

Phase I Environmental Site Assessment
21426 Township Road 600A
Lot 2; Block 1; Plan 072 5210
Thorhild County No. 7, Alberta

Prepared for:

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DARJON INVESTMENTS 2001 INC.
PHASE I ESA
21426 TOWNSHIP ROAD 600A
THORHILD COUNTY NO. 7, ALBERTA



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EXECUTIVE SUMMARY

Nichols Environmental (Canada) Ltd. (Nichols) has completed a Phase I Environmental Site Assessment (ESA) of a Site municipally described as 21426 Township Road 600A in Thorhild County No. 7, Alberta and legally described as Lot 2; Block 1; Plan 072 5210. The Site has been under the ownership of Darjon Investments 2001 Inc. since July 26, 2007.

The Site was developed with the present-day building in 2015 based on the questionnaire and aerial photograph review. What appear to be buildings associated with a farmstead were present on the Site in the 1949 aerial photograph, and the original building (residence) was removed between 2003 and 2009. At the time of inspection, the Site was vacant.

Given the age of the building (2015) on the Site, the potential for hazardous building materials is low. However, mercury-containing fluorescent light tubes and thermostats were observed at the time of inspection.

Of the observed surrounding land uses at the time of inspection, the rail line to the west may pose an environmental risk to the Site. However, given the distance the risk is reduced.

Regulatory correspondence identified records for neighbouring service stations and USTs. Given the work completed to date, hydraulic position, and/or distance, neither of the locations are anticipated to pose a significant environmental risk to the Site. Regulatory correspondence received to date has not identified any other environmental concerns. Nichols has yet to receive correspondence from Thorhild County No. 7 Emergency Services and Planning and Development departments, and any relevant information will be forwarded upon receipt and review.

Based on the findings of the Phase I ESA to date, Nichols is of the opinion that the level of environmental risk associated with the Site is low. At this time, Nichols has no recommendations for further assessment (Phase II ESA) of the Site.

The conclusions of this report will be re-evaluated upon receipt of the outstanding correspondence.

The statements made in this Executive Summary are subject to the same limitations included in Section 9.2 and are to be read in conjunction with the remainder of this report.



FIGURES

Figure 1 Site Location and Surrounding Land Use

APPENDICES

Appendix A	Water Well Map and Reconnaissance Report
Appendix B	Site Photographs
Appendix C	Questionnaire
Appendix D	Land Title Summary
Appendix E	Aerial Photograph Plates
Appendix F	Regulatory Correspondence



1.0 INTRODUCTION

Nichols was retained by Darjon Investments 2001 Inc. to conduct a Phase I ESA on a portion of land municipally located at 21426 Township Road 600A in Thorhild County No. 7, Alberta (herein referred to as the "Site"). The Site is legally described as Lot 2; Block 1; Plan 072 5210. The location of the Site relative to the surrounding area is presented on Figure 1.

The purpose of a Phase I ESA is to identify actual and potential site contamination. This involves the evaluation and reporting of existing information collected through a Records Review, a Site Visit and Interviews. The Phase I ESA may assist in reducing uncertainty about potential liabilities and may be a basis for further investigation of the property. Phase I ESAs may be used to make informed decisions about property transactions, identify certain baseline environmental conditions, assist in meeting regulatory requirements, and as an initial step in site remediation (Canadian Standards Association Z768-01, Phase I Environmental Site Assessment).

1.1 Background

No previous environmental reports for the Site were available for review.



2.0 SCOPE OF WORK

The following scope of work for the Phase I ESA was presented in a proposal to the client on September 3, 2020 and was carried out as follows:

- Completed a review of any previous environmental reports completed for the Site;
- Obtained and reviewed all records of land ownership and land use from the appropriate land title authority;
- Obtained and reviewed all pertinent aerial photographs of the Site in question and adjacent properties. The purpose of this is to determine the historical sequence of events that have transpired on the Site since its use as agricultural or naturally vegetated land. The photographs will also be used to gain further information concerning land use, construction activity, pipeline installations, and to determine if there is any visible evidence of waste disposal pits, open excavations, spills, vegetation stress, tank installations or other factors of environmental significance;
- Obtained and reviewed information from the following regulatory agencies regarding any environmental issues on record pertinent to the Site, including a historical review of municipal directories (where available):

Municipal

- Emergency Services - County of Thorhild No. 7;
- Planning & Development - County of Thorhild No. 7;

Provincial

- Abacus Datagraphics Ltd. (AbaData);
- Alberta Energy Regulatory (AER);
- Alberta Health Services (AHS);
- Alberta Safety Codes Authority (ASCA);
- Environmental Site Assessment Repository - Alberta Environment and Parks (AEP);
- Freedom of Information Protection of Privacy Act (FOIPP) - AEP;
- FOIPP, Records & Information Management (FRIM) Branch - AEP;

Federal

- National Pollutant Release Inventory (NPRI) - Environment Canada;

- Completed an inspection of the Site in question and adjacent lands following standard operating procedures for safely completing field work during the COVID-19 pandemic;
- Had discussions with current and former landowners/tenants (where possible) to resolve questions and uncertainties that arose from the above investigative steps; and



- Prepared a final report documenting the findings of the Phase I ESA including identification of areas of potential environmental concern (APECs) and potential contaminants of concern (PCOCs).

Authorization to proceed with the Phase I ESA was provided on September 4, 2020.



3.0 SITE DESCRIPTION

3.1 Location and Development Details

Location of Site:	21426 Township Road 600A, Thorhild County No. 7, Alberta
Legal Description:	Lot 2; Block 1; Plan 072 5210, LSD NW-5-60-31-W4M
Current Owner:	Darjon Investments 2001 Inc.
Year Developed:	Based on the questionnaire, the present-day building was constructed in 2015.
Water Supply:	Municipal
Sewer Service:	Municipal

3.2 Physical Description

The Site is located in Thorhild County No. 7, Alberta, and based on a certificate of compliance document provided by Mr. Marty Derouin, owner of the Site, the Site is currently under commercial district (C2) zoning. At the time of the investigation, a vacant shop building was present on the Site.

The building was located on the southwest portion of the Site and was of one-storey, wood frame construction on a concrete, slab-on-grade foundation. Heating in the building was provided via gas-fired forced-air furnaces. A mezzanine floor was present within the southwest portion of the building, and four overhead bay doors allowed access to the east portion of the lot.

A concrete apron was observed along the east exterior wall of the building on the Site, with a gravel surfaced area extending further east. The balance of the Site was surfaced with grass.

The Site was accessed from the south via Township Road 600A.

3.3 Topography and Drainage

The local topography was primarily flat with a gradual slope away from the Site to the south, toward Township Road 600A. A berm was present along the west Site boundary. Based on conversations with Mr. Derouin, the berm consisted of topsoil from the Site. Surface drainage on the Site is anticipated to be primarily via infiltration or overland flow toward the adjacent roadway. No standing water was observed on the Site at the time of the inspection.



3.4 Water Wells

A potable water well search was conducted through the Alberta Environment and Parks (AEP) Groundwater Information System to identify any water wells within a 0.5-km search radius of the Site, of which 31 were identified. Well completion dates ranged from 1954 to 1995. Well depths ranged from 12.19 to 66.14 metres below grade (mbg) while water levels ranged from 0.00 to 16.86 mbg. The majority of the wells were installed for municipal and domestic purposes. A copy of the Water Well Map and Reconnaissance Report for the search is provided in Appendix A.