TRACE

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

Presented by: Michael J. J. Lupart, B.Sc., P.Ag., P.Biol., Partner Division Manager, Calgary

Date: October 13, 2021 File: Remtech Brownfield Drycleaner 13-Oct-2021

Presentation Overview

- 1. Background
- 2. Initial Response
- 3. Assessment
- 4. Decommissioning
- 5. Remediation
- 6. Property Transaction
- 7. Learnings
- 8. Questions



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







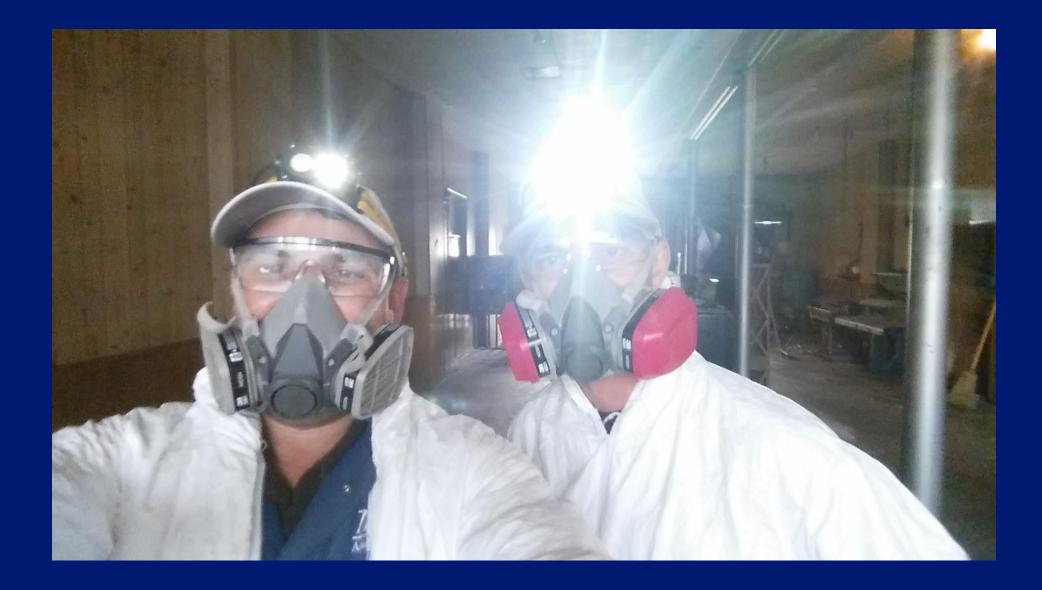
























Remediation

- 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?

Michael Lupart, B.Sc., P.Ag., P.Biol., Partner Division Manager, Calgary <u>mlupart@traceassociates.ca</u> 403.860.4180





