



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

Presented by:

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# Presentation Overview

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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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