



An Abandoned Drycleaner in Rural Alberta: A Costly and Dangerous Family Legacy

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Presentation Overview

1. Background
2. Initial Response
3. Assessment
4. Decommissioning
5. Remediation
6. Property Transaction
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Background

- Rural Alberta
- Operated from 1940s
- Residence in basement
- Closed in early 2000s



Background

- No occupancy since 2000
- Flood in 2012
- Trace engaged in 2015



Initial Response

- Health and safety considerations
- Community engagement
- Regulatory requirements
- End goal to divest the property

















Assessment

- Previous environmental reporting
- Phase I ESA
- Phase II ESA
- Site-specific guideline development



Decommissioning

- Health and safety considerations
- Recycling
- Disposal















Remediation

- Health and safety considerations
- Remedial approach
- Logistics
- Disposal









Property Transaction

- Adjacent landowner as purchaser
- Third-party environmental review
- Lawyers consulted
- Transaction closed in 2017



Learnings

- Take your time
- Understand the process, or find someone who does
- Consult often and broadly
- Don't assume



Questions?

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