satellite Image

Site APECs
6340 - 47 Street
Tofield, Alberta

Scale: ~1:1,000	Date: August 2024	Drawn: SZ	Project.: CA0039477.6578	Figure: 2

APPENDIX A

Land Titles

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0013 857 073	7820796;;A	132 231 196

LEGAL DESCRIPTION
PLAN 7820796
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;51;12;SE

MUNICIPALITY: TOWN OF TOFIELD

REFERENCE NUMBER: 022 164 836

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 231 196	30/07/2013	TRANSFER OF LAND	$220,000	$220,000

OWNERS

DAVIES TRUCKING 1999 LTD.
OF BOX 477
TOFIELD
ALBERTA T0B 4J0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 231 017	17/09/2018	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - JAMES RYAN
192 196 257	20/08/2019	MORTGAGE

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		MORTGAGEE - BANK OF MONTREAL. 4706-50 AVE LEDUC ALBERTA T9E6Y6 ORIGINAL PRINCIPAL AMOUNT: $1,400,000
192 197 939	21/08/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BANK OF MONTREAL. C/O WITTEN LLP 2500, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AGENT - CATHERINE A FARNELL

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 24 DAY OF JULY, 2024 AT 07:41 A.M.

ORDER NUMBER: 51152857

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 17,1997

S

LINC	SHORT LEGAL	TITLE NUMBER
0013 857 073	7820796;;A	782 054 353

LEGAL DESCRIPTION
PLAN 7820796
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;51;12;SE

MUNICIPALITY: TOWN OF TOFIELD

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
782 054 353	16/03/1978		$18,000	

OWNERS

CLARENCE L CHARTERS (RETIRED)
OF BROOKS
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
972 210 453	17/07/1997	TRANSFER OF LAND OWNERS - ROSE CHARTERS BOX 456 TOFIELD ALBERTA T0B4J0 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 24 DAY OF JULY, 2015 AT 05:12 P.M.

ORDER NUMBER: 28937598

CUSTOMER FILE NUMBER: AMEC

END OF CERTIFICATE

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MAY 10,2002

S

LINC	SHORT LEGAL	TITLE NUMBER
0013 857 073	7820796;;A	972 210 453

LEGAL DESCRIPTION
PLAN 7820796
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;51;12;SE

MUNICIPALITY: TOWN OF TOFIELD

REFERENCE NUMBER: 782 054 353

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
972 210 453	17/07/1997	TRANSFER OF LAND	$60,000	$60,000

OWNERS

ROSE CHARTERS
OF BOX 456
TOFIELD
ALBERTA T0B 4J0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
022 164 836	10/05/2002	TRANSFER OF LAND OWNERS - HELEN PETERS OWNERS - PIERCE PETERS BOTH OF: BOX 456 TOFIELD ALBERTA T0B4J0 AS JOINT TENANTS NEW TITLE ISSUED

(CONTINUED)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 24 DAY OF JULY, 2015 AT 05:11 P.M.

ORDER NUMBER: 28937598

CUSTOMER FILE NUMBER: AMEC

END OF CERTIFICATE

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 30,2013

S

LINC	SHORT LEGAL	TITLE NUMBER
0013 857 073	7820796;;A	022 164 836

LEGAL DESCRIPTION
PLAN 7820796
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;51;12;SE

MUNICIPALITY: TOWN OF TOFIELD

REFERENCE NUMBER: 972 210 453

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
022 164 836	10/05/2002	TRANSFER OF LAND	$83,000	NOMINAL

OWNERS

HELEN PETERS

AND
PIERCE PETERS
BOTH OF:
BOX 456 TOFIELD
ALBERTA T0B 4J0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 231 196	30/07/2013	TRANSFER OF LAND OWNERS - DAVIES TRUCKING 1999 LTD. BOX 477 TOFIELD ALBERTA T0B4J0

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 24 DAY OF JULY, 2015 AT 05:12 P.M.

ORDER NUMBER: 28937598

CUSTOMER FILE NUMBER: AMEC

END OF CERTIFICATE

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0013 857 073	7820796;;A	132 231 196

LEGAL DESCRIPTION
PLAN 7820796
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;51;12;SE

MUNICIPALITY: TOWN OF TOFIELD

REFERENCE NUMBER: 022 164 836

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 231 196	30/07/2013	TRANSFER OF LAND	$220,000	$220,000

OWNERS

DAVIES TRUCKING 1999 LTD.
OF BOX 477
TOFIELD
ALBERTA T0B 4J0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 231 197	30/07/2013	MORTGAGE MORTGAGEE - CIBC MORTGAGES INC. 1745 WEST 8TH AVENUE LEVEL B1 VANCOUVER BRITISH COLUMBIA V6J4T3 ORIGINAL PRINCIPAL AMOUNT: $176,000

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF JULY, 2015 AT 08:28 A.M.

ORDER NUMBER: 28840542

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

Edmonton Registry Services (South) Inc.

1 9109 39 Ave NW Edmonton, Alberta T6E 5Y2
PHONE: (780)435-7800 FAX : (780)436-1000
E-MAIL Address: info@ersregistry.com
Web Site Address: www.ersregistry.com

INVOICE

Invoice Date: Aug 05, 2015
Reference: ERF00031307
Counter Clerk: darcy

Client Name: AMEC EARTH & ENVIRONMENTAL LIMITED
Client Contact: SILVAN ZORZUT
5681 - 70 STREET
Edmonton, AB T6B 3P
E-mail Address:

Client Number: 155
Ordered By: In Person
Client Phone No: (780) 436-2152
Client Fax No.: (780) 435-8425
Deliver by:

Service Details: 7820796//A

Qty		Service Desc	Line Total	GST (Included)
4	HISA	HISTORICAL LAND TITLE	$82.00	$2.00

Total Services Performed:	$82.00
Total GST Charged on Services:	$2.00

G.S.T. NO. - RR137016317

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 17,1997

S LINC	SHORT LEGAL	TITLE NUMBER
0013 857 073	7820796;;A	782 054 353

LEGAL DESCRIPTION
PLAN 7820796
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;19;51;12;SE

MUNICIPALITY: TOWN OF TOFIELD

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
782 054 353	16/03/1978		$18,000	

OWNERS

CLARENCE L CHARTERS (RETIRED)
OF BROOKS
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
972 210 453	17/07/1997	TRANSFER OF LAND OWNERS - ROSE CHARTERS BOX 456 TOFIELD ALBERTA T0B4J0 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 24 DAY OF JULY, 2015 AT 05:12 P.M.

ORDER NUMBER: 28937598

CUSTOMER FILE NUMBER: AMEC

END OF CERTIFICATE

Certificate of Title

NO. 782054353

REF. 752161981

VALUE $ 180000

Canada

1 M RG. TWP. SEC. Q. PT.

2 PLAN 7820796 BLK. LOT A PT.

North Alberta Land Registration District

THIS IS TO CERTIFY that CLARENCE L. CHARTERS (RETIRED),

OF BROOKS, IN THE PROVINCE OF ALBERTA

IS now the owner of an estate in fee simple

of and in PLAN 782 0796

LOT (A)

CONTAINING FOUR AND SEVENTY NINE HUNDREDTHS (4.79) ACRES, MORE OR LESS

(S.E. 12 - 51 - 19 - W.4TH)

EXCEPTING THEREOUT ALL MINES AND MINERALS.

CANCELLED AND CONVERTED JUN - 6 1990

By.....

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 16TH day of MARCH 78, A.D. 19.....

Post Office Address BROOKS, ALBERTA

NORTH ALBERTA LAND REGISTRATION DISTRICT LAND TITLES OFFICE

J. [illegible] AD Registrar

North Alberta Land Registration District

JO

A.G. 000
Rev. 7/77

ABBREVIATIONS

E – Easement
C – Caveat
Tr – Transmission
Tfr – Transfer
Mtge – Mortgage
URW – Utility Right of Way
BL – Builders Lien
TN – Tax Notification
WE – Writ of Execution
C.C. – Covenants and Conditions
ENCUM – Encumbrance

Certificate of Title

Show Other Abbreviations Here

NAME CLARENCE L. CHARTERS

LAND 782 0796 LOT (A)

TITLE NO. 782034353

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY / MO / YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Discharges and Withdrawals: Date of Registration DY / MO / YR	Discharges and Withdrawals: Signature of Registrar

CANCELLED AND CONVERTED
JUN – 6 1990
BY

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

752161981

ORDER NUMBER: 28956312

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CANADA
PROVINCE OF ALBERTA
TO WIT

IN THE MATTER OF Section 116(5) of the Income Tax Act, being Chapter 63, S.C. 1970-1971.

DONALD ALLAN GAUTHIER and
WE/~~I~~ ADELEIN MARIE GAUTHIER
OF Edmonton,

IN THE PROVINCE OF ALBERTA DO SOLEMNLY DECLARE THAT:

1. I AM/WE ARE the transferor(s) of the within transfer and have full and personal knowledge of the matters hereinafter deposed to.

2. THE WITHIN property is not land and/or principal residence within the meaning of Section (54)(G) of the above act and is in my/our opinion exempt from taxation within the meaning of Section (40) (1)(a) of the above act.

3. I/WE HAVE entered into no contract or other arrangement which obliges or contemplates the taking up of residence by me/us outside of Canada.

4. I/WE HAVE filed an income tax return in Canada as a resident for the taxation year immediately preceding this year and intend to file a similar return for this year.

5. NO PERSON other than ourselves/myself has any legal, beneficial or other interest as owner in the aforesaid property, or any interest therein or in the proceeds of the sale thereof.

AND I/WE make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

(SEVERALLY) DECLARED BEFORE ME
at Edmonton,
in the Province of Alberta
this 30th day of October A.D. 1975

D. A. Gauthier
A. M. Gauthier

A Commissioner for Oaths for Alberta

Document No. 752 61 981

Dated October A.D. 19 75.

DONALD ALLAN GAUTHIER and
ADELEIN MARIE GAUTHIER

TO

CLARENCE L. CHARTERS

Reference Certificate

TRANSFER

Mayse Stationery Ltd.

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at

in the Province of Alberta, at

o'clock M., on the

day of A.D. 19

Number Book Folio

Registrar
A.L.R.D.

New Certificate

AFFIDAVIT OF EXECUTION BY WITNESS

CANADA
PROVINCE OF ALBERTA
TO WIT

I, Walter Brathercl
of Edmonton, in the Province of Alberta
MAKE OATH AND SAY:

1. I was personally present and did see Donald Allan Gauthier and Adelein Marie Gauthier named in the within instrument, who(~~is~~) (are) personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose(s) named therein.

2. That the same was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said person(s) and ~~is~~(each) is to my belief of the full age of eighteen years.

SWORN before me at Edmonton, in the Province of Alberta this 30th day of October A.D. 19 75

(A Commissioner for Oaths)
for Alberta

DOWER AFFIDAVIT

I, of in the Province of Alberta (occupation), MAKE OATH AND SAY:

1. That I am the transferor named in the within instrument.

2. That I am not married OR That neither my self nor my spouse have resided on the within mentioned lands at any time since our marriage.

SWORN before me at in the Province of Alberta this day of A.D. 19

(A Commissioner for Oaths)

CONSENT OF SPOUSE

I, being married to the above named do hereby give my consent to the disposition of our homestead, made in this instrument and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, to the extent necessary to give effect to the said disposition.

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGEMENT BY SPOUSE

1. This document was acknowledged before me by apart from my husband (my wife).

2. acknowledged to me that she (he).

(a) is aware of the nature of this disposition;

(b) is aware that THE DOWER ACT gives her (or him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;

(c) consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (or him) by THE DOWER ACT, to the extent necessary to give effect to the said disposition;

(d) is executing the document freely and voluntarily without any compulsion on the part of her husband (or his wife).

Dated at in the Province of Alberta this day of A.D. 19

(A Commissioner for Oaths)

Form 261 THE LAND TITLES ACT Mayan Stationery Ltd.

TRANSFER OF LAND

I DONALD ALLAN GAUTHIER (Teacher) and ADELEIN MARIE GAUTHIER (his wife) both of Edmonton, in the province of Alberta, Canada, as joint tenants and not as tenants in common,

being registered owner of an estate in fee simple, subject, however, to such encumbrances, liens, and interests as are notified by memorandum under written, in all that certain tract of land situate in the Province of Alberta, and being:
ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION TWELVE (12) TOWNSHIP FIFTY ONE (51) RANGE NINETEEN (19) WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF THE SAID QUARTER SECTION THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF FOUR HUNDRED AND SEVENTEEN AND FORTY TWO HUNDREDTHS (417.42) FEET, THENCE WESTERLY AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION FIVE HUNDRED AND SEVEN AND EIGHTY TWO HUNDREDTHS (507.82) FEET, THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY, TO THE SAID SOUTH BOUNDARY, THENCE EASTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING FOUR AND EIGHTY SEVEN HUNDREDTHS (4.87) ACRES MORE OR LESS. EXCEPTING THEREOUT:--EIGHT HUNDREDTHS (0.08) OF AN ACRE MORE OR LESS, AS SHOWN ON ROAD PLAN 5912 H.W.

THE LAND HEREBY DESCRIBED CONTAINING FOUR AND SEVENTY NINE HUNDREDTHS (4.79) ACRES MORE OR LESS.

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS

do hereby in consideration of the sum of----EIGHTEEN THOUSAND----------
----------($18,000.00) Dollars

paid to~~me~~ (us) by CLARENCE L. CHARTERS, Brooks, Alberta, Retired,

hereinafter called the "Transferee", the receipt of which sum ~~I~~ (we) hereby acknowledge, transfer to the said Transferee all ~~my~~ (our) interest in the said piece of land.

IN WITNESS WHEREOF ~~I~~ (we) have hereunto subscribed ~~my~~ (our) name(s).
~~(the Company has hereunto affixed its Corporate Seal by the hands of its proper officers)~~
this 30th day of October, A.D. 1975.

Signed by the said DONALD ALLAN GAUTHIER)
and ADELEIN MARIE GAUTHIER)
In the presence of)

D. A. Gauthier
DONALD ALLAN GAUTHIER

(Witness Sign Here)

ADELEIN MARIE GAUTHIER (Transferor Sign Here)

AFFIDAVIT OF TRANSFEREE
FORM 39

CANADA)
PROVINCE OF ALBERTA)

I, CLARENCE L. CHARTERS
of Brooks, Alberta, Retired
MAKE OATH AND SAY: (occupation)

1. I am (~~are~~) the transferee(~~s~~) named in the within transfer and I know the lands therein described.

2. I know the circumstances of the said transfer and the true consideration paid by me (us) (the transferee) is as follows:

The sum of $18,000.00 cash.

3. The transferor named in the said transfer is the person from who I (we) (the transferee) acquired the said lands.

4. The present value of the land, in my opinion, is $ 18,000.00
("land" includes buildings and all other improvements affixed to the land.)

SWORN before me at the Town of Brooks,)
In the Province of Alberta,)
this 3rd day of November, A.D. 1975.)

C. L. Charters

A Commissioner for Oaths in and for the Province of Alberta.

CANCELLED

Certificate of Title

NO. 7 5 2 1 6 1 9 8 1

REF. 1 2 1 P 2 5 1

VALUE $ 1 8 0 0 0 0 0

Canada

TITLE CANCELLED 782054353
IN FULL UNDER PLAN 782 0796
on this 16TH day of MARCH 19 78
JO A. D. Registrar

	M	RG.	TWP.	SEC.	Q.	PT.
1	4	19	51	12	SE	-

	PLAN	BLK.	LOT	PT.
2				

North Alberta Land Registration District

THIS IS TO CERTIFY that CLARENCE L. CHARTERS (RETIRED)

OF BROOKS OF THE PROVINCE OF ALBERTA

now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION TWELVE (12)

TOWNSHIP FIFTY ONE (51)

RANGE NINETEEN (19)

WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF FOUR HUNDRED AND SEVENTEEN AND FORTY TWO HUNDREDTHS (417.42) FEET, THENCE WESTERLY AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION FIVE HUNDRED AND SEVEN AND EIGHTY TWO HUNDREDTHS (507.82) FEET, THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO THE SAID SOUTH BOUNDARY, THENCE EASTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING FOUR AND EIGHTY SEVEN HUNDREDTHS (4.87) ACRES MORE OR LESS. EXCEPTING THEREOUT:
EIGHT HUNDREDTHS (0.08) OF AN ACRE MORE OR LESS, AS SHOWN ON ROAD PLAN 5912 H.W.
THE LAND HEREBY DESCRIBED CONTAINING FOUR AND SEVENTY NINE HUNDREDTHS (4.79) ACRES MORE OR LESS.

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 10 day of NOVEMBER , A.D. 19 75

Post Office Address BROOKS, ALBERTA

E. M. White AD. Registrar

North Alberta Land Registration District

A.G. 699 V. 1233
REV. 7/75

ABBREVIATIONS

: – Easement	URW – Utility Right of Way
; – Caveat	BL – Builders Lien
'r – Transmission	TN – Tax Notification
'fr – Transfer	WE – Writ of Execution
ltge – Mortgage	C.C. – Covenants and Conditions
	ENCUM – Encumbrance

M Certificate of Title CANCELLED

NAME CLARENCE L. CHARTERS

LAND 4-19-51-12-S.E. (PT)

Show Other Abbreviations Here

TITLE NO. 7 5 2 1 6 1 9 8 1

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY / MO / YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Discharges and Withdrawals: Date of Registration DY / MO / YR	Discharges and Withdrawals: Signature of Registrar
				M CANCELLED				

APPENDIX B

Aerial Photographs and Satellite Imagery

Source: AEPA Aerial Photographic Record System

1950 Aerial Photograph Showing Site Location
6340 – 47 Street
Tofield, Alberta

Drawn: GK	Project No.: CA0039477.6578	Scale: ~1:2,900

Source: AEPA Aerial Photographic Record System

	1962 Aerial Photograph Showing Site Location **6340 – 47 Street** **Tofield, Alberta**	
Drawn: GK	**Project No.: CA0039477.6578**	**Scale: ~1:2,900**

Source: AEPA Aerial Photographic Record System

	1967 Aerial Photograph Showing Site Location **6340 – 47 Street** **Tofield, Alberta**	
Drawn: GK	**Project No.: CA0039477.6578**	**Scale: ~1:2,500**

Source: AEPA Aerial Photographic Record System

1972 Aerial Photograph Showing Site Location
6340 – 47 Street
Tofield, Alberta

Drawn: GK	Project No.: CA0039477.6578	Scale: ~1:1,500

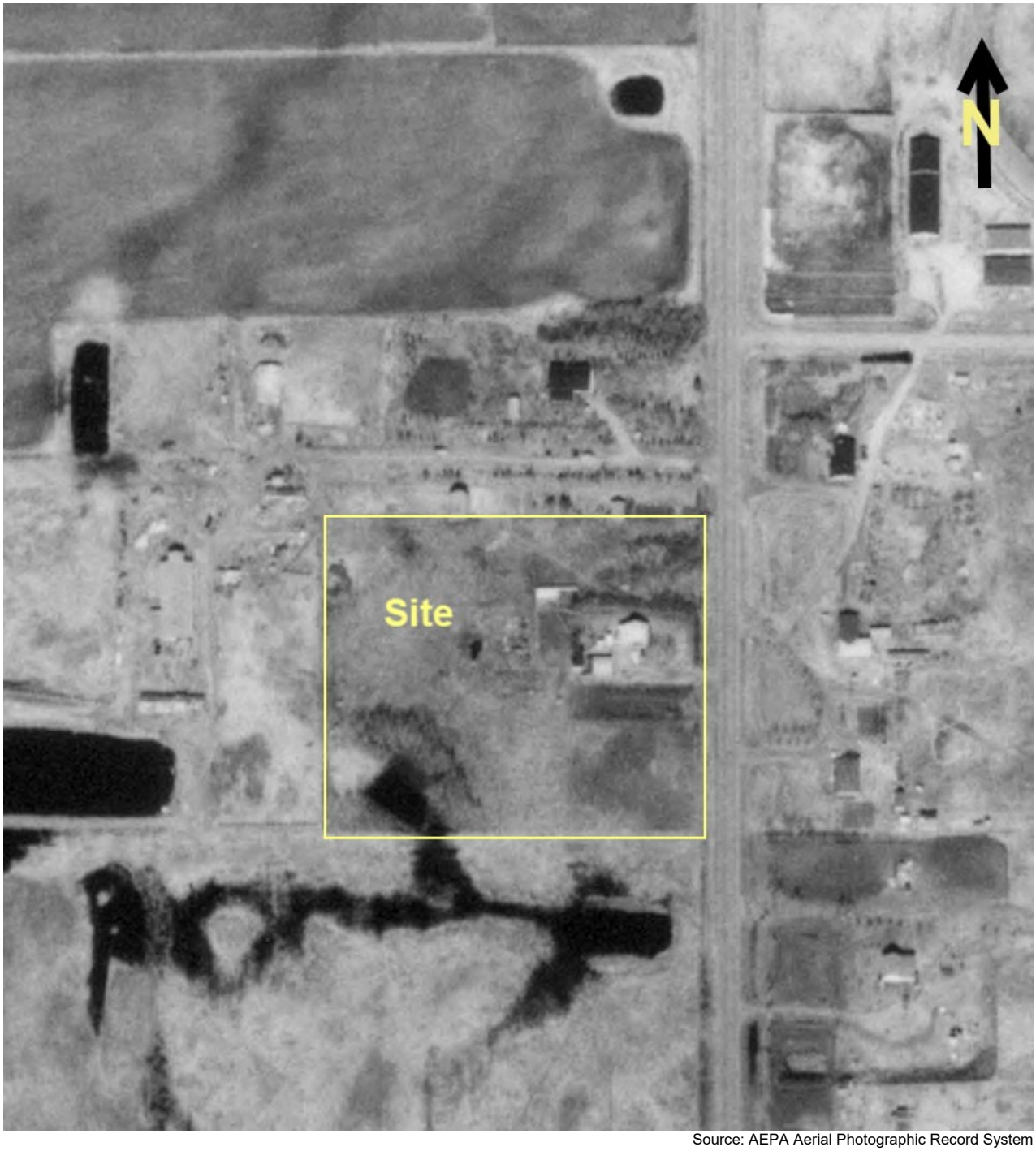
Source: AEPA Aerial Photographic Record System

wsp	**1975 Aerial Photograph Showing Site Location** **6340 – 47 Street** **Tofield, Alberta**	
Drawn: GK	**Project No.: CA0039477.6578**	**Scale: ~1:2,400**

Source: AEPA Aerial Photographic Record System

1979 Aerial Photograph Showing Site Location
6340 – 47 Street
Tofield, Alberta

Drawn: GK	Project No.: CA0039477.6578	Scale: ~1:2,000



Source: AEPA Aerial Photographic Record System

wsp	**1984 Aerial Photograph Showing Site Location** **6340 – 47 Street** **Tofield, Alberta**	
Drawn: GK	**Project No.: CA0039477.6578**	**Scale: ~1:2,500**

Source: AEPA Aerial Photographic Record System

wsp	**1990 Aerial Photograph Showing Site Location** **6340 – 47 Street** **Tofield, Alberta**	
Drawn: GK	**Project No.: CA0039477.6578**	**Scale: ~1:1,900**

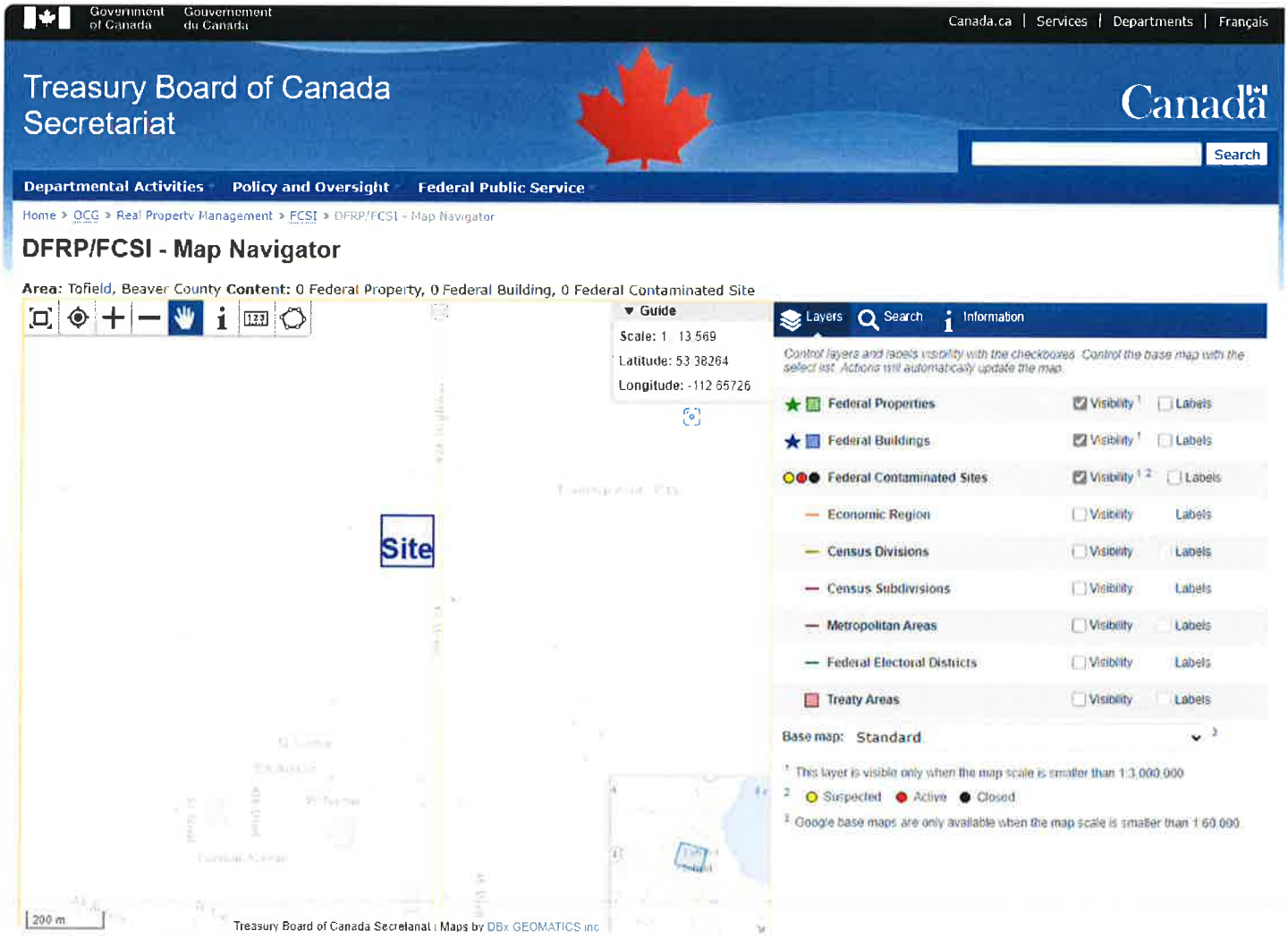
APPENDIX C

Documentation

Map of National Pollutant Release Inventory (NPRI) facilities

Map of National Pollutant Release Inventory Facilities in 2022

Federal Contaminated Sites Inventory



Environmental assessments

Environmental assessments (EAs) help guide the decision-making process and implementation of a proposed nuclear project before it is licensed. The Government of Canada enacted the *Impact Assessment Act* in 2019 to update its assessment process, but the CNSC still has several projects undergoing federal EAs that are following the process established under the *Canadian Environmental Assessment Act, 2012* (CEAA 2012).

Assessing the environmental impacts of projects is done to ensure that:

- proposed projects are carefully reviewed before federal authorities take action, and will not cause significant negative environmental effects
- significant negative environmental effects are prevented or mitigated in the area surrounding the project.
- federal and provincial governments cooperate and coordinate assessments and focus on enhanced communication and cooperation with Indigenous communities
- the public can participate in the process

Reference materials:

- The *Regulations Designating Physical Activities* identify the types of physical activities that constitute the "designated projects" that may require an EA under CEAA 2012.
- The Generic Guidelines for the Preparation of an Environmental Impact Statement outline the requirements for an environmental impact statement (EIS). An EIS is a report written by a licensee or applicant that presents the technical studies and findings related to an EA.

Province	Location	Proponent	Project	EA type	Registry reference number	Status
Alberta	Fort McMurray	Atomic Energy of Canada Ltd. (AECL)	Possession and monitoring of contaminated soil	Screening	35296	Cancelled

Order	Name	Site No.	Area	LSD	QTR	SEC	TWP	RNG	MER	Health Unit	Owner	Status (A-Active) (I-Inactive)	Size (Acre)	Priority Ranking	Overall Comments	Waste Types	Status	From	To	Design & Operation
151	Tofield	C09/090			SW	06	51	18	4	Vegreville	Tofield (T)	A	8	2						

Alberta Energy Regulator | Alberta Environment and Protected Areas

Authorization Viewer | Traditional Agriculture Registration Viewer | Public Notices Viewer | Help

Authorization Viewer - Search Results

For Water Act approvals, amendments and Code of Practice notifications issued by the Alberta Energy Regulator during or after 2018, please refer to the following link OneStop Application Query Tool (aer.ca).

The Search Used the Following Values:	
Legal Land Location:	SE 12-051-19-W4
Act / Document Type:	Water Act, EPEA
Show Inactive Authorizations:	Yes

The resulting Authorizations based on the search criteria will be displayed below. A PDF will appear next to the Authorization when documentation is available for viewing or downloading. Please click Viewer Help if you encounter problems viewing the Authorization document.

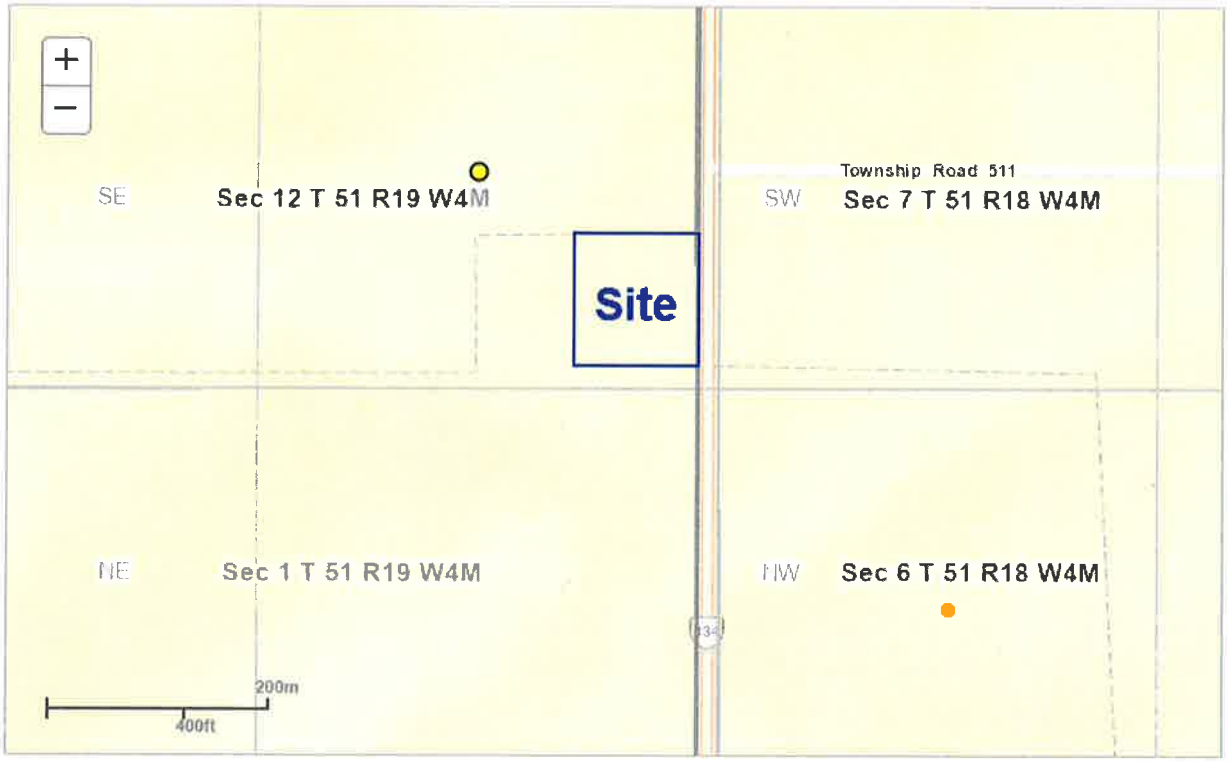
1 Result(s)

	Document 00150999-00-00 TOFIELD/REGISTRATION/WILME & MYRNA HUEBERT - F00150999 is held by Wilme & Myrna Huebert, under the provisions of the *Water Act*. This Registration is currently issued as of May. 02, 2002 and does not expire.

Clear & Return

Comments regarding the Authorization Viewer page may be directed to the Regulatory Programs Branch
RAC.Environment@gov.ab.ca.

Alberta Water Well Information Database Map



Alberta Water Well Information Database Map

Projection
Web Mercator (Auxillary Sphere)
Datum
WGS 84
Date
2024-07-30, 9:33:02 a.m.

Legend
- Groundwater Drilling Report
- Baseline Water Well Report

https://groundwater.alberta.ca/waterwells/d/

Alberta

Reconnaissance Report

View in Imperial

Export to Excel

Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
71138	SE	12	51	19	4	UNKNOWN DRILLER		12.19	Chemistry	Contaminati on Invest.	1			JEFFREY, RONALD			0.00
71139	SE	12	51	19	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic	1			STASIKO, L.			0.00
71140	1	12	51	19	4	J&J DRILLING LTD.	1983-05-20	45.72	New Well	Stock	1	10		CHARTERS, C.L.	15.24	13.64	13.97
280248	SE	12	51	19	4	UNKNOWN DRILLER		11.58	Chemistry	Domestic	1			HUEBERT, WILMER	3.05		0.00

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 71138
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1972/04/20

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
JEFFREY, RONALD	TOFIELD				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	12	51	19	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.384995 Longitude -112.662331
How Location Obtained
Not Verified

Elevation m
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Drilled

Proposed Well Use
Contamination Invest.

Type of Work
Chemistry

Formation Log

Measurement in Metric

Depth from ground level (m)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Metric

Recommended Pump Rate L/min

Test Date	Water Removal Rate (L/min)	Static Water Level (m)

Well Completion

Measurement in Metric

Total Depth Drilled	Finished Well Depth	Start Date	End Date
12.19 m			

Borehole

Diameter (cm)	From (m)	To (m)
0.00	0.00	12.19

Surface Casing (if applicable)
Steel
Size OD : 0.00 cm
Wall Thickness : 0.000 cm
Bottom at : 0.00 m

Well Casing/Liner
Size OD : 0.00 cm
Wall Thickness : 0.000 cm
Top at : 0.00 m
Bottom at : 0.00 m

Perforations

From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)

Perforated by

Annular Seal
Placed from 0.00 m to 0.00 m
Amount

Other Seals

Type	At (m)

Screen Type
Size OD : 0.00 cm

From (m)	To (m)	Slot Size (cm)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 71138
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1972/04/20

GOWN ID

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
JEFFREY, RONALD	TOFIELD				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	12	51	19	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.384995 Longitude -112.662331
How Location Obtained: Not Verified

Elevation m
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Metric

Distance From Top of Casing to Ground Level cm
Is Artesian Flow
Rate L/min
Is Flow Control Installed
Describe

Recommended Pump Rate L/min
Recommended Pump Intake Depth (From TOC) m
Pump Installed Depth m
Type Make H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS) Depth m
Gas Depth m
Remedial Action Taken
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to ESRD
Sample Collected for Potability
Submitted to ESRD Yes
Additional Comments on Well

Yield Test

Taken From Ground Level | Measurement in Metric

Test Date	Start Time	Static Water Level
		m

Method of Water Removal
Type
Removal Rate L/min
Depth Withdrawn From m
If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	L	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER
Company Name
UNKNOWN DRILLER

Certification No
1
Copy of Well report provided to owner
Date approval holder signed

Alberta

CHEMICAL ANALYSIS REPORT

WELL NAME	JEFFREY, RONALD	**GIC WELL ID**	71138
LOCATION	LSD SE SEC 12 TWP 51 RG 19 M 4	**SAMPLE NO.**	3150
WELL DEPTH	40.00 ft	**WATER LEVEL**	ft
AQUIFER		**LABORATORY**	AE
SAMPLING DATE	1972-04-20		

FIELD	MG/L	FIELD	MG/L
BICARBONATE		CARBONATE	
CHLORIDE		CONDUCTIVITY	
DISSOLVED OXYGEN		EH	
IRON		MANGANESE	
PH		SULPHATE	
S2		TEMPERATURE(C)	0
TOTAL ALKALINITY		TOTAL HARDNESS	
LABORATORY		Analysis Date 1972-06-09	
COD		CONDUCTIVITY	2,810
DIC		FLUORIDE	0.5500
ION BALANCE		PH	7.90
SAR		SIO2	
TOTAL ALKALINITY	682.0000	TC	
TDS	1,655	TN	
DOC			
AMMONIUM-N		BICARBONATE	
CALCIUM	15.9999	CARBONATE	
CHLORIDE	26.0357	MAGNESIUM	22.0181
NITRATE-N		NITRITE-N	
PHOSPHATE		POTASSIUM	
SODIUM		SULPHATE	496.7239
NO2 + NO3	0.8988	TOTAL HARDNESS	132.0000
ALUMINUM		ARSENIC	
BARIUM		BERYLLIUM	
CADMIUM		CHROMIUM	
COBALT		COPPER	
IRON	0.4000	LEAD	
MANGANESE		MERCURY	
MOLYBDENUM		NICKEL	
SELENIUM		STRONTIUM	
VANADIUM		ZINC	
HYDROCARBONS		PESTICIDES	
PHENOLICS			

Remarks:

WELL SAMPLE.

Temperature reported in Degree Centigrade. Conductivity reported in microsiemens/cm, pH in pH units. Alkalinity and Hardness expressed as Calcium Carbonate. FE, VA, PB, AL, AG expressed as extractable. FE in field measurements and all remaining metals expressed as total. '-' indicates concentrations less than.

EH	- Oxidation-Reduction Potential	SAR	- Sodium Adsorption Ratio	DIC	- Dissolved Inorganic Carbon
COD	- Chemical Oxygen Demand	DOC	- Dissolved Organic Carbon	TN	- Total Particulate Nitrogen
TDS	- Total Dissolved Solids	TC	- Total Particulate Carbon		

Alberta Water Well Drilling Report

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

View in Imperial | **Export to Excel**

GOWN ID

GIC Well ID 71139
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1961/05/30

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
STASHKO, L.	TOFIELD				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	12	51	19	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.384995 Longitude -112.662331
How Location Obtained
Not Verified

Elevation m
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Drilled

Proposed Well Use
Domestic

Type of Work
Chemistry

Formation Log

Measurement in Metric

Depth from ground level (m)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Metric

Recommended Pump Rate L/min

Test Date	Water Removal Rate (L/min)	Static Water Level (m)

Well Completion

Measurement in Metric

Total Depth Drilled	Finished Well Depth	Start Date	End Date
0.00 m			

Borehole

Diameter (cm)	From (m)	To (m)
0.00	0.00	0.00

Surface Casing (if applicable)

Size OD : 0.00 cm
Wall Thickness : 0.000 cm
Bottom at : 0.00 m

Well Casing/Liner

Size OD : 0.00 cm
Wall Thickness : 0.000 cm
Top at : 0.00 m
Bottom at : 0.00 m

Perforations

From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)

Perforated by

Annular Seal

Placed from 0.00 m to 0.00 m
Amount

Other Seals

Type	At (m)

Screen Type

Size OD : 0.00 cm

From (m)	To (m)	Slot Size (cm)

Attachment
Top Fittings
Bottom Fittings

Pack

Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
UNKNOWN DRILLER

Certification No
1

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 71139
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1961/05/30

GOWN ID

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
STASHKO, L.	TOFIELD				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	12	51	19	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.384995 Longitude -112.662331
How Location Obtained: Not Verified

Elevation m
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Metric

Distance From Top of Casing to Ground Level cm
Is Artesian Flow
Rate L/min

Is Flow Control Installed
Describe

Recommended Pump Rate L/min
Recommended Pump Intake Depth (From TOC) m

Pump Installed
Type
Depth m
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth m
Gas
Depth m

Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to ESRD

Remedial Action Taken

Sample Collected for Potability
Submitted to ESRD Yes

Additional Comments on Well

Yield Test

Taken From Ground Level

Measurement in Metric

Test Date	Start Time	Static Water Level
		m

Method of Water Removal

Type
Removal Rate L/min
Depth Withdrawn From m

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	L	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 71140
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1983/06/15

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
CHARTERS, C.L.	P.O. BOX 456 TOFIELD				T0B 4J0

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	1	12	51	19	4	A			

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.383187 Longitude -112.659307
How Location Obtained
Not Verified

Elevation m
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Stock

Type of Work
New Well

Formation Log

Measurement in Metric

Depth from ground level (m)	Water Bearing	Lithology Description
3.66		Brown Clay
10.06		Sandy Till
32.00		Gray Shale
32.31		Coal
33.53		Shale
33.83		Coal
39.01		Shale
39.93		Coal
40.23		Brown Shale
45.72		Gray Shale

Yield Test Summary

Measurement in Metric

Recommended Pump Rate 4.55 L/min

Test Date	Water Removal Rate (L/min)	Static Water Level (m)
1983/05/20	13.64	15.24

Well Completion

Measurement in Metric

Total Depth Drilled	Finished Well Depth	Start Date	End Date
45.72 m		1983/05/19	1983/05/20

Borehole

Diameter (cm)	From (m)	To (m)
0.00	0.00	45.72

Surface Casing (if applicable)
Galvanized Steel
Size OD : 13.97 cm
Wall Thickness : 0.635 cm
Bottom at : 6.10 m

Well Casing/Liner
Plastic
Size OD : 13.97 cm
Wall Thickness : 0.635 cm
Top at : 0.61 m
Bottom at : 42.67 m

Perforations

From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)
33.53	42.67	0.000		0.00

Perforated by

Annular Seal Packer & Puddled Clay
Placed from 0.00 m to 3.05 m
Amount

Other Seals

Type	At (m)

Screen Type
Size OD : 0.00 cm

From (m)	To (m)	Slot Size (cm)

Attachment
Top Fittings Bottom Fittings

Pack
Type Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
J&J DRILLING LTD.

Copy of Well report provided to owner Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 71140
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1983/06/15

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
CHARTERS, C.L.	P.O. BOX 456 TOFIELD				T0B 4J0

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	1	12	51	19	4	A			

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.383187 Longitude -112.659307
How Location Obtained: Not Verified

Elevation m
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Metric

Distance From Top of Casing to Ground Level cm
Is Artesian Flow
Rate L/min

Is Flow Control Installed
Describe

Recommended Pump Rate 4.55 L/min
Recommended Pump Intake Depth (From TOC) 42.06 m

Pump Installed Yes Depth m
Type SUB Make JACUZZI H.P. .5
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS) Depth m
Gas Depth m

Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to ESRD

Remedial Action Taken

Sample Collected for Potability Submitted to ESRD Yes

Additional Comments on Well
DRILLER REPORTS WATER SOFT.

Yield Test

Taken From Ground Level
Measurement in Metric

Test Date	Start Time	Static Water Level
1983/05/20	12:00 AM	15.24 m

Depth to water level

Pumping (m)	Elapsed Time Minutes:Sec	Recovery (m)

Method of Water Removal
Type Air
Removal Rate 13.64 L/min
Depth Withdrawn From 42.67 m

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	L	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
J&J DRILLING LTD.

Copy of Well report provided to owner Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 280248
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1965/08/26

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
HUEBERT, WILMER	TOFIELD				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	12	51	19	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.384995 Longitude -112.662331
How Location Obtained
Map

Elevation 680.31 m
How Elevation Obtained
Estimated

Drilling Information

Method of Drilling
Unknown

Proposed Well Use
Domestic

Type of Work
Chemistry

Formation Log

Measurement in Metric

Depth from ground level (m)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Metric

Recommended Pump Rate 0.00 L/min

Test Date	Water Removal Rate (L/min)	Static Water Level (m)
1965/08/24		3.05

Well Completion

Measurement in Metric

Total Depth Drilled	Finished Well Depth	Start Date	End Date
11.58 m			

Borehole

Diameter (cm)	From (m)	To (m)
0.00	0.00	11.58

Surface Casing (if applicable)

Size OD : 0.00 cm
Wall Thickness : 0.000 cm
Bottom at : 0.00 m

Well Casing/Liner

Size OD : 0.00 cm
Wall Thickness : 0.000 cm
Top at : 0.00 m
Bottom at : 0.00 m

Perforations

From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)

Perforated by

Annular Seal

Placed from 0.00 m to 0.00 m
Amount

Other Seals

Type	At (m)

Screen Type

Size OD : 0.00 cm

From (m)	To (m)	Slot Size (cm)

Attachment
Top Fittings
Bottom Fittings

Pack

Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
UNKNOWN DRILLER

Certification No
1

Copy of Well report provided to owner | Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 280248
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1965/08/26

GOWN ID

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
HUEBERT, WILMER	TOFIELD				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	12	51	19	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.384995 Longitude -112.662331
How Location Obtained: Map

Elevation 680.31 m
How Elevation Obtained: Estimated

Additional Information

Measurement in Metric

Distance From Top of Casing to Ground Level: cm
Is Artesian Flow:
Rate: L/min
Is Flow Control Installed:
Describe:

Recommended Pump Rate: 0.00 L/min
Recommended Pump Intake Depth (From TOC): 0.00 m
Pump Installed:
Type:
Depth: m
Make:
H.P.:
Model (Output Rating):

Did you Encounter Saline Water (>4000 ppm TDS):
Depth: m
Gas:
Depth: m
Well Disinfected Upon Completion:
Geophysical Log Taken:
Remedial Action Taken:
Submitted to ESRD:
Sample Collected for Potability:
Submitted to ESRD: Yes

Additional Comments on Well
ORIGINAL LSD 16

Yield Test

Measurement in Metric

Test Date	Start Time	Static Water Level
1965/08/24	12:00 AM	3.05 m

Taken From Ground Level
Depth to water level

Pumping (m)	Elapsed Time Minutes:Sec	Recovery (m)

Method of Water Removal
Type:
Removal Rate: L/min
Depth Withdrawn From: 0.00 m

If water removal period was < 2 hours, explain why:

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	L	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
UNKNOWN DRILLER

Certification No
1

Copy of Well report provided to owner:
Date approval holder signed:

AEPA Environmental Site Assessment Repository – Map Search

Alberta Environment and Protected Areas

Search Form | Map Search

The ESA marker represents an approximate location of a site where the Government of Alberta has received scientific and/or technical information. The marker is an arbitrary, 40 meter diameter circle centered on the property for which this information is attached. For locations or other site information, see the document results table.

Spatial Search provided by the Alberta Land Titles SPIN 2 System

A designated location identifies a site where Environment and Protected Areas has received scientific or technical information for that site and does not imply anything regarding the current state or condition of the site. Please refer to the studies and reports to determine the condition of the site.

ATS

Meridian W -	4
Range	19
Township	51
Section	12
[Quarter]	

Search

- PBL
- Address
- Place Name
- Coordinate
- Help with Map

Financial and Administrative Shared Services
FOIP Office
Suite 402, Standard Life
10405 Jasper Avenue NW
Edmonton, Alberta T5J 4R7
Email: FOIPGeneralAccess1@gov.ab.ca

July 25, 2024

Silvan ZORZUT
33 Second Ave
Ardrossan, AB T8E 2A1

Dear Silvan ZORZUT:

Freedom of Information and Protection of Privacy Request #: EA000-2024-S-1184
Request for records pertaining to the property located Plan 7820796 Lot A; 6340 47 Street, Tofield

The following is in response to your request for access under the *Freedom of Information and Protection of Privacy Act* (the Act) to the following subject records:

Location: Plan 7820796 Lot A; 6340 47 Street, Tofield.

Name(s): Davies Trucking.

Time Frame: from January 01, 1950 to July 23, 2024

Records: Any records of potential environmental concern including, but not limited
to, actual and potential contamination to soil and groundwater on a property

A search of Environment and Protected Areas (EPA) record holdings has not identified any records relating to the subject of your request, based on the search parameters you provided to this office, except the public records that you have already obtained off the Environmental Site Assessment Repository (ESAR).

If you have any questions or concerns about the processing of your request, please write to the above address or call me, so that we can look at ways to address these issues. Under section 65(1) of the Act, you may ask the Information and Privacy Commissioner to review. To request a review, you must complete and deliver a Request for Review form within 60 days from the date of this notice to the Commissioner at 410, 9925 – 109 Street, Edmonton, Alberta, T5K 2J8. The form is available under the Resources tab on the Commissioner's website http://www.oipc.ab.ca or you can call 1-888-878-4044 to request a copy of the form.

If you request a review, please provide the Commissioner with a copy of your original request, any letters of clarification, a copy of this letter and the reason why you are requesting a review.

Your Access Request is now closed.

If you have any questions, please contact me at 780-422-4404, Tolulope.Adesanya@gov.ab.ca.

Sincerely,

Tolu Adesanya
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
Email: FOIPGeneralAccess1@gov.ab.ca

July 26, 2024

Silvan ZORZUT
33 Second Ave
Ardrossan, AB T8E 2A1

Dear Silvan ZORZUT:

Routine Disclosure (RD) Request Number #: EA000-2024-R-1185
Request for records pertaining to the property located at Plan 7820796 Lot A; 6340 47 Street, Tofield.

The following is in response to your request for routinely available information for the following subject records:

Location: Plan 7820796 Lot A; 6340 47 Street, Tofield.

Name(s): Davies Trucking.

Time Frame: from January 01, 1950 to July 23, 2024

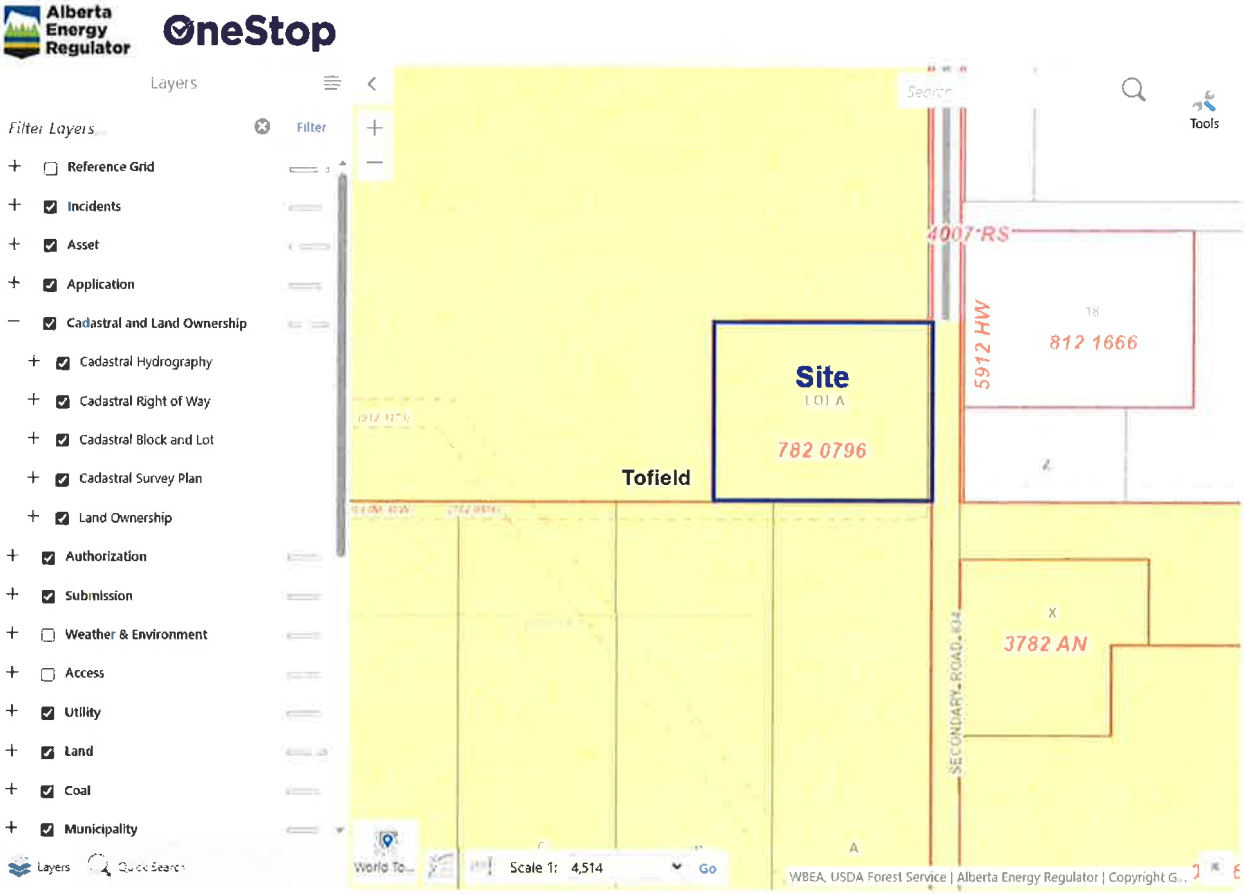
Records: Any records of potential environmental concern including, but not limited to, actual and potential contamination to soil and groundwater on a property

Your RD Request is now closed.

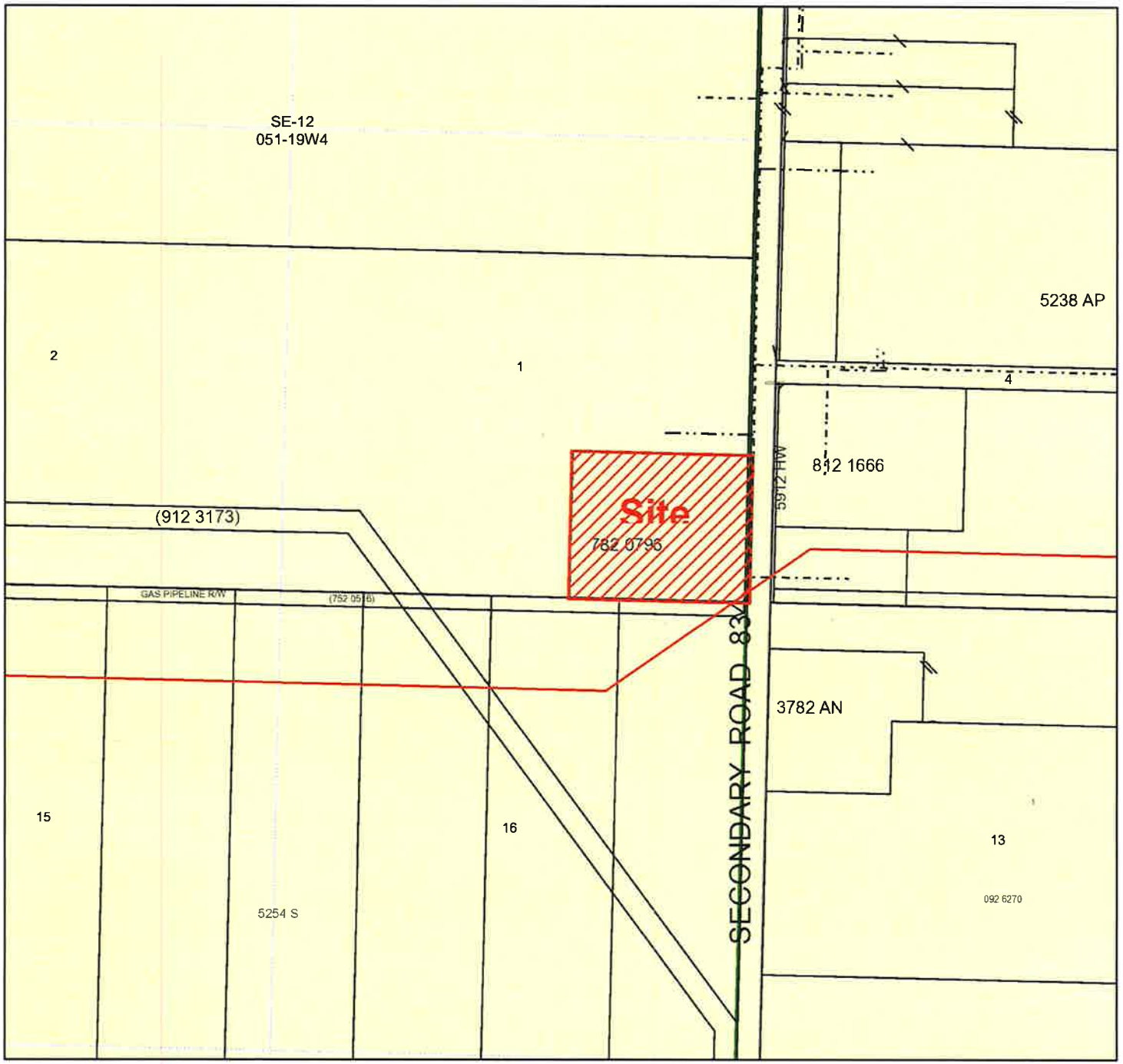
If you have any questions, please contact me at 780-422-4404, Tolulope.Adesanya@gov.ab.ca.

Sincerely,

Tolu Adesanya
FOIP Advisor
Serving Environment and Protected Areas
Government Of Alberta


Alberta Energy Regulator
OneStop
Layers
Filter Layers
Filter
Reference Grid
Incidents
Asset
Application
Cadastral and Land Ownership
Cadastral Hydrography
Cadastral Right of Way
Cadastral Block and Lot
Cadastral Survey Plan
Land Ownership
Authorization
Submission
Weather & Environment
Access
Utility
Land
Coal
Municipality
Search
Tools
4007 RS
5912 HW
812 1666
Site
LOT A
782 0796
Tofield
3782 AN
SECONDARY ROAD 834
Scale 1: 4,514
Go
WBEA, USDA Forest Service | Alberta Energy Regulator | Copyright G...

CA0039477.6578



N

1:4,807

0 55 110 220 m

Wellheads

- Abandoned Wellhead
- Suspended Gas Wellhead
- Suspended Oil Wellhead
- Flowing Gas Wellhead
- Location Wellhead
- Flowing Oil Wellhead
- Miscellaneous Wellhead
- Water Wellhead
- Well Downhole Location
- Newly Licenced Well
- Newly Spudded Well

High Pressure Pipelines

- Gas Pipeline
- Oil Pipeline
- Water Pipeline
- LVP/HVP Pipeline
- Foreign Pipeline (Only when a company is specified.)

Low Pressure Pipelines

- Gas Co-op Pipeline

AbaData

Pipeline Information

LONG RUN EXPLORATION LTD. | AB00039533 - 1

Government Pipeline Data Current to June 30, 2024

Permit Date:	June 17, 2010	**License Date:**	August 12, 1996
From Location:	16-32-50-18 W4M PL	**To Location:**	2-16-51-19 W4M MS
Length:	11.2 kms | 7 mi	**Status:**	O
Substance:	NG	**H_2S:**	0 mol/kmol | 0 ppm
Outside Diameter:	168.3 mm | 6.63 "	**Wall Thickness:**	3.96 mm | 0.16 "
Material:	S	**Type:**	Z245.3
Grade:	42	**Max Operating Pressure:**	3450 kPa | 500 psi
Joints:	W	**Internal Coating:**	U
Stress Level:	25 %	**Environment:**	CC
Original Permit Date:		**Construction Date:**	
Original License/Line No:	9535 - 1	**NEB Registration:**	
Last Occurrence Year:	1974	**Abacus No:**	56240

AbaData Low Pressure Pipeline Information

NATURAL GAS CO-OPERATIVE CONTACT INFORMATION

Data Current To May 20, 2023

Name: ATCO Natural Gas Distribution Customer Correspondence

Address: PO Box 2409 Edmonton, T5J 2S3

Phone #: 310-5678 **Alternate Phone #:**

Website: http://www.atcogas.com

Safety Codes Council

Alberta Safety Codes Authority

July 30, 2024

Silvan Zorzut
WSP E&I Canada Limited
5681 70 St NW
Edmonton AB T6B 3P6

Email: silvan.zorzut@wsp.com

Re: ASCA Storage Tank Search - Your File# No. ZORZUT Order ID# 12068

Dear Silvan,

As per your search requests received July 30, 2024, 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 address(es):

6340-47 Street, Tofield AB| Lot A| Plan 7820796| SE 12 51 19 W4

The search of the storage tank database determined **no records** were available for the address(es) requested.

The Freedom of Information and Protection of Privacy Act governs the information provided. Please note that the database is not complete. The main limitation of the database is that it only includes, information reported through registration and permitting, or a survey of abandoned sites completed in 1992 and should not be considered 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
Aranya Hewapathirane
STS Associate
Alberta Safety Codes Authority
Safety Codes Council | safetycodes.ab.ca
desk 587.415.1256| toll-free 1-888-413-0099

THE TOWN OF
Tofield
Building the Future

PO BOX 30 5407-50 Street
Tofield, Alberta T0B 4J0
Phone: 780 662 3269
Email: adminclerk@tofieldalberta.ca
Website: www.tofieldalberta.ca

July 24, 2024

Silvan Zorzut
Senior Environmental Site Assessor
WSP Canada INC
5681 70 Street NW
Edmonton, AB
T6B 3P6

RE: 6340 47 Street Tofield, AB (Plan 7820796 Lot A)

Silvan,

In response to your letter, dated July 24, 2024, I provide the following response(s) on behalf of the Town of Tofield.

The property in question contains below ground tanks for the purpose of water and a sperate tank for the purposes of septic needs.

The property has experienced no issue to our knowledge in the way of emergency response, environmental issue(s) nor have there been records of potential contamination or fire.

I trust this information will satisfy your request. Should you require further, please do not hesitate to reach out to the undersigned.

Regards,

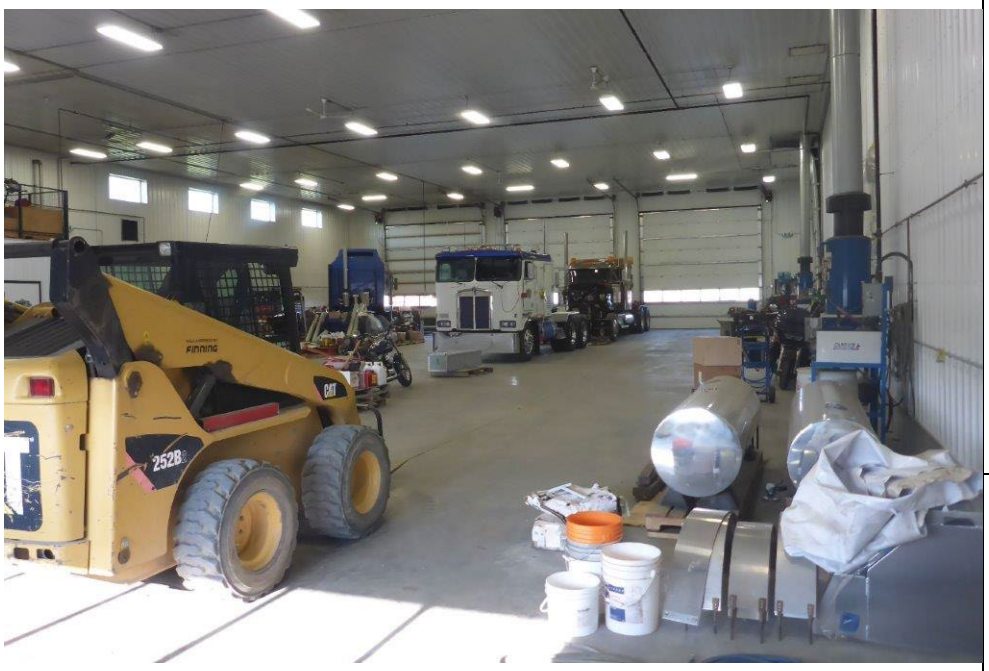
Jeff Edwards, CLGM
Assistant Chief Administrative Officer

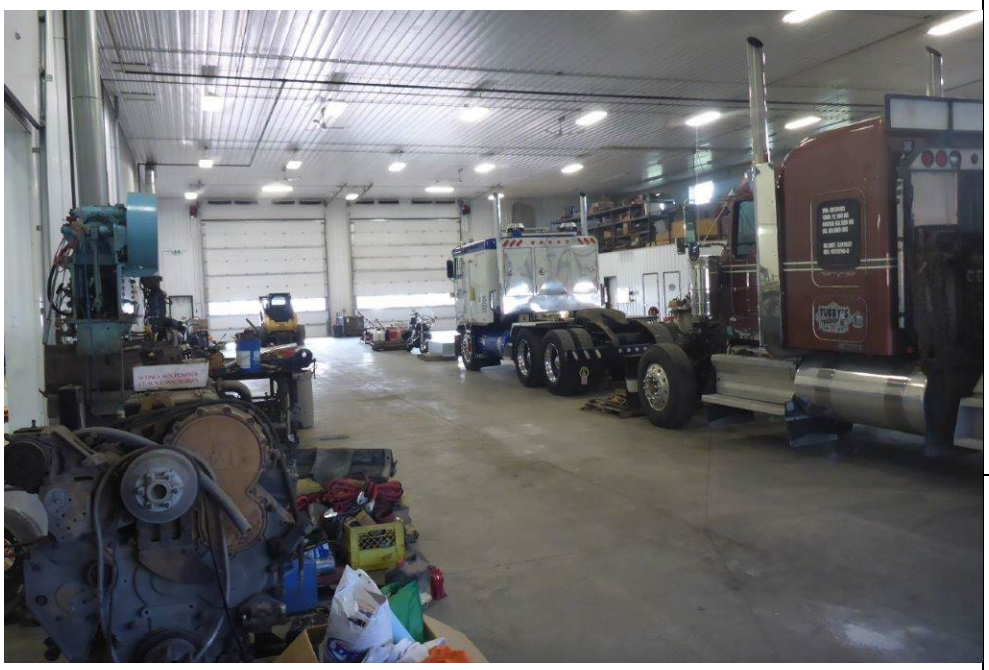
APPENDIX D

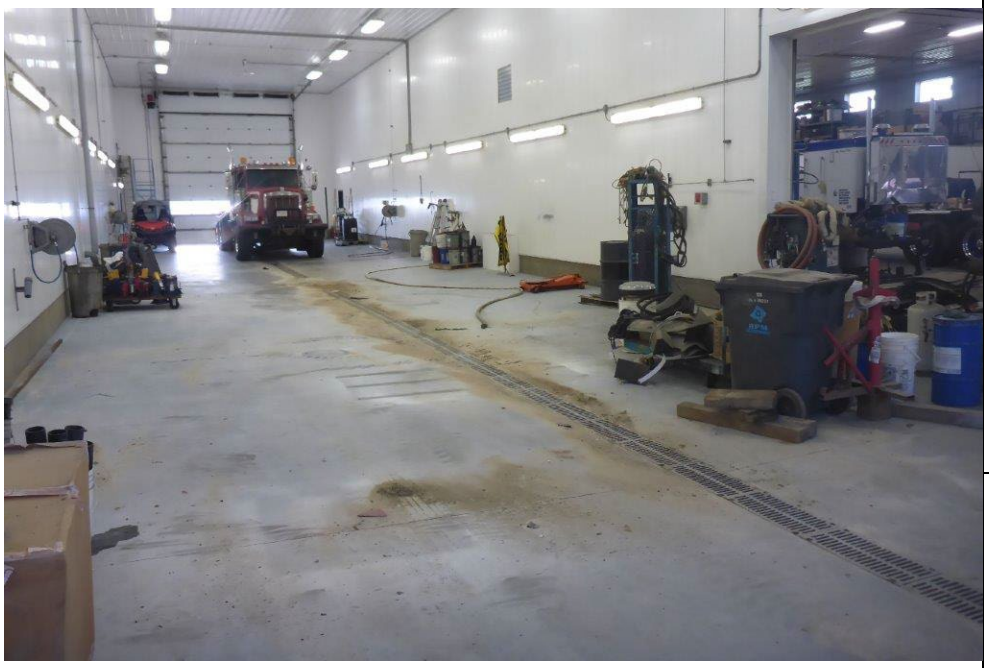
Photographs

	**Photograph 1:** The Site building as viewed from the southeast.
	Direction: Northwest

	**Photograph 2:** The Site as viewed from the north.
	Direction: South

	**Photograph 3:** The shop interior.
	Direction: Southwest

	**Photograph 4:** Shop interior.
	Direction: Southeast



Photograph 5:
Wash bay in the northernmost portion of the shop.

Direction:
East

Photograph 6:
Lunchroom in the office.

Direction:
Southeast

Photograph 7:
Equipment storage on the western portion of the Site.

Direction:
North

Photograph 8:
Northern portion of Site.

Direction:
West

	**Photograph 9:** Southern portion of the Site showing infrastructure associated with a well (foreground) and septic tank (background). An approximately 15,000 L underground storage tank located in this area collects rainwater from the building roof for use in the wash bay.
	Direction: West

	**Photograph 10:** The Site Representative indicated that this well, located near the north side of the Site, is not being used.
	Direction: South

Photograph 11:
Drums of lubricant used for servicing vehicles stored inside the shop.

Direction:
Southwest

Photograph 12:
Oils and solvent stored inside the shop in containers having capacities of 20 L.

Direction:
Northeast

Photograph 13:
Various containers of oil, solvent, and paint stored on the floor on the south side of the shop. Chemicals were being staged as part of cleanup activities in preparation for an upcoming auction. A canister of R134a is partially visible on the right.

Direction:
North

Photograph 14:
This 13,000 L double-walled steel AST is located adjacent to the northwest corner of the Site and contains diesel fuel. An approximately 1 m^2 stain is visible near the fill point beside this AST.

Direction:
Southwest

Photograph 15:
Waste oil generated from vehicle maintenance is collected in two IBCs located on the concrete pad outside the west side of the building. Drums used for the collection of oily rags, spent oil filters and emptied oil containers were also present in this area. Staining was visible on the concrete pad in this area.

Direction:
South

Photograph 16:
The waste oil IBCs and drums used for the collection of oily rags, spent oil filters and emptied oil containers. One of the drums in the foreground contained ash from burned paper wastes.

Direction:
Northwest

APPENDIX E

Qualifications

Ian E. Hattie, M.Sc.

Ian E. Hattie was the reviewer for the Report. Mr. Hattie has over 36 years of experience with environmental assessments, regulatory compliance and permitting, and environmental compliance audits at commercial and industrial facilities. He also has experience designing and auditing regulatory compliance and monitoring systems, waste minimization programs, environmental best practices, health and safety program development, and construction safety oversight and auditing in the United States and Canada. Mr. Hattie has worked as a team member on multiple large-scale industrial EHS audits with our safety and industrial hygiene specialists including metal forging, fabrication, and machining facilities, oilfield services such as tubular management, pump / lift equipment, drilling equipment repair and manufacturing, fracking equipment fabrication and servicing, and proppant storage and handling systems. Mr. Hattie also has experience with environmental inspections at upstream and mid-stream oil and gas facilities and industrial facilities across Canada and in California, Arizona, Nevada, and Louisiana.

Silvan Zorzut

Mr. Zorzut was the assessor for this Site. Mr. Zorzut has over 36 years of consulting experience in planning, conducting, supervising and managing environmental projects including site investigations, implementation and monitoring. Mr. Zorzut has managed and completed over 1,500 Phase I Environmental Site Assessments (ESAs) and more than 200 Phase II ESAs of industrial and commercial properties throughout Canada and has a Certified Environmental Site Assessor (CESA) designation as provided by Associated Environmental Site Assessors of Canada (AESAC). Mr. Zorzut has also successfully completed consulting projects in the areas of occupational hygiene, indoor air quality, PCB decommissioning, asbestos abatement and indoor air quality assessment. He has been able to use these skills in identifying hazardous materials as part of the Phase I ESAs and has completed over 80 Hazardous Building Material Assessments. Mr. Zorzut is familiar with current environmental legislation and site assessment guidance documents (Canadian Standards Association, American Society for Testing and Materials).

APPENDIX F

Limitations

Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
   a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
   b. The Scope of Services;
   c. Time and Budgetary limitations as described in our Contract; and
   d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
11. Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.

wsp.com