Township of Malahide

9450 Springfield Road
Township of Malahide, Ontario

Phase I Environmental Site Assessment Report

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EXECUTIVE SUMMARY

LVM, a division of EnGlobe Corp. (LVM) was retained by the Township of Malahide (hereafter referred to as the "Township" or the "Client") to conduct a Phase I Environmental Site Assessment (ESA) of the former Aylmer Meat Packers facility, located at 9450 Springfield Road in the Township of Malahide, Ontario (hereinafter referred to as the "Site" or the "subject property").

It is LVM's understanding that this assessment is required for due diligence purposes, in relation to the potential vesting of the subject property by the Client due to municipal tax arrears. It is also understood that the Phase I ESA will not be used in support of the filing a Record of Site Condition (RSC) with the Ontario Ministry of the Environment (MOE) for the subject property.

This Phase I ESA was completed in general accordance with the most recent version of CSA Standard Z768. The Phase I ESA included a review of historical information pertaining to the Site and surrounding properties within a 250 metre (m) radius of the Site (hereinafter referred to as the "surrounding properties" or the "Phase I study area"), a Site reconnaissance visit (conducted on September 16, 2014), and the preparation of this report which documents the findings of the assessment.

The subject property is geographically located in the Township of Malahide, north of the community known as Summer's Corners. It is located just north of the intersection of Springfield Road and Woolleyville Line and north of Talbot Road (Highway #3) in the County of Elgin. The subject property encompasses an area measuring approximately 1.7 hectares, upon which are situated three vacant and unused buildings, being: a pump-house; a garage, and; a large building with combined abattoir, meat processing floors, refrigeration units and retail store. The portions of the property located between the main building and the easterly property line, and between the garage and the main building are reported to have been used as livestock delivery and holding pens, and are covered with concrete. The west half of the Site is grass covered with a single gravel-surfaced driveway. Evidence indicates that the facility was developed circa 1972 on previously agricultural land. Surrounding property usage currently consists of residential, institutional parkland, agricultural and managed forest.

The Site was occupied by Aylmer Meat Packers until August 2003 when the entire facility was inspected and permanently closed by the Ontario Provincial Police (OPP), the Ontario Ministry of Agriculture and Food (OMAF), and the Canadian Food Inspection Agency (CFIA) for violations of the Meat Inspection Act (Ontario) and Food & Drug Act. The property and facility have remained vacant and unused since that time, during which time the property fell into tax arrears. Consequently, in June 2014 the Township of Malahide filed notice of a “Sale of Land for Tax Arrears by Public Tender”. The tax sale was unsuccessful and subsequently the Client has requested appropriate property appraisals and environmental assessments. Given the legal status of the facility, information from the owners/operators of the facility was not available, after requests put forth from the Township. As such, LVM has compiled operational data of the former facility from published information, the Site reconnaissance, photographs/mapping, and anecdotal evidence.

Based on the findings of the Phase I ESA, evidence was found of issues representing potential environmental contamination. The following is a summary of significant findings:
1. The previous operator of the facility, Aylmer Meat Packers, was convicted of six (6) charges in 2002 of "disposal of abattoir waste water on non-approved land" and "non-approved storage of waste". Anecdotal information indicates that waste materials were improperly disposed of (i.e. sprayed) on the rear of the subject property and the adjacent property to the north of the subject property.

2. One 10,000-litre capacity aboveground fuel storage tank (AST) was observed outdoors to the south of the garage building. This AST has been partially painted historically, and the potential for leakage or spillage was difficult to ascertain at the time of the site reconnaissance, however no evidence of significant leakage was observed on the underlying ground surface. A partially disassembled fuel pump was observed immediately west of the AST.

3. A large liquid waste underground storage tank (UST) was observed outdoors to the south of the main building. A visual inspection of the interior of the tank, through its access hatch, indicates that it is full of watery liquid. LVM was unable to establish the physical condition of the UST, however based on observations made during the site reconnaissance, the tank does not have the appearance of a standard sewage/bio-waste holding tank. It is possible that this tank is the "non-approved storage of waste" tank noted in the 2002 conviction. No evidence of tank discharge outlets or septic tile beds/fields was observed.

4. A pipe extending from the ground surface, interpreted to be a fill pipe for an underground storage tank, was observed outdoors to the north of the main building. A visual inspection of the interior of the UST, from the ground surface, indicated that it contained an unknown watery liquid. No secondary piping was observed in the area of this UST, including no vent piping commonly associated with USTs.

5. A larger (4 inch) steel pipe extending from the ground surface was observed outdoors between the garage and the main building. This pipe is interpreted by LVM also to be indicative of a potential UST, or an underground vault. No secondary piping was observed in the area of this UST; however dense overgrowth limited a full inspection of the area.

6. A 200-litre capacity motor oil drum was observed in the garage building, which was in poor physical condition and was leaking its contents onto the underlying concrete floor surface.

7. Sumps located in the processing areas of the main building were noted to contain residual waste/sludge, the origin/nature of which is uncertain, and which may require off-site disposal.

The above-note issues, if not properly managed by previous owners/operators, have the potential to impact the environmental quality of soils and groundwater on the subject property. In order to establish whether any of the above-noted issues have impacted the environmental quality of soils and/or groundwater on the subject property, LVM recommends that a Phase II ESA be completed for the Site, consisting of the following components:

- Further review be conducted into the existing infrastructure on-site, specifically the waste management facilities, routing of underground piping, the possibility of an on-site sewage septic system, etc., in order to establish the likelihood that such systems have properly mitigated the environmental risk of operations previously conducted on-site.
Geophysical investigation work, consisting of ferromagnetic and/or ground penetrating radar studies, in the vicinity of the USTs to confirm the location, size and potentially the purposes/nature of each tank, and any possible piping connected to such tanks. If such non-intrusive type investigation work is unsuccessful in establishing the location, size and potentially the purposes/nature of each tank, conduct intrusive investigation (i.e. test pits) in the area of the USTs.

The sampling and analyses of soil and groundwater on the subject property at locations where contamination is suspected, and the evaluation of the results of such analyses against applicable provincial soil and groundwater quality criteria.

Sampling of the liquid contents of the USTs, and their chemical and biological analyses, for the purposes of their off-site disposal.

Sampling of the contents of the interior sump pits, and their chemical and biological analyses, for the purposes of their off-site disposal.

In addition, the following issues are brought to the Clients attention which may represent future potential environmental regulatory compliance liability:

Certain building construction materials observed during the site reconnaissance are suspected to contain Designated Substances and other Hazardous Materials. LVM recommends that consideration be given to conducting a survey of the building facility for Designated Substances and other Hazardous Materials, including Asbestos, Lead, Mercury, PCBs, Mould, etc., in accordance with the requirements of the Occupational Health and Safety Act.

Potable water at the site is reported to be supplied by one (and possibly two) water supply wells. These water supply wells have not likely been properly maintained since operations ceased in 2003. LVM recommends that consideration be given to the sampling and analysis of water produced by the on-site water supply well system, in order to determine its potability, in accordance with the requirements of the Ontario Safe Drinking Water Act.