

AGENDA

1. Call to Order
2. Agenda: Amendments and Adoption
3. Adoption of the Minutes:
 - a) Minutes of Regular Meeting – Wednesday, May 19, 2021 – 6:00 P.M.
4. Delegation: None
5. Bylaws:
 - a) Bylaw 464/21 – Municipal Assessor Bylaw – Request for Decision 21-33
6. Unfinished Business:
 - a) Mr. Beebe – Garden Plot – Request for Decision 21-34
 - b) Railway House Bay 2 – Future Use – Request for Decision 21-32
7. New Business:
 - a) Community Resource Centre Lease – Request for Decision 21-35
 - b) Environmental Desktop Review – Request for Decision 21-36
8. Financial Reports: None
9. Committee Reports:
 - a) Alix Public Library Board – April 20th - Councillor Gilliat
 - b) Lacombe Regional Waste Services Commission – Councillor Gilliat
 - c) Lacombe Foundation – Councillor Gilliat
 - d) Alix Public Library Board – May 18th - Councillor Gilliat
10. Administrative Reports: None
11. Correspondence and Information:
 - a) Alberta Municipal Affairs – 2021 Municipal Sustainability Initiative (MSI) Funding Allocations
 - b) Blaine Calkins MP Red Deer – Lacombe – Suicide Prevention Hotline
 - c) Lacombe County – Cemetery Request
 - d) The Town of High River – Proposed Alberta Coal Restriction Policy
12. Closed Meeting
 - a) FOIP Section 27 – Privileged Information – Re: Cemetery
13. Adjournment

This Regular Meeting of the Village of Alix Council will be held virtually. The link to join the meeting as well as the agenda package can be found on the Village of Alix website. www.villageofalix.ca

VILLAGE OF ALIX
MISSION STATEMENT

Through Village Council policies and leadership, we foster an open, cooperative government that encourages public participation and ensures levels of services our citizens expect and deserve.

Minutes of the Regular Meeting of the Village of Alix Council, held on Wednesday, May 19, 2021 at 6:00 P.M., virtually.

Present: Mayor Rob Fehr, Councillors Barbara Gilliat, Tim Besuijen, Edwin Cole and Vicki Soltermann

Also Present: Michelle White, Chief Administrative Officer

Call to Order: Mayor Fehr called the meeting to order at 6:00 P.M.

Amendments/Deletions to Agenda: Mayor Fehr called for amendments to the agenda.

Approval of Agenda:

Resolution #102/21: Moved by Councillor Soltermann that the Village of Alix Council approve the agenda with the following amendment:

Add: New Business: c) Cemetery Request – Request for Decision 21-31

CARRIED

Minutes: a) Regular Meeting – May 5, 2021

Resolution #103/21: Moved by Councillor Besuijen that the Minutes of the Regular Meeting of the Village of Alix Council held on Wednesday, May 5, 2021, be accepted as presented.

CARRIED

Delegation: a) Cows and Fish – Educational Presentation

Carolyn Ross, P. Biol, Riparian Specialist, entered the meeting at 6:02 P.M.

Ms. Ross retired from the meeting at 6:48 P.M.

b) Tyson Beebe – Garden Plot Request

Mr. Tyson Beebe entered the meeting at 6:50 P.M.

Mr. Beebe retired from the meeting at 7:05 P.M.

Resolution #104/21: Moved by Councillor Besuijen that Mr. Tyson Beebe is hereby given permission to have a residential garden plot on Lot 24 MR, Block 1, Plan 792 2552, subject to the terms and conditions outlined in a letter of agreement to be drafted by Administration.

CARRIED

Bylaws: None

Unfinished Business: None

New Business: a) Mayor's Recognition Award – Request for Decision 21-29

Resolution #105/21: Moved by Councillor Gilliat that the Village of Alix Council accepts this item as information.

CARRIED

b) Tax Recovery – Request for Decision 21-30

Resolution #106/21: Moved by Councillor Cole that the Village of Alix Council hereby approves the presented Terms and Conditions of Sale for the 2021 Public Auction, attached to and becoming part of these minutes.

CARRIED

New Business: (cont.)

Resolution #107/21: Moved by Councillor Gilliat that the Village of Alix Council resolves that the 2021 Public Auction for the purpose of tax recovery will be held on September 22, 2021 at 9:00 a.m. at the municipal office located at 4849 50th Street, Alix, AB. CARRIED

Resolution #108/21: Moved by Councillor Besuijen that reserve bids for the 2021 Public Auction be set as follows:

Lot 1; Block 2; Plan 6077AA
-AND-
Lot 2, Block 2, Plan 6077AA \$31,230
Lot 15A; Block 1; Plan 6146RS \$29,500

CARRIED

c) Cemetery Request – Request for Decision 21-31

Resolution #109/21: Moved by Councillor Cole that the Village of Alix Council hereby allow for a relaxation to Cemetery Bylaw 448/19 permitting a second upright monument on Plot 61, Area 5, Block B. CARRIED

Financial Reports: a) Accounts Payable Cheque Listing – April 30, 2021
b) Bank Reconciliation – April 30, 2021
c) Tax Trial Balance – May 13, 2021
d) Year to Date Operating Budget Report

Resolution #110/21: Moved by Councillor Gilliat that the Village of Alix Council accept the Financial Reports as presented. CARRIED

Committee Reports: a) Highway 12/21 Regional Water Commission – Councillor Soltermann

Resolution #111/21: Moved by Councillor Besuijen that the Village of Alix Council accept the Committee Report as presented. CARRIED

Administrative Reports: a) Chief Administrative Officer Report
b) Cyberus Protection Services Report

Resolution #112/21: Moved by Councillor Besuijen that the Village of Alix Council accept the Administrative Reports as presented. CARRIED

Correspondence and Information: a) Alix and Area Community Resource Centre Update
b) Parkland Regional Library System – Annual Report 2020
c) The Town of Tofield – Rural Alberta Vaccine Provision
d) Crowsnest Pass – Eastern Slopes Coal Exploration and Public Consultation on the 1976 Coal Development Policy
e) Red Deer River Municipal Users Group (RDRMUG) – Request for Applications

Correspondence and
Information: (cont.)

f) Municipal Governance – COVID 19 – Frequently Asked
Questions – May 13, 2021

Resolution #113/21: Moved by Councillor Soltermann that the Village of Alix Council
accept Correspondence Items (a) through (f) for information.

CARRIED

Closed Meeting: None

Adjournment:

Resolution #114/21: Moved by Councillor Besuijen that this Regular Meeting of the
Village of Alix Council be adjourned at 8:11P.M.

CARRIED

Mayor

Chief Administrative Officer

DRAFT

ADMINISTRATION REPORT



Date: May 26, 2021 RFD 21-33
Memo To: Village Council
From: Michelle White
Subject: Municipal Assessor Bylaw

1. **PURPOSE** – To correct a legislative gap identified during the Municipal Accountability Program (MAP) review by Municipal Affairs.
2. **BACKGROUND** – Results of the Village of Alix MAP review were received April 13, 2020 and presented to Council at a subsequent meeting. An action plan outlining the steps the Village will take to correct the 6 items identified was sent to Municipal Affairs on May 25, 2021.
3. **OPTIONS** –
 1. To give Bylaw 464/21 all 3 readings at this meeting
 2. To give Bylaw 464/21 first and/or second reading only at this time
4. **DISCUSSION** –
5. **FINANCIAL IMPLICATIONS** – none
6. **LEGAL** – The change to the bylaw is the addition of section 3)

“The Municipal Assessor is hereby established as a designated officer for the Village of Alix.”

MGA s. 284.2(1) “A municipality must appoint a person having the qualifications set out in the regulations to the position of designated officer to carry out the functions, duties and powers of a municipal assessor under this Act.”

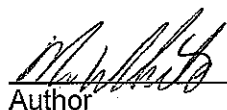
7. **POLITICAL/PUBLIC IMPLICATIONS** –
8. **OTHER COMMENTS** – We have set a goal of July 31, 2021 to complete this task. There will be 2 more regular Council meetings before that date should Council wish to hold off on third reading.
9. **RECOMMENDATIONS** – Option #1, I recommend the following resolutions:

“that the Village of Alix Council give first reading to Municipal Assessor Bylaw 464/21, being a bylaw to establish the position of Municipal Assessor for the Village of Alix.”

“that the Village of Alix Council give second reading to Municipal Assessor Bylaw #464/21.”

“that the Village of Alix Council give permission for third and final reading to Municipal Assessor Bylaw #464/21 at this time.”

“that the Village of Alix Council give third and final reading to Municipal Assessor Bylaw #464/21.”



Author

VILLAGE OF ALIX

BYLAW NO. 464/21

BEING A BYLAW OF THE VILLAGE OF ALIX IN THE
PROVINCE OF ALBERTA,
TO ESTABLISH THE POSITION OF MUNICIPAL
ASSESSOR FOR THE VILLAGE OF ALIX

WHEREAS the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto requires the Village of Alix to prepare an annual assessment of all properties in the Village;

AND WHEREAS section 210(1) of the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto allows that a council may through bylaw establish one or more positions to carry out the powers, duties and functions of a designated officer under this or any other enactment or bylaw;

NOW THEREFORE the Council of the Village of Alix, duly assembled and under the powers conferred upon it by the authority of the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto enacts as follows;

- 1) This bylaw may be called the “**Municipal Assessor Bylaw.**”
- 2) The title for the designated officer appointed by this bylaw shall be “Municipal Assessor.”
- 3) The Municipal Assessor is hereby established as a designated officer for the Village of Alix.
- 4) Powers and duties of the Municipal Assessor;
 - a) The Municipal Assessor or their designate shall carry out the terms of this Bylaw.
 - b) The powers and duties of a Municipal Assessor are;
 - i) Carry out all duties and obligations imposed upon a municipal assessor by the Municipal Government Act RSA 2000, chapter M-26, and amendments thereto.
 - ii) Carry out all duties and obligations imposed upon a municipal assessor by bylaw or resolution of council or by any other statute, regulation or order of the Province of Alberta either prior to or subsequent to the passing of this bylaw.
 - iii) Delegate the performance of any duties, powers and obligations of the municipal assessor to such a person as the municipal assessor finds appropriate.
- 5) Appointment;
 - a) Under the authority of the Municipal Government Act RSA 2000, chapter M-26, and amendments thereto, Council for the Village of Alix in the Province of Alberta duly assembled, appoints Riley Kloss of Wild Rose Assessment Services Incorporated as the Municipal Assessor for the Village of Alix.
- 6) Severability;
 - a) Each separate provision of this Bylaw shall be deemed independent of all other provisions, and;

- b) Should any provision of this Bylaw be declared invalid for any reason by a court of competent jurisdiction, then that provision may be severed and all other provisions of this Bylaw shall remain valid and enforceable.

The previous Municipal Assessor Bylaw #436/18 and any amendments thereto are hereby repealed by passage of this Bylaw.

This bylaw shall come into force and effect upon third and final reading.

Read a first time this 2nd day of June, 2021

Read a second time this 2nd day of June, 2021.

Read a third and final time this 2nd day of June, 2021.

Mayor

CAO

ADMINISTRATION REPORT



Date: May 27, 2021 RFD 21-34
Memo To: Village Council
From: Michelle White
Subject: Mr. Beebe garden plot

1. **PURPOSE** – For Council to consider Mr. Beebe's request for a lower damage deposit for his garden plot on Municipal Reserve land.

2. **BACKGROUND** – At the May 19th meeting, the following resolution was made:

Resolution #104/21: Moved by Councillor Besuijen that Mr. Tyson Beebe is hereby given permission to have a residential garden plot on Lot 24 MR, Block 1, Plan 792 2552, subject to the terms and conditions outlined in a letter of agreement to be drafted by Administration. CARRIED

Mr. Beebe e-mailed the CAO regarding the amount for the damage deposit and asked that it be lowered to \$100 or \$200. Mr. Beebe also contacted Mayor Fehr to discuss the damage deposit. Mayor Fehr requested the item be added to the meeting agenda.

3. **OPTIONS** – 1. To lower the damage deposit amount for Mr. Beebe

2. To keep the damage deposit amount as stated in the attached letter

4. **DISCUSSION** – The damage deposit for the garden on Village property in 1997 was \$1,000. The terms of that agreement formed the basis for the attached letter, but the damage deposit amount was re-evaluated and brought down closer to an actual cost basis.


5. **FINANCIAL IMPLICATIONS** – If the garden plot is abandoned, Public Works staff would need to remove any debris (old plants), till and level the soil, seed the area and water it until the new grass takes hold.

6. **LEGAL** –

7. **POLITICAL/PUBLIC IMPLICATIONS** – If it would be helpful, we could accept payments toward the damage deposit amount rather than requiring it all up front.

8. **OTHER COMMENTS** – If the damage deposit is set very low, it may not provide incentive to restore the property when the time comes.

9. **RECOMMENDATIONS** – Option #2



Author



VILLAGE OF ALIX
BOX 87, ALIX, AB TOC OBO
Phone: (403) 747-2495 Fax: (403) 747-3663
E-mail: cao@villageofalix.ca
Web Site: www.villageofalix.ca

May 21, 2021

Tyson Beebe
PO Box 335
Alix, AB TOC OBO

Dear Tyson,

At their regular meeting held May 19, 2021, Village Council passed a resolution allowing you to establish a garden spot on Village property located at lot 24MR; block 1; plan 7922552.

Conditions attached to this permission are:

- The garden be kept weed-free and tidy so as not to cause an unpleasant view.
- The grass remaining on the lot outside of the actual garden must be kept mowed / trimmed.
- The garden spot will be cleaned of refuse and debris after each garden season.
- The grass will be replaced if you relocate or decide not to use the garden spot.

A deposit of \$500 must be given to Village Office. This deposit may be used if any of the conditions above are not met. At such time as you return the garden spot to grass in a way that is acceptable to Public Works, the \$500 deposit will be returned to you.

If you have any questions or concerns please contact me at Village Office.

Thank you,

Michelle White, CAO
Village of Alix

I have read and fully understand
the contents of this letter.

Tyson Beebe

ADMINISTRATION REPORT



Date: May 21, 2021 RFD 21-32
Memo To: Village Council
From: Michelle White
Subject: Bay 2 Railway House

1. **PURPOSE** – To determine future use of the main floor of Bay 2.
2. **BACKGROUND** – Social Media & Village Website were used to advertise potential lease space in Bay 2. One organization came forward with a proposal. A letter was received from the Community Resource Centre and reviewed at the May 19th Council meeting. The request was to expand their lease to include the main floor of Bay 2 and outlined many proposed uses that would benefit the community. One business also came forward and was referred to the Community Resource Center to see if that would be a better fit for 'office space' rather than the entire Bay 2. Another business contacted the office on the 27th, level of interest in renting is not yet known.
3. **OPTIONS** –
 1. To begin the process of converting the ground floor of Bay 2 to a rentable space
 2. Amend the lease for Bay 1 to include the "Existing Youth Center" and convert the "Youth Centre Addition" to a full size lease bay
 3. To expand the lease with Bashaw and District Support Services Association to include the "Existing Youth Center" and "Youth Centre Addition" of Bay 2
 4. To make no structural changes at this time and allow Community Resource Center total access to ground floor of Bay 2 until the Village is approached by a renter.
4. **DISCUSSION** – Bays 1, 3 & 4 of Railway House are currently leased. Converting a portion of Bay 2 to a stand-alone space would allow the Village to accept a new tenant and generate additional lease revenue.
5. **FINANCIAL IMPLICATIONS** – The "Youth Centre Addition" space is equal to the square footage of Bays 3 & 4, therefore a similar lease rate could be applied to this space if Option 2 above were chosen. This could generate as much as \$7,800 per year plus utilities for the Village.


Current debenture & interest payments for Railway House are \$67,402.32 per year. The table below outlines the cost breakdown of this annual expense according to each option shown above:

	Current	Option 1	Option 2	Option 3	Option 4
Resource Ctr	\$35,049.21	\$35,049.21	\$37,071.26	\$44,485.52	\$44,485.52
Econ Dev	\$13,480.47	\$ 4,044.14	\$ 4,044.14	\$ 4,044.14	\$ 4,044.14
Disaster Serv	\$ 4,044.14	\$ 4,044.14	\$ 4,044.14	\$ 4,044.14	\$ 4,044.14
Bay #2		\$ 9,436.31	\$ 7,414.26		
Bay #3	\$ 7,414.26	\$ 7,414.26	\$ 7,414.26	\$ 7,414.26	\$ 7,414.26
Bay #4	\$ 7,414.26	\$ 7,414.26	\$ 7,414.26	\$ 7,414.26	\$ 7,414.26

There would be costs associated with any building modifications needed to accommodate the option chosen. Options 2 & 3 would be the least expensive, each requiring only a drywall patch to an opening in a wall and security system modifications.

6. **LEGAL** – Building modifications would be needed to ensure privacy for all occupants. These modifications would need to be compliant with building and fire codes.
7. **POLITICAL/PUBLIC IMPLICATIONS** –
8. **OTHER COMMENTS** – If Option #4 is chosen, the delays caused by asking the Resource Center to vacate a portion of Bay 2 and making structural changes could be a deterrent to a renter. Also, if Option #4 is chosen, the lease agreement would need to be worded so that there is understanding that the group would need to vacate a portion of the space upon sufficient notice from the Village.
9. **RECOMMENDATIONS** – I recommend Option #2

“that the Village of Alix Council will modify Bay 2 of Railway House for the purpose of creating a space for lease and further, that the portion of Railway House referred to as “Existing Youth Centre” be included in the lease agreement with Bashaw and District Support Services Association.”

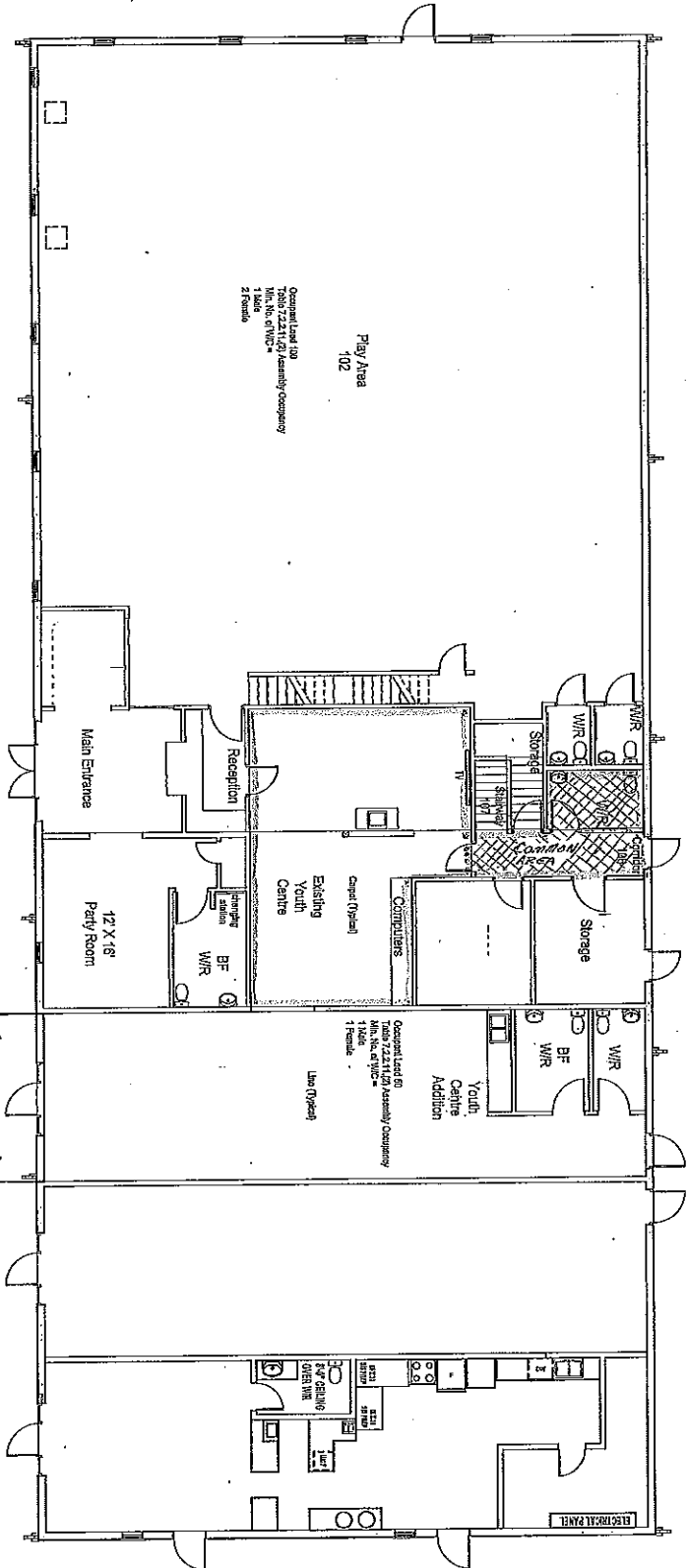


Author

1 Floor Plan
 11-053-01-101

ADDING EXISTING YOUTH CTR TO RESOURCE CTR;

RESOURCE CTR 55%
 ROOM DEV 6%
 DIS SERV 6%
 BAY #2 11%
 BAY #3 11%
 BAY #4 11%



Youth Centre Addition

SEALS



NOTES:
 1. ALL WORK IS TO BE ACCORDING TO THE LATEST CANADIAN STANDARDS AND CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES FROM DAMAGE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS OF THE PROJECT.

COPYRIGHT
 LEGAL DESCRIPTION:
 Lot 4, Block 5, Plan 004127

Revisions:

NO.	DATE	DESCRIPTION
01	12/21/11	1st Proposal
02	1/17/12	2nd Proposal
03	2/15/12	3rd Proposal
04	3/15/12	4th Proposal
05	4/17/12	5th Proposal
06	5/17/12	6th Proposal
07	6/17/12	7th Proposal
08	7/17/12	8th Proposal
09	8/17/12	9th Proposal
10	9/17/12	10th Proposal
11	10/17/12	11th Proposal
12	11/17/12	12th Proposal

OFFICE PROJECT NO. 14433
 Village of Aik
 Community Activity Building
 Railway (50) Avenue
 Aik, Alberta

SHEET TITLE
 YOUTH CENTER EXPANSION

SCALE: 1/8" = 1'-0"
 DATE: 11/13/12
 DRAWN BY: A. FERRELL
 CHECKED BY: A. FERRELL
 SHEET 5
 A2.1

ADMINISTRATION REPORT



Date: May 27, 2021 RFD 21-35
Memo To: Village Council
From: Michelle White
Subject: Community Resource Centre

1. **PURPOSE** – To discuss the terms of lease renewal with Bashaw and District Support Services Association (BDSSA)
2. **BACKGROUND** – A one year lease agreement was signed with BDSSA on April 15, 2020 with an option to extend for one additional year. We are using that extension for now since there is a possibility they will be expanding, meaning terms of the lease may need to be re-worked.
3. **OPTIONS** –
 1. To continue to renew the lease as-is on an annual basis
 2. To extend the term of the lease to 5 years (as requested by BDSSA)
4. **DISCUSSION** – A meeting was held between Alix Mirror Wellness Support Society, Bashaw and District Support Services Association and the CAO to review how the first year of the lease went and discuss any areas for improvement. BDSSA indicated any extension of the lease agreement would continue to be in their name. They also asked if the Village would consider extending the lease to a 5 year term. This would help them with budgeting and fundraising going forward.
5. **FINANCIAL IMPLICATIONS** – An internal review was done to check 2019 utility costs against 2020 utility costs. The \$5,000 lease amount sufficiently covers the increase in utility costs as a result of Bay occupancy. BDSSA indicated they would be willing to switch to monthly payment of rent now that they are through the start up year and funding is more secure.

If the area of the lease is to be expanded, Council will need to determine if the annual rent amount will be adjusted accordingly.
6. **LEGAL** – MGA s. 3 “The purposes of a municipality are” “(b) to provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or part of the municipality”
MGA s. 6 “A municipality has natural person powers, except to the extent that they are limited by this or any other enactment.” (allows for entering into lease agreements of this nature)
7. **POLITICAL/PUBLIC IMPLICATIONS** –
8. **OTHER COMMENTS** – It was great to meet at the Resource Centre, see all the amazing renovations and hear some of the great success stories that are being achieved in Alix.
9. **RECOMMENDATIONS** – Option #2. I recommend the following resolution;

“that the Village of Alix Council hereby agrees to renew the lease agreement with Bashaw and District Support Services Association for space in Railway House, located at 5008 50th Street for a five year term, ending April 14, 2026 at an annual rent of _____”

Author

ADMINISTRATION REPORT



Date: May 27, 2021 RFD 21-36
Memo To: Village Council
From: Michelle White
Subject: Environmental Desktop Review

1. **PURPOSE** – To inform Council of the results of an Environmental Desktop Review of previously contaminated sites.
2. **BACKGROUND** – While doing research for another project, I found out that Alix has 9 locations registered on the Environmental Site Assessment Repository as sites that had experienced some level of contamination. Most sites have had remediation work done to them, also, most are privately owned properties. Four municipally owned sites were identified as possible candidates for a Remediation Certificate – a document that states full environmental clean-up has been done.

All 4 properties have had a great deal of work done to them. Parkland Geo was contracted to sift through the reports from the 1990s and early 2000s prepared by different engineers and geotechnical experts and compare them to current applicable guidelines. The purpose of this was to determine if it was possible to get Remediation Certificates through Alberta Environment and Parks as well as determine the Village's level of liability re: previously contaminated sites.

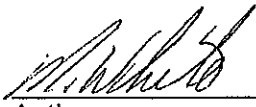
Previous Council and staff had done a huge amount of remedial work, much of the costs covered by the former Alberta Municipal Affairs petroleum storage tank remediation program.

The review included Lot 13, Block 2, Plan RN30 - 7 reports, Lots 9 & 10, Block 1, Plan RN30 – 9 reports, Lot 24, Block 1, Plan RN30 – 5 reports and Lot 20, Block 7, Plan RN30 – 9 reports. (30 total reports to review and consolidate)

3. **OPTIONS** –
 1. To accept this report as information
 2. To follow the recommendations of Parkland Geo re: additional testing for each site and then proceed with applications for Remediation Certificates
4. **DISCUSSION** – Attached are the summary pages of each site review. NOTE: Report labels such as "Main Street Shop" are historic names of historic locations. Lot, block and plan information should be used if someone intends to find the locations being referenced. The full documents include various maps, tables and charts and can be provided should Council wish to see them.
5. **FINANCIAL IMPLICATIONS** – Additional testing for the sites would have operating budget impacts. Some of the testing may take over a year to complete so a full annual cycle can be observed. The Remediation Certificate application fee is a non-refundable \$1,000 per site.
6. **LEGAL** – There is no legal requirement to obtain a Remediation Certificate. There is a legal obligation to disclose knowledge of an environmental liability to the municipal auditor at audit time, therefore it is important to know the extent a municipality may or may not be exposed in this area.
7. **POLITICAL/PUBLIC IMPLICATIONS** –

8. **OTHER COMMENTS** – Generally speaking, the sites have been remediated to a satisfactory level. Parkland Geo knew the intent of the review was to (hopefully) apply for Remediation Certificates so they intentionally viewed the process through the lens of the provincial staff person who would be reviewing the application. In doing so, they were able to look for any compliance gaps that should be addressed before spending the application fees.
9. **RECOMMENDATIONS** – I recommend Option #1. I still believe this was a very useful exercise despite not getting Remediation Certificates. The full report from Parkland Geo for each site can be added to the property land file for future reference. All past remediation reports are not currently in each land file but remain on record with Alberta Environment and Parks on the Environmental Site Assessment Repository.

“that the Village of Alix Council accepts the administrative report regarding the Environmental Desktop Review as information.”



Author



Parkland Geotechnical Consulting Ltd.
#102 – 4756 Riverside Drive
Red Deer, AB, T4N 2N7
www.parklandgeo.com
T: 403 343 2428
F: 403 343 7699

April 21, 2021
Project No. RD7281-1

Via Email: cao@villageofalix.ca
Original will remain on file

The Village of Alix
Box 87
Alix, Alberta
T0C 0B0

ATTN: Ms. Michelle White, CAO

Re: Environmental Desktop Review
Main Street Shop, Lot 13, Block 2, Plan RN30
4924-50th Street, Alix, Alberta

Dear Ms. White,

1.0 INTRODUCTION

Parkland Geotechnical Consulting Ltd. (ParklandGEO) was retained by The Village of Alix (The Client) to conduct an environmental desktop review of four sites (Main Street Shop, Arena, Fire Hall and UFA Bulk Plant) as outlined on Figure 1 in Appendix A. Each site is detailed under a separate cover letter.

This desktop review is relative to the Main Street Shop (The Site) and included a review of several historical reports related to historical underground storage tank (UST) use and removal, located at Lot 13, Block 2, Plan RN30, Alix, Alberta. The purpose of the review was to determine if the environmental work conducted historically was sufficient for an assessment of risk and whether the Site would qualify for a remediation certificate (Rem Cert.) or potential site closure consideration with Alberta Environment & Parks (AEP).

2.0 SCOPE OF WORK

The purpose of this environmental desktop review was to evaluate the Site relative to existing information collected through interviews/correspondence with Client representatives, from a basic records review of available reports on the AEP Environmental Site Assessment Repository (ESAR) website, or from information available on any other government websites or relevant sources. It is understood that the Site had historical investigations, monitoring and/or remedial work conducted by other consultants. Some of the work was conducted under the former Alberta Municipal Affairs Petroleum Storage Tank Remediation Program (AMA Program) and all soil and groundwater results would have been compared to the former applicable guidelines at the time of the original work.



GEOTECHNICAL, ENVIRONMENTAL
AND MATERIALS ENGINEERING
www.parklandgeo.com

This environmental desktop review will compare historical investigation results to current 2019 AEP Tier 1 or Tier 2 Soil and Groundwater Remediation Guidelines (2019 Guidelines) in order to identify if contamination remains, if any information or data gaps exist in the historical work programs at the Site that would require additional investigations, and/or if current conditions and investigations would be sufficient to potentially meet the AEP requirements for closure.

3.0 DOCUMENT REVIEW – MAIN STREET SHOP

The following environmental reports, proposals or files for the Site were available for review:

- *“Environmental Site Assessment for Three Abandoned Underground Storage Tanks (UST) Sites, in the Village of Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Stantec Consulting Ltd. File No. 1128-71522. August 17, 2005.
- *“Phase II Environmental Site Assessment - Village of Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Stantec Consulting Ltd. File No. 1128-71522. October 24, 2005.
- *“Revised Proposal for Environmental Site Assessment, Site Ref. No. 9492, Lots 13 and 14, Block 2, Plan RN30, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. April 25, 2007.
- *“Environmental Site Assessment, Lots 13 and 14, Block 2, Plan RN30: Site Ref. No. 9492, 4924 50th Street, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. June 25, 2007, Project Number 0702-42442.
- *“Environmental Site Assessment (summary results letter), Main Street Shop: Site Ref. No. 9492, 4924 50th Street, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. June 25, 2007.
- *“Proposal for Remediation and Cost Estimate, Lots 13 and 14, Block 2, Plan RN30: Main Street Shop, 4924 50th Street, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. July 4, 2007.
- *“Site Remediation, Lots 13 and 14, Block 2, Plan RN30: Site Ref. No. 9492, 4924 50th Street, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. December 3, 2007, Project Number 0702-42442.

3.1 SITE DESCRIPTION AND TOPOGRAPHY

The Site was located at 4924 - 50th Street, within the NW 36-039-23 W4M in Alix, Alberta. The legal address was Lots 13 and 14, Block 2, Plan RN30. The Site consists of a one-story building with a pitched roof and the occupant is the Western Financial Group.

The Site was developed at the time the former assessments were completed. The Site was historically utilized as a maintenance shop. Infrastructure present during the former assessments included an older quonset with concrete floor and foundation, and gravelled yard. No tank registrations were reported with the former Petroleum Tank Management Association of Alberta (PTMAA), however; ground penetrating radar (GPR) scanning indicated the presence of two, possibly three, USTs located within the street immediately east of the Site (Figure 2 in Appendix A).

The Site was located in a central commercial district area of Alix with surrounding residential properties. The Village of Alix provided water services to Village. As such, no water wells were located within 300 m of the Site.

The Site topography was reported to be relatively level with the general area sloping south and west, within 300 m toward Alix Lake.

3.2 SUMMARY OF REPORTS (2005 - 2007)

Historical environmental investigations were completed on-site and off-site within Main Street (50th Street) by Stantec Consulting Ltd. in 2005 and by Envirowest Engineering Inc. in 2007 in order to determine the presence of USTs and to assess soil and groundwater conditions for petroleum hydrocarbon (PHC) and lead impacts from historical operations. For each report, the soil and groundwater results were either assessed to the 2001 Alberta Environment Risk Management Guidelines for Petroleum Storage Tanks (2001 PST Guidelines), considering coarse-grained soil and commercial land use, or the 2007 AEP Tier 1 Soil and Groundwater Remediation Guidelines (2007 Tier 1 Guidelines), considering coarse-grained soil, all exposure pathways and residential/parkland land use, as the bylaw allowed for residential units above the main floor at that time. The investigative and remedial activities were undertaken through the Alberta Municipal Affairs (AMA) Program (Site 9492).

In August 2005, GPR scanning was used to locate the presence of two known USTs and piping. Three Boreholes (BH10 to BH12) were advanced between 4.6 and 6.1 metres below grade (mbg) in front of the Main Street Shop, and were located 3 m northeast, southeast and west of the USTs. Subsurface conditions generally were composed of asphalt overlying clay fill, overlying silty sand and was underlain by silty clay to the maximum depths investigated. Soil vapours from each borehole, measured in samples collected at 0.5 m intervals were assessed and the results ranged between 25 and 130 parts per million by volume (ppmv), with the highest being from BH12 between 2.5 and 4.0 mbg. Two soil samples were submitted from BH10 and BH12 at depths ranging between approximately 2.45 and 3.10 mbg. In addition, one sample from each of the three boreholes was submitted for analyses of lead, to assess for potential leaded fuels. All of the soil samples were reported to be below 2001 PST Guidelines. BH11 was completed with a groundwater well for subsequent groundwater monitoring. Between September 12 and October 14, 2005, the groundwater well was monitored but was found to be dry and therefore, the quality of groundwater nor the direction of groundwater flow could be determined. It was speculated that the depth to the local water table was below the UST basin and that there may be minimal to no impact to groundwater. It was recommended that the Village notify AEP, the local fire department, select a contractor, and consult the PTMAA for general information prior to removing the USTs. This work was advised to be conducted under the supervision of an environmental technician, so that any newly identified contaminated soils (if presented) be removed and treated in order to eliminate the potential for future impacts and assist in future property transactions, development and upgrades to existing infrastructure (roads, utilities and sidewalks etc.). No other further work was recommended at that time.

In June 2007, Envirowest advanced four Boreholes (BH1 to BH4) between 8.1 and 9.0 mbg which were completed as monitoring wells around the UST nest. A fifth borehole (undefined) was supposedly advanced between two USTs but had auger refusal at 1.0 mbg with observed metal filings. It was suspected there may have been a third UST. Four soil samples were collected, one from each of the completed boreholes, based on vapour readings which ranged from 5 to 110 ppmv, with the highest being from BH4 located east of the USTs. All selected

samples (BH1 at 7.25 mbg, BH2 at 0.5 mbg, BH3 at 0.5 mbg and BH4 at 2.75 mbg) were submitted for lab analyses of grain size, PHCs and lead. Analytical results indicated all results were below the 2007 Tier 1 Guidelines with the exception of the F3 Fraction at BH2, south of the USTs, which was marginally in exceedance of the Guidelines. Lead was also elevated in the same borehole but remained well below the Guidelines. Only one Monitoring Well (MW-02) contained groundwater and the analytical results were non-detectable, well below the Guidelines. The other three monitoring wells remained dry and therefore, the groundwater flow direction could not be determined. It was concluded that the slightly elevated F3 Fraction in BH2, was likely related to a previous surface spill and not deep enough to be from releases from the USTs. It was determined delineation had been completed at the Site and it was recommended that the small area of impacted soil be excavated during UST removal and remediation operations. A proposal consisting of a remedial plan was submitted for review by the Client, the AMA Program and AEP prior to the UST removal activities.

In October 2007, remedial procedures were initiated which included removal of the concrete sidewalk and asphalt in the street. The two USTs were also removed and were reported to be oriented in a north/south configuration and were approximately 4000 L in volume. Both tanks were empty and reported in good condition. There was no reported staining or detectable odors during the excavation activities. A third UST was not identified or removed. Based on vapour readings, six soil samples were collected from walls and base of the final excavation, which measured 11.2 m long by 5.3 m wide and 3.1 m deep, and were submitted for analyses of benzene, toluene, ethylbenzene & xylene (BTEX), PHC Fractions and lead. A total of 170 cubic metres of soil was removed which did not include soils from under the sidewalk or asphalt removed sections. The confirmatory soil results were all well below the applicable Guidelines. The UST excavation was refilled with concrete debris from the removed sidewalk and the excavated soil, which was not analysed for potential impacts, packed with a roller between lifts. The upper portion was surfaced with gravel and compacted. The USTs were crushed and the asphalt removed from the street were disposed of by the contractor. No further action or study was recommended.

3.3 2019 TIER 1 GUIDELINES

The historical analytical data was assessed and compared to the current AEP Tier 1 Soil and Groundwater Remediation Guidelines (January 2019) by ParklandGEO as a part of the desktop review. The Guidelines selected for the Property included commercial land use (Zoned C1 – Central Commercial District) and considered coarse-grained soils and all exposure pathways. The Village CAO confirmed that the current configuration of the building on the Site does not allow and would not be suitable for second-floor residential occupancy. There were no residential properties within 30 m of the USTs or Site. The pathway assessment is summarized on Table 1 and analytical results are presented on Tables 2-5 in Appendix B.

3.4 RESULTS REVIEW

All available data was compiled into current tables from information obtained from the historical investigations. The results concluded the following for each historical investigation:

- **The Stantec 2005 Phase II ESA** – Three boreholes were advanced to the north, west and south of the USTs and the selected soil samples were well below the 2001 PST Guidelines at the time. Only one borehole was completed as a monitoring well, but

remained dry, thus no assessment of groundwater quality was conducted nor was the groundwater flow direction determined.

- ParklandGEO determined the Phase II ESA was a limited investigation of soil surrounding the UST nest and the figures available in the report were of poor quality to determine the exact locations of the boreholes and monitoring well, therefore; from this investigation alone, the sample locations appear to be outside the area of potential environmental concern (APEC) and may not provide an adequate depiction of issues surrounding potential leaks from the USTs. Although these may be outside the APEC, the results could serve as an indicator of impacts and a migrating plume (if present). The available soil results met the 2001 PST Guidelines and also were well below the current 2019 Guidelines (Tables 2 - 5). Data gaps exist, as it would have been beneficial to have advanced additional boreholes deeper and around the USTs and conduct additional sampling in order to have adequate information to prepare a remedial excavation plan for submission and approval through AEP.
- **The Envirowest 2007 Phase II ESA** – It was reported a possible third UST existed as auger refusal was reported as shallow as 1.0 mbg in one of the advanced boreholes which produced metal filings. This borehole was not depicted on any figures, but it was suggested that the borehole was advanced between the two known USTs, which were adjacent to each other in a north and south orientation, initially thought to be east to west. Soil samples were not collected or analyzed from this borehole.

ParklandGEO has made the assumption that there was no third UST but rather Envirowest possibly drilled through the top of one of the USTs as it was later determined that the UST orientation was not east to west but rather north to south within the UST basin suspected to be at a depth between 1.0 and 3.0 mbg. The obstruction may have also been the shallow piping associated with the USTs. During UST removal there was no discussion again of a third tank.

- From the 2007 Phase II ESA, Sample 2-1 at 0.5 mbg that had been previously reported to exceed the 2007 Tier 1 Guideline for PHC Fraction F3 (300 mg/kg) with a concentration of 314 mg/kg, considered the residential land use as a part of their assessment at that time. The sample was collected within Main Street, south of the USTs, under the paved road.

ParklandGEO reviewed the zoning and current building structure with the Client (Ms. Michelle White, CAO of the Village). Ms. White indicated that the Main Street Shop Building was currently a single story and although it was a taller hip-roofed story, the building was not structured for a second-floor residential occupancy. Ms. White indicated there are only two properties on Main Street that meet the requirements for residential occupancy of a commercially operated property and those were both a block and a half away from the Site. Therefore, with only the commercial land use considered, the Guideline for the PHC F3 Fraction was raised to 1700 mg/kg under the current 2019 Tier 1 Guidelines and there was no longer an apparent exceedance. The shallow impact could have been attributed to asphalt surfacing or shallowing piping related to the USTs (Table 2).

- The subsoil sample collected from BH1 (1-10) on the Site, west of the USTs, was selected based on vapours much deeper down the profile of the borehole at 7.25 mbg

than one would generally select if assessing a shallow UST basin. It is common that contamination may be found between 3.0 and 6.0 mbg from typical USTs. The analytical result indicated no impacts were identified in relation to the 2007 Tier 1 Guidelines.

It may be likely that Envirowest chose the deeper sample to show the absence of deeper impacts on the Site, nearing the deeper groundwater table for the area, because the Stantec 2005 investigation had collected a shallower soil sample at 2.65 mbg from this area. The results were also found to be less than detectable limits and well below the 2019 Tier 1 Guidelines (Table 3).

- All other surface and sub-soil samples from the historical Phase II ESAs and remedial activities, assessed for PHCs and lead were found to be below the historical Guidelines and 2019 Tier 1 Guidelines for their respective parameters (Tables 2 to 4).
- Limited groundwater information was available from the historical Phase II ESAs, as most all of the boreholes/wells installed were above the deeper groundwater table for the area and thus remained dry over the subsequent investigations. One groundwater sample from MW02 was collected historically. (Envirowest 2007) which was located south of the UST nest within Main Street. The results from the single sample reported non-detectable concentrations of the PHC parameters analysed (Table 5).
- **The Envirowest 2007 Remedial Excavation** – Two shallow USTs were removed and were found to be in good condition and dry. No third UST was found. No soil staining, detectable odors or other signs of potential contamination were observed. Soil was removed and stockpiled on-site and confirmatory samples were collected final UST basin. The exact depths were not presented but four wall and two base samples met the historical Guidelines. The soil was re-used to backfill the excavation.

ParklandGEO assumed depths of the confirmatory samples based on a review of borehole logs and text within the report. The confirmatory samples met the 2019 Guidelines and appeared to be sufficient for the assessment of a lower risk. However, the soil initially removed around the USTs and piping, was not tested and arbitrarily re-used as backfill. The backfill should have been analysed before re-use to confirm it was clean or rule out potential residual impacts commonly found immediately surrounding USTs and piping.

4.0 ASSESSMENT AND CONCLUSIONS

As a part of the desktop review, ParklandGEO prepared a figure inclusive of all the historical borehole locations and confirmatory remedial sample locations by overlapping and scaling previous figures completed during the Stantec and Envirowest investigations. All sample locations are considered approximate, due to the poor quality of the figures in the Stantec report and the missing depths not recorded for the remediation samples. As such, the locations on the figure were arbitrarily placed (BH10-BH12, excavation walls and base confirmatory samples). The historical assessments appeared to identify the two 4000 L USTs and orientation, delineate the extents and provide a limited assessment of the soil conditions in relation potential PHC or lead impacts, prior to the execution of an AEP approved remedial plan, excavation and confirmatory sampling event throughout the UST basin.

Most samples and depths analyzed during the historical 2005 and 2007 Phase II ESAs and Remedial Excavation Programs were selected based on the highest soil vapours registered from a field instrument and observations. Typically, one sample per borehole or one sample per wall and base of the excavation were selected. Although a limited quantity of the soil samples were analysed, all the results collected for PHCs and lead analyses were well below the 2019 Guidelines. The USTs were reported to be relatively shallow, empty and in good condition upon removal and the remediation report confirmed that no leaks, stains, odors or other signs of contamination were present.

One soil sample at Borehole BH2 (2-1) south of the USTs that previously exceeded the historical Guidelines and was reportedly removed within the remedial program; however, when the excavation plan obtained from the Envirowest 2007 report was overlapped onto ParklandGEO's figure, the borehole and that impact appeared to be outside of the excavation footprint and may not have been excavated. As ParklandGEO indicated, this depth of impact and borehole was reassessed in comparison to the 2019 Guidelines, and the exceedance was no longer present. However, trace PHC F3 Fraction concentrations may still be present in surficial soils near BH2.

No additional groundwater analytical data was collected on the Site, despite AEP's historically reviewed file request to drill to 10.5 mbg. The maximum depth drilled during any previous investigation was 9.0 mbg. One groundwater sample was collected and reported in the historical reports (MW02, 2007). The sample was collected to the south of the tanks, within Main Street and reported non-detectable PHC concentrations. The groundwater on the Site and surrounding the UST nest was not available at the depths drilled and therefore, the risk cannot be adequately assessed at this time.

5.0 RECOMMENDATIONS

Although the 2005 and 2007 investigations and remedial excavations activities appeared somewhat limited, the results for all soil analysed, when assessed to historical Guidelines and re-assessed to the 2019 Guidelines, did not indicate any significant issues or presence of PHC or lead impacts relative to the former operations of these USTs. Due to these results, the shallow depths and condition of the USTs upon removal, it is not expected that there were any significant leaks or that there would be potential impacts to the groundwater on Site or surrounding the UST nest.

Based on this desktop review, the limited soil sampling undertaken during the historical investigations did not raise any significant concerns or gaps prompting that additional work to be required. However, for added environmental due diligence, due to the nature of the sandy soils in Alix and the known depths drilled (just above the groundwater table), limited samples from the zone of expected contamination and from excavated soils, and the fact that no groundwater was assessed on the Site and within the UST nest, one could consider conducting a limited Phase II ESA, to validate the soil and groundwater quality.

If in the best interest for the Village for resale, purchasing, insurance requirements etc., the Village could prepare an application for area-based closure or submit a request for a remediation certificate with AEP. It should be known that from experience, this process can be tedious and take time (1 to 3 years) for a review, can consist of requests for additional

information or work to be conducted, prior to an overall decision to be made with AEP or issuance of a certificate closure letter. Most transactions need to occur in more of a timely manner than this process allows for, therefore; financial institutions, lenders or insurance underwriters often request a third-party consultant reviews of historical information, to current guidelines, and often have environmental or legal personnel on staff to read, interpret and assess risks to sites or transactions based on that third-party review.



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April 29, 2021
Project No. RD7281-2

Via Email: cao@villageofalix.ca
Original will remain on file

The Village of Alix
Box 87
Alix, Alberta
T0C 0B0

ATTN: Ms. Michelle White, CAO

Re: Environmental Desktop Review
Arena, Lots 9 & 10, Block 1, Plan RN30
5107-50th Avenue, Alix, Alberta

Dear Ms. White,

1.0 INTRODUCTION

Parkland Geotechnical Consulting Ltd. (ParklandGEO) was retained by The Village of Alix (The Client) to conduct an environmental desktop review of four sites (Main Street Shop, Arena, Fire Hall and UFA Bulk Plant) as outlined on Figure 1 in Appendix A. Each site is detailed under a separate cover letter.

This desktop review is relative to the Arena (The Site) and the former suspected underground storage tank (UST) nest, which operated outside the southeastern end of the building of the Arena and had an address designated as 4971 Jamieson (51st) Street, in Alix, Alberta. The current address for the Arena is 5107 Railway (50th) Avenue. The review included several historical reports related to historical UST use and removal, located at Lots 9 & 10, Block 1, Plan RN30, Alix, Alberta. The purpose of the review was to determine if the environmental work conducted historically was sufficient for an assessment of risk and whether the Site would qualify for a remediation certificate (Rem Cert.) or potential site closure consideration with Alberta Environment & Parks (AEP).

2.0 SCOPE OF WORK

The purpose of this environmental desktop review was to evaluate the Site relative to existing information collected through interviews/correspondence with Client representatives, from a basic records review of available reports on the AEP Environmental Site Assessment Repository (ESAR) website, or from information available on any other government websites or relevant sources. It is understood that the Site had historical investigations, monitoring and/or remedial work conducted by other consultants. Some of the work was conducted under the



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former Alberta Municipal Affairs Petroleum Storage Tank Remediation Program (AMA Program – Site 9493) and all soil and groundwater results would have been compared to the former applicable guidelines at the time of the original work.

This environmental desktop review will compare historical investigation results to current 2019 AEP Tier 1 or Tier 2 Soil and Groundwater Remediation Guidelines (2019 Guidelines) in order to identify if contamination remains, if any information or data gaps exist in the historical work programs at the Site that would require additional investigations, and/or if current conditions and investigations would be sufficient to potentially meet the AEP requirements for closure.

3.0 DOCUMENT REVIEW – THE ARENA

The following environmental reports, proposals or files for the Site were available for review:

- *“Environmental Assessment of Three Abandoned Underground Storage Tank (UST) Sites, Village of Alix, Alberta”*. Prepared by Stantec Consulting Ltd. File No. 1128-71522. August 17, 2005.
- *Phase II Environmental Site Assessment - Village of Alix, Alberta*. Prepared for The Village of Alix. Prepared by Stantec Consulting Ltd. File No. 1128-71522. October 2005.
- *“Proposal for Environmental Site Assessment, Site Ref. No. 9493, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. April 25, 2007.
- *“Environmental Site Assessment, Lots 9 & 10, Block 1, Plan RN30: Site Ref. No. 9493, 4791 51st Street, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. May 25, 2007, Project Number 0702-42444.
- *“Request for Funding Decommissioning Monitoring Wells, Alix Arena: Site Ref. No 9493”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. June 29, 2007.
- *“Tank Removal and Site Remediation Bid Package Alberta Municipal Affairs Site Nos: 9490, 9492 and 9493, Alix, Alberta”*. Prepared for The Village of Alix and Bidders. Prepared by Envirowest Engineering Inc. August 20, 2007.
- *“Bid Review Summary Site Nos: 9490, 9492 and 9493, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. October 1, 2007.
- *“Site Remediation, Lots 9 & 10, Block 1, Plan RN30: Site Ref. No. 9493, 4971 51st Street, Alix, Alberta”*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. December 10, 2007, Project Number 0702-42444.

3.1 SITE DESCRIPTION AND TOPOGRAPHY

The Site was located at 4971 – 51st Street, within the NW 36-039-23 W4M, in the northwestern portion of Alix, Alberta. Access to the Site was from 51st Street to the east and Railway Avenue to the north.

The Site was developed and utilized as the community arena at the time the former assessments were completed. It currently remains a similar building style and use. The Site was primarily in a commercial district with a commercial property located to the east, residential property to the south/southwest, a green space and rail line to the north. The Village of Alix

provided water services to the Village. As such, no water wells were located within 200 m of the Site.

Infrastructure that was also present during the former assessments included an RV water and disposal system located on the Site, east of the suspected UST nest. No former UST owners or tank registrations were reported with the former Petroleum Tank Management Association of Alberta (PTMAA), however; ground penetrating radar (GPR) scanning indicated the possible presence of USTs, located immediately east of the building, near 51th Street (Figure 2 in Appendix A).

The Site topography was reported to be relatively level with the general area sloping south and north. Alix Lake is located approximately 500 m to the southwest.

3.2 SUMMARY OF REPORTS (2005 - 2007)

Historical environmental investigations were completed on-site east of the arena building by Stantec Consulting Ltd. in 2005 and by Envirowest Engineering Inc. in 2007 in order to determine the presence of USTs and to assess soil and groundwater conditions for petroleum hydrocarbon (PHC) and lead impacts from historical operations. For each report, the soil and groundwater results were assessed to the 2001 Alberta Environment Risk Management Guidelines for Petroleum Storage Tanks (2001 PST Guidelines), considering coarse-grained soil and commercial land use, or the 2007 AEP Tier 1 Soil and Groundwater Remediation Guidelines (2007 Guidelines), considering coarse-grained soil, all exposure pathways and commercial land use/considerations that time. The investigative and remedial activities were undertaken through the AMA Program.

In August 2005, GPR scanning was used to locate the potential presence of a UST nest. There was no information available for the previous owners of the UST nest and so five Boreholes (BH1 to BH5) were advanced between 4.6 and 6.1 metres below grade (mbg) behind the Arena and around the suspected UST nest. Subsurface conditions generally were composed of topsoil or an asphalt lot, underlain by clay fill material, underlain by silty sand to the maximum depths (6.1 mbg) investigated. Soil vapours from each borehole, measured in samples collected at 0.5 m intervals were assessed and the results ranged between 25 and 550 parts per million by volume (ppmv), with the highest being from BH1 at approximately 2.5 mbg. Five soil samples, one from each borehole, were submitted at depths ranging between approximately 1.75 and 3.10 mbg for analyses of PHCs and lead, to assess for potential leaded fuels. All of the soil samples were reported to be below 2001 PST Guidelines. BH5 was completed with a groundwater well for subsequent groundwater monitoring. Between September 12 and October 14, 2005, the groundwater wells were monitored but had remained dry and therefore, the quality of groundwater nor the direction of groundwater flow could be determined. It was speculated that the depth to the local water table was below the UST nest and that there may be minimal to no impact to the groundwater. It was recommended that the Village notify AEP, the local fire department to standby, select a contractor, and consult the PTMAA for general information prior to removing the suspected USTs. This work was advised to be conducted under the supervision of an environmental technician, so that any newly identified contaminated soils (if present) be removed and treated in order to eliminate the potential for future impacts and assist in future property transactions, development and upgrades to existing infrastructure (roads, utilities and sidewalks etc.). No other further work was recommended at that time.

In May 2007, Envirowest advanced seven Boreholes (BH1 to BH7) between 7.5 and 10.5 mbg, four of which were completed as Monitoring Wells (MW1, MW4, MW5 and MW6), around the suspected UST nest. Nine soil samples were collected, two from BH1 and BH2 and one from each of the rest of the completed boreholes, based on vapour readings which ranged from 60 to 330 ppmv, with the highest being from BH1 located northeast of the UST nest. All selected samples (BH1 at 3.25 and 7.75 mbg, BH2 at 0.5 and 7.25 mbg, BH3 at 4.25 mbg, BH4 at 0.5 mbg, BH5 at 2.0, BH6 at 2.0 mbg and BH7 at 5.5 mbg) were submitted for lab analyses of grain size, PHCs and lead. Analytical results indicated the soil was coarse-grained and all PHC results were non-detectable or below the 2007 Guidelines. Lead was also elevated in BH2 but remained well below the Guidelines. The four monitoring wells remained dry so no samples were collected and the groundwater flow could not be determined. It was concluded that soil results met the Guidelines in the areas investigated. The area under the tank nest could not be sampled as the suspected USTs were still considered to be present. It was recommended the UST(s) be removed in order to sample the soil below, to complete vertical delineation and confirm that the Site has not been impacted by PHCs. A request for funding for monitoring well decommissioning, and a bid review summary for UST removal and remediation was prepared and submitted between June and October 2007.

In late October 2007, remedial procedures were initiated which included removal of 15 cm of sand which was underlain by a 30 to 45 cm thick concrete floor. No USTs were located in the reported UST nest or this area where Envirowest and the GPR scan had previously reported it. Instead, a pit was located beneath the concrete floor and had been filled with metal and wood debris. It was suspected that the pit was a former sump for oil. There was no reported observed staining below the pit floor. The excavation proceeded and measured 9.2 m wide by 6.1 m long and 3.0 m deep at completion and 168 cubic metres of soil was removed. Five confirmatory soil samples were collected from the base at a depth of 3.0 m and walls of the excavation at depths assumed to be 2.5 mbg and analyzed for BTEX and PHC Fractions F1 to F4 and lead. All results met the Guidelines and the final excavation was backfilled with the concrete and soil that was removed, and packed with a roller between lifts. No groundwater was encountered or considered for the remedial work plan. No further action or study was recommended.

3.3 2019 TIER 1 GUIDELINES

The historical analytical data was assessed and compared to the current 2019 AEP Tier 1 Soil and Groundwater Remediation Guidelines (2019 Guidelines) by ParklandGEO as a part of the desktop review. The Guidelines selected for the Property included commercial land use (Zoned C1 – Central Commercial District). Since no residential/parkland were within 30 m of the UST nest, they were not considered in the applicable land use assessment for the Site. Coarse-grained soils and all exposure pathways were also applicable as outlined in previous reports. The pathway assessment is summarized on Table 1. The soil and groundwater results are summarized in Tables 2 to 5 in Appendix B.

3.4 RESULTS REVIEW

All available data was compiled into current tables from information obtained from the historical investigations. The results concluded the following for each historical investigation:

- **Stantec 2005 Phase II ESA** - The five soil samples collected from each of the five boreholes were selected during field testing activities from those depths either with the

highest soil vapour concentrations, based on observations or generally selected from depths of a typical UST nest. These samples were analysed for PHCs and lead and were found to have non-detectable to low concentrations of xylene and PHC Fraction F2 at (BH1) were marginally below the 2019 Guidelines. No groundwater was assessed as the monitoring wells were installed above the groundwater table for the area at that time (Tables 3 to 5). The suspected UST nest was recommended to be removed and soil analyzed for impacts at that time.

During ParklandGEO's review of the borehole locations, depths and results, the limited samples appeared to be collected around the suspected UST nest (northeast, east, southwest and west), at depths expected of a general UST basin. The field vapour assessment, although the results of the soil samples were below the 2019 Guidelines, appeared to be an early indicator of possible residual impacts outside the suspected UST nest and thus, one may expect to find impacts closer to and under the suspected USTs in soil and possibly groundwater.

Envirowest 2007 Phase II ESA – Nine surficial and subsoil samples were collected from the seven newly installed boreholes around the proposed UST nest in selected locations for assessment purposes, and analyzed for PHCs and lead. All soil results met the 2007 Guidelines and 2019 Guidelines. Four of the seven boreholes were completed monitoring wells around the suspected UST nest, however remained dry (Tables 2 to 5). It was recommended to remove the suspected USTs and sample the soil for impacts below, in and around the extents of the UST nest.

ParklandGEO agrees with Envirowest that if impacts were present, they would be suspected to be immediately in and around the suspected USTs and/or process line connections. The Envirowest assessment did not target that area but did assess the soil and groundwater quality laterally around the suspected UST nest. ParklandGEO concurs with their recommendation to conduct further testing below and immediately around the suspected USTs once removed. In addition, ParklandGEO would have recommended to assess the excavated soil removed in the event it was re-used as backfill or required disposal.

- No groundwater information was available from the 2005 Phase II ESA as all of the boreholes/wells (BH1, BH2, BH3, BH4 and BH5 (MW5) installed were reported to be above the deeper groundwater table for the area and thus remained dry over the subsequent investigations. During the 2007 Envirowest Phase II ESA, four of the seven deeper groundwater wells also remained dry (MW1, MW4, MW5 and MW6) located around the UST nest (Table 5).

ParklandGEO has determined that to-date, no groundwater has been assessed around the suspected UST nest as there was insufficient water accumulation required for sampling between 4.6 to 10.0 mbg from both historical investigations. The groundwater table is known to be deeper for this area. However, as the boreholes and wells were installed around but not within the suspected UST nest, impacts could be present and that area would need further assessment once the USTs were removed.

*

Envirowest 2007 Remedial Excavation - During the remedial excavation, no USTs were found despite early GPR scanning and reporting indicating their presence. It was reported that concrete and PHC odours were present along with wood and metal debris

in what appeared to be a sump for waste oil. Five soil samples collected from the floor and walls of the extents of the final excavation, at undefined locations and depths, met the Guidelines for the parameters analyzed and the excavation was backfilled with the concrete and soil that was previously removed.

ParklandGEO concurs that the area could have been a former oil sump as reported but suspects it may have been used as a waste oil UST which may have been removed prior by the former unknown owner. It is unclear if they disposed of soil with observable high vapours, or oil staining from the excavation, or if they sampled it prior to re-using it as backfill along with the concrete in the excavation. It is possible that not enough confirmatory soil samples were taken based on the size of the excavation to meet remedial requirements. No further assessment for potential groundwater impacts was undertaken as it was deemed unlikely to be impacted during previous investigations and thus, the groundwater wells were decommissioned. It would have been favorable to have installed a couple deeper confirmatory boreholes/monitoring wells in order to assess soil quality within the former oil sump or waste oil UST and to confirm the groundwater quality.

4.0 ASSESSMENT AND CONCLUSIONS

As a part of the desktop review, ParklandGEO prepared a figure inclusive of all the historical borehole locations by overlapping and scaling previous figures completed during the Stantec and Envirowest investigations. All sample locations are considered approximate, due to the poor quality of the figures in the Stantec report.

The historical GPR scanning event appeared to identify a suspected UST nest or disturbed soil area. The outer extents were laterally assessed for soil and groundwater quality during the 2005 and 2007 investigations, in relation to potential PHC and lead impacts from UST operations. No impacts were identified in exceedance of the Guidelines, despite some higher recorded soil vapours. At the time of the 2005 and 2007 investigations, and due to the presence of suspected USTs, no assessments or testing was conducted below or within the immediate area surrounding the UST nest prior to planning for the remedial excavation program.

During the remedial program, no USTs were present but the excavation had previously been backfilled with concrete, metal and wood debris and some observable odours were noted. It was suggested the area may have been used as an oil sump which may account for some of the odours reported. ParklandGEO suspects the area may have been used as a waste oil UST which may have been removed by the former owner, as generally concrete and wood was used for UST anchoring or bracing in underground tank nests, especially in areas that may have a shallow or fluctuating groundwater table.

Although limited confirmatory samples were collected from the walls and base of the final remedial excavation, at undefined locations or depths prior to backfilling, all sample results were well below the Guidelines. ParklandGEO made an assumption that these sample depths were surficial (0.5 – 3.0 mbg) as the excavation was reported to extend to 3.0 mbg. No groundwater was assessed during any of the previous investigations as the monitoring wells remained dry. No groundwater was assessed or expected to be encountered during the remedial program due to the shallow nature of the excavation.

It was unknown if the soil removed during remediation, with observable odours from the excavation, was disposed of or sampled and re-used as backfill material. It is possible that since the historical assessments did not identify impacted soil and the remedial confirmatory samples were below Guidelines, that the soil was re-used and compacted along with concrete during the backfilling activities.

5.0 RECOMMENDATIONS

The majority of the historical work, although limited, validated that the observed odours within the former sump or UST nest, did not appear to be significantly present in the soil and did not appear to reach the extents or depths of the outer/assessment areas. However, there appears to be a small data gap needing to be addressed in order to meet AEP's soil monitoring directives or general remedial plan requirements. These data gaps include an assessment of the condition of the backfill material, an assessment of soil quality immediately below the former oil sump or UST nest and an assessment to determine the groundwater quality in the area through a limited Phase II ESA.

If after the assessment no impacts are identified and if in the best interest for the Village, for resale, purchasing, insurance requirements etc., the Village could prepare an application for area-based closure or submit a request for a remediation certificate with AEP. It should be known that from experience, this process can be tedious and take time (1 to 3 years) for a review, can consist of requests for additional information or work to be conducted prior to an overall decision to be made with AEP.

April 26, 2021
Project No. RD7281-3

Via Email: cao@villageofalix.ca
Original will remain on file

The Village of Alix
Box 87
Alix, Alberta
T0C 0B0

ATTN: Ms. Michelle White, CAO

Re: Environmental Desktop Review
Fire Hall, Lot 24, Block 1, Plan RN30
4831-50th Street, Alix, Alberta

Dear Ms. White,

1.0 INTRODUCTION

Parkland Geotechnical Consulting Ltd. (ParklandGEO) was retained by The Village of Alix (The Client) to conduct an environmental desktop review of four sites (Main Street Shop, Arena, Fire Hall and UFA Bulk Plant) as outlined on Figure 1 in Appendix A. Each site is detailed under a separate cover letter.

This desktop review is relative to the Fire Hall (The Site) and included a review of several historical reports related to historical underground storage tank (UST) use and removal, located at Lot 8, Block 6, Plan 6465KS, Alix, Alberta. The purpose of the review was to determine if the environmental work conducted historically was sufficient for an assessment of risk and whether the Site would qualify for a remediation certificate (Rem Cert.) or potential site closure consideration with Alberta Environment & Parks (AEP).

2.0 SCOPE OF WORK

The purpose of this environmental desktop review was to evaluate the Site relative to existing information collected through interviews/correspondence with Client representatives, from a basic records review of available reports on the AEP Environmental Site Assessment Repository (ESAR) website, or from information available on any other government websites or relevant sources. It is understood that the Site had historical investigations, monitoring and/or remedial work conducted by other consultants. Some of the work was conducted under the former Alberta Municipal Affairs Petroleum Storage Tank Remediation Program (AMA Program) and all soil and groundwater results would have been compared to the former applicable guidelines at the time of the original work.

This environmental desktop review will compare historical investigation results to current 2019 AEP Tier 1 or Tier 2 Soil and Groundwater Remediation Guidelines (2019 Guidelines) in order to identify if contamination remains, if any information or data gaps exist in the historical work programs at the Site that would require additional investigations, and/or if current conditions and investigations would be sufficient to potentially meet the AEP requirements for closure.

3.0 DOCUMENT REVIEW – THE FIRE HALL

The following environmental reports, proposals or files for the Site were available for review:

- *"Phase II Environmental Site Assessment - Village of Alix, Alberta"*. Prepared for The Village of Alix. Prepared by Stantec Consulting Ltd. File No. 1128-71522. October 24, 2005.
- *"Revised Proposal for Environmental Site Assessment, Site Ref. No. 9490, Alix, Alberta"*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. April 26, 2007.
- *"Environmental Site Assessment, Lot 8, Block 6, Plan 6465KS: Site Ref. No. 9490, 4831 50th Street, Alix, Alberta"*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. June 1, 2007, Project Number 0702-42441.
- *"Bid Review – Tank Removal and Site Remediation - Cost Estimate, Site No.: 9490, 9492 and 9493, Alix, Alberta"*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. October 1, 2007.
- *"Site Remediation, Lot 8, Block 6, Plan 6465KS: Site Ref. No. 9490, 4831 50th Street, Alix, Alberta"*. Prepared for The Village of Alix. Prepared by Envirowest Engineering Inc. December 3, 2007, Project Number 0702-42441.

3.1 SITE DESCRIPTION AND TOPOGRAPHY

The Site was located at 4831 - 50th Street, within the NW 36-039-23 W4M, in the southern portion of Alix, Alberta. The legal address was Lot 8, Block 6, Plan 6465KS.

The Site was developed and historically used the Village fire hall at the time the former assessments were completed. It currently remains a similar building style, is vacant and for sale. The Site was located in a central commercial district area of Alix with surrounding residential properties. The Village of Alix provided water services to the Village. As such, no water wells were located within 300 m of the Site.

Infrastructure present during the former assessments included an older one-story building with two bays, a gravelled yard to the east and partially asphalted and gravelled yard south of the building which were used for parking. No tank registrations were reported with the former Petroleum Tank Management Association of Alberta (PTMAA), however; ground penetrating radar (GPR) scanning indicted the presence of two USTs, located immediately adjacent to the southeast side of the building, near 48th Avenue (Lake Street) (Figure 2 in Appendix A).

The Site topography was reported to be relatively level with the general area sloping east and south, toward Alix Lake which is located approximately 200 m to the southwest.

3.2 SUMMARY OF REPORTS (2005 - 2007)

Historical environmental investigations were completed on-site in the parking area of the Fire Hall by Stantec Consulting Ltd. in 2005 and by Envirowest Engineering Inc. in 2007 in order to determine the presence of USTs and to assess soil and groundwater conditions for petroleum hydrocarbon (PHC) and lead impacts from historical operations. For each report, the soil and groundwater results were assessed to the 2001 Alberta Environment Risk Management Guidelines for Petroleum Storage Tanks (2001 PST Guidelines), considering coarse-grained soil and commercial land use, or the 2007 AEP Tier 1 Soil and Groundwater Remediation Guidelines (2007 Guidelines), considering coarse-grained soil, all exposure pathways and residential/parkland land use/considerations that time. The investigative and remedial activities were undertaken through the Alberta Municipal Affairs (AMA) Program (Site 9490).

In August 2005, GPR scanning was used to locate the presence of two known USTs and piping. There was no information available for the previous owners of the USTs. Four Boreholes (BH13 to BH16) were advanced between 4.6 and 6.1 metres below grade (mbg) in front of the Fire Hall and around the USTs. Subsurface conditions generally were composed of an asphalt parking lot, underlain by fill material, overlying sand and silty clay to the maximum depths (6.1 mbg) investigated. Soil vapours from each borehole, measured in samples collected at 0.5 m intervals were assessed and the results ranged between 40 and 175 parts per million volume (ppmv), with the highest being from BH14 between at 4.5 mbg. Four soil samples, one from each Borehole (BH13 to BH16) were submitted at depths ranging between approximately 3.15 and 4.55 mbg for analyses of PHCs and lead, to assess for potential leaded fuels. All of the soil samples were reported to be below 2001 PST Guidelines. BH14 and BH15 were both completed with a groundwater well for subsequent groundwater monitoring. Between September 12 and October 14, 2005, the groundwater wells were monitored but had remained dry and therefore, the quality of groundwater nor the direction of groundwater flow could be determined. It was speculated that the depth to the local water table was below the UST nest and that there may minimal to no impact to the groundwater. It was recommended that the Village notify AEP, the local fire department to standby, select a contractor, and consult the PTMAA for general information prior to removing the USTs. This work was advised to be conducted under the supervision of an environmental technician, so that any newly identified contaminated soils (if present) be removed and treated in order to eliminate the potential for future impacts and assist in future property transactions, development and upgrades to existing infrastructure (roads, utilities and sidewalks etc.). No other further work was recommended at that time.

In May 2007, Envirowest advanced six Boreholes (BH1 to BH6) between 6.0 and 9.0 mbg, four of which were completed as Monitoring Wells (MW1, MW3, MW4 and MW5) in or mostly around the UST nest. Six soil samples were collected, one from each of the completed boreholes, based on vapour readings which ranged from 0 (non-detectable) to 5 ppmv, with the highest being from BH6 located southwest of the USTs. All selected samples (BH1 at 7.75 mbg, BH2 at 4.25 mbg, BH3 at 8.5 mbg, BH4 at 1.75 mbg, BH5 at 3.25 mbg and BH6 at 1.25 mbg) were submitted for lab analyses of grain size, PHCs and lead. Analytical results indicated the soil was coarse-grained and all PHC results were non-detectable or below the 2007 Guidelines. Lead was present in all the borehole samples but at concentrations well below the Guidelines. Three Monitoring Wells (MW1, MW4 and MW5) contained groundwater and the analytical results were non-detectable, well below the Guidelines. The other Monitoring Well (MW3) contained insufficient groundwater to collect a sample. Although the groundwater levels showed no significant difference, the groundwater flow direction was inferred to be in a somewhat westerly

direction toward Alix Lake. It was concluded that soil and groundwater samples met the Guidelines in the areas investigated and the Site has not been impacted by PHCs. It was recommended to remove the USTs in order to sample soils beneath and complete the assessment for the Site. A remedial plan and bid review summary were prepared and submitted in October 2007 for review prior to remedial activities.

In late October 2007, remedial procedures were initiated which included removal of the asphalt from the parking lot. No USTs were located in the disturbed soil areas where Envirowest and the GPR scan previously reported the USTs. It was reported by the local contractor that the USTs were removed approximately 15-20 years prior. Despite this reported information and although the previous Phase II ESA soil results from BH3, drilled within the proposed UST nest, indicated no soil impacts in this disturbed area, the excavation proceeded in order to observe and assess the soils. The excavation limit was determined through visual indications and measured 7.9 m wide by 8.6 m long and 3.0 m deep. The volume of soil excavated was 206 cubic metres. No impacted soil nor any USTs were encountered so no soil samples were collected. Once the final limits were defined, the excavated soil was placed in the excavation and compacted into lifts. Gravel was spread as a top layer in the excavated area. No further action or study was recommended.

3.3 2019 TIER 1 GUIDELINES

The historical analytical data was assessed and compared to the current 2019 AEP Tier 1 Soil and Groundwater Remediation Guidelines (2019 Guidelines) by ParklandGEO as a part of the desktop review. The Guidelines selected for the Site included commercial land use (Zoned C1 – Central Commercial District) with residential/parkland considered within 30 m of the Site. Coarse-grained soils and all exposure pathways were also applicable as outlined in previous reports. The pathway assessment is summarized on Table 1. The soil and groundwater results are summarized in Tables 2 to 5 in Appendix B.

3.4 RESULTS REVIEW

All available data was compiled into current tables from information obtained from the historical investigations. The results concluded the following for each historical investigation:

- **Stantec 2005 Phase II ESA** - The four subsoil samples collected were selected from those with highest soil vapour concentrations during field testing activities from each Borehole (BH13 to BH16). These samples were analysed for PHCs and lead and were found to have non-detectable to trace results which were well below the 2019 Guidelines. No groundwater was assessed as the monitoring wells were installed above the groundwater table for the area at that time (Tables 3 to 5).

During ParklandGEO's review of the borehole locations, depths and results, the limited samples appeared to be collected primarily around the suspected USTs (northwest, southwest and southeast), in the reported disturbed area, at depths expected of a UST nest. BH16, advanced westerly from the UST nest, may have been considered as a background or delineation borehole, in the event impacts had been identified. The field vapour assessment and soil results from this assessment appeared to be an early indicator of no impacts. However, as GPR scanning was conducted, and locates of lines and utilities were completed, it should have allowed for boreholes and wells to be

advanced in closer proximity to the proposed USTs. Additional boreholes advanced within the entire extents of the UST nest to deeper depths along with subsequent samples analysed may have assisted in assessing and/or delineating the soil vertically below the USTs or laterally to the north and east sides of the USTs. These would also have been able to be used to qualify any potential groundwater impacts.

- **Envirowest 2007 Phase II ESA** – Six shallow and subsoil samples were collected from the six boreholes in and around the suspected UST nest and analyzed for PHCs and lead. In addition, three of the four monitoring wells contained groundwater that was collected and analyzed. The results were either non-detectable or trace concentrations that were well below the 2019 Guidelines (Tables 2 to 5).

ParklandGEO has identified that only one soil sample was taken in close proximity to where one of the two suspected USTs were reported (BH3 (3-12)) however, this sample was collected from well below the tank nest at 8.5 mbg. If impacts were present, it would be suspected to be immediately in and around the USTs and process line connections and not that deep. Typical impacts at UST nests can range from 3.0 to 6.0 mbg. The remaining five samples were well outside the UST nest to the southeast, south and southwest, at depths primarily above or below a general UST nest. It is expected that Stantec's borehole locations were taken into consideration and that these Envirowest planned locations and depths may have served as potential southeast, south and westerly delineation points (if impacts were identified) to help gauge a size/costs for the excavation in preparation of the remedial plan.

- No groundwater information was available from the 2005 Phase II ESA as most all of the boreholes/wells installed were above the deeper groundwater table for the area and thus remained dry over the subsequent investigations. Three of the four groundwater samples from the 2007 Phase II ESA at MW1, MW4 & MW5, located southwest, south and southeast of the UST nest during the 2007 Envirowest Phase II ESA, had non-detectable PHC results well below the 2019 Guidelines (Table 5).

ParklandGEO has determined that no groundwater was assessed from within the UST nest as there was insufficient water in BH3 and although groundwater down and cross-gradient outside of the UST nest appears to be unimpacted, there may not be enough data within the UST nest itself to rule out potential groundwater impacts at this time.

- **Envirowest 2007 Remedial Excavation** - During the remedial excavation, no USTs were found despite early GPR scanning indicating their presence. It was reported from the contractor, local to the area and a community member, that the USTs had been removed 15 to 20 years prior. The extents of the excavation were guided vertically and laterally by historical assessment information, disturbed soil and by visual observations only. The excavated soil was stockpiled onsite for potential re-use but not tested as impacts were not suspected. A conduit was observed along the western portion of the excavation which was not attached to anything and was corroded at the end. This conduit may have once brought power to a former pump island associated with former USTs. Once the excavation limits were defined and all deemed unimpacted, the excavation was backfilled and compacted in lifts and the area re-surfaced with gravel.

ParklandGEO concurs that the USTs appeared to have been previously removed by former owners/operators. It is believed that the limited information in the 2005 and 2007

ESAs, sample depths and locations and visual observations alone during excavation were decisions that inadequately assessed and validated the potential risks of impacts within the tank nest area.

4.0 ASSESSMENT AND CONCLUSIONS

As a part of the desktop review, ParklandGEO prepared a figure inclusive of all the historical borehole locations and the remedial excavation by overlapping and scaling previous figures completed during the Stantec and Envirowest investigations. All sample locations are considered approximate, due to the poor quality of the figures in the Stantec report. The historical assessments and GPR scanning appeared to identify two USTs, disturbed soil and the extents of the disturbed area was delineated through a limited soil and groundwater program in relation potential PHC and lead impacts from former operations. These assessments were conducted to obtain necessary information prior to the execution of an AEP approved remedial plan.

Most soil samples and depths analyzed during the historical 2005 and 2007 Phase II ESAs were selected based on the highest soil vapours registered from a field instrument and observations. Typically, one sample per borehole was analyzed. As no USTs were present and no impacts were identified in the 2005 and 2007 investigations, no field or confirmatory samples were collected or analyzed from the wall and base of the remedial excavation or the excavation soil which was reused as backfill.

Three groundwater samples were collected from BH1, BH4 and BH5 in 2007; however, were from monitoring wells located outside the UST nest at the time of the investigation.

Although it appears that the USTs and facilities were previously removed, and observations or field analyses did not identify staining, vapours or odours during the historical investigations or during the remedial excavation, some of the soil and groundwater samples analyzed were considered to be very limited and likely outside of the area of concern within the original UST nest or disturbed area. If impacts were present, they would be expected below the USTs and near product lines to the former pumps. Soil field vapours and samples collected from the backfill from the UST excavation or samples collected and analyzed from the walls and base of the excavation would have validated observations and provided analytical support to definitively conclude that there were no impacts. Detectable concentrations of toluene and xylenes in BH13 at 3.15 mbg during the 2005 investigation suggest that there may be soil impacts present on the Site.

The majority of the historical work somewhat validated that impacts did not appear to reach the extents or depths of the outer/delineated areas. However, there would still be a small data gap needing further assessment as delineation may not have been adequately assessed below, east and northeast of the former UST area.

5.0 RECOMMENDATIONS

For added due diligence toward the sale of the Site, it is recommended to validate that any potential impacted soil was removed when the USTs were decommissioned 15 to 20 years ago, to investigate east and northeast of the USTs and to determine groundwater quality within that area of concern. If at that time no impacts are identified and if in the best interest for the Village, for resale, purchasing, insurance requirements etc., the Village could prepare an application for area-based closure or submit a request for a remediation certificate with AEP. It should be known that from experience, this process can be tedious and take time (1 to 3 years) for a review, can consist of requests for additional information or work to be conducted prior to an overall decision to be made with AEP.



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May 10, 2021
Project No. RD7281-4

Via Email: cao@villageofalix.ca
Original will remain on file

**The Village of Alix
Box 87
Alix, Alberta
T0C 0B0**

ATTN: Ms. Michelle White, CAO

Re: Environmental Desktop Review
Former UFA Bulk Fuel Facility, Lot 20, Block 7, Plan RN30
4820-50th Street, Alix, Alberta

Dear Ms. White,

1.0 INTRODUCTION

Parkland Geotechnical Consulting Ltd. (ParklandGEO) was retained by The Village of Alix (The Client) to conduct an environmental desktop review of four sites (Main Street Shop, Arena, Fire Hall and UFA Bulk Fuel Facility) as outlined on Figure 1 in Appendix A. Each site is detailed under a separate cover letter.

The address for the former UFA Bulk Fuel Facility (The Site) is 4820 - 50th Street. This desktop review is relative to the former operations and status after the decommissioning of the facility in June 2003. The review included several historical reports related to spills and releases, investigative and remedial activities, the use and removal of a warehouse building, an office building, two historical underground storage tanks (USTs), an aboveground storage tank nest containing seven tanks (ASTs), two pump islands with concrete pads, several areas with associated distribution lines, electrical lines and monitoring systems and vent piping, all once located on the Site. The purpose of the review was to determine if the environmental and decommissioning work conducted historically was sufficient for an assessment of risk and whether the Site would qualify for a remediation certificate (Rem Cert.) or potential site closure consideration with Alberta Environment & Parks (AEP).

2.0 SCOPE OF WORK

The environmental desktop review assisted in evaluating the Site relative to existing information collected through interviews/correspondence with Client representatives, from a basic records review of available reports on the AEP Environmental Site Assessment Repository (ESAR) website, or from information available on any other government websites or relevant sources. It



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is understood that the Site had historical investigations, monitoring and/or remedial and decommissioning work conducted by other consultants. All soil and groundwater results would have been compared to the former applicable guidelines at the time of the original work (ie. 1991/1992 Management Underground Storage Tank - M.U.S.T. Guidelines) or the 2001 Risk Management Guidelines for Petroleum Storage Tank Sites (PST Guidelines).

This environmental desktop review will compare historical investigation results to current 2019 AEP Tier 1 or Tier 2 Soil and Groundwater Remediation Guidelines (2019 Guidelines) in order to identify if contamination remains, if any information or data gaps exist in the historical work programs at the Site that would require additional investigations, and/or if current conditions and investigations would be sufficient to potentially meet the AEP requirements for closure.

3.0 DOCUMENT REVIEW – THE FORMER UFA BULK FUEL FACILITY

The following environmental reports, proposals or files for the Site were available for review:

- *"UFA Alix Bulk Plant – UST Removal, Village of Alix, Alberta". Prepared for Alberta Environment Wastes & Chemical Division. Prepared by United Farmers of Alberta Co-Operative Limited. File No. PT93-159. February 22, 1993.*
- *"AEP Letter Submission October 2, 2002 - Phase II Environmental Site Assessment Diesel Fuel Spill, May 27, 2002, Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by JWEL Whitford Environmental Limited. File No. ABC61907. June 14, 2002.*
- *"AEP Letter Submission October 2, 2002 - Supplemental Phase II Environmental Site Assessment Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by JWEL Whitford Environmental Limited. File No. ABC61907. August 23, 2002.*
- *"AEP Letter Submission May 28, 2003 – Results of Site Monitoring/Water Sampling, UFA Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by JWEL Whitford Environmental Limited. File No. ABC61907. March 28, 2003.*
- *"AEP Letter Submission July 2003 – Results of Site Monitoring/Water Sampling, UFA Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by JWEL Whitford Environmental Limited. File No. ABC61907. July 8, 2003.*
- *AEP Letter Submission September 25, 2003 – Remedial Excavation, Former Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by JWEL Whitford Environmental Limited. File No. ABC61907. August 7, 2003*
- *"AEP Letter Submission September 25, 2003 Results of Site Monitoring/Water Sampling, UFA Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by JWEL Whitford Environmental Limited. File No. ABC61907. August 12, 2003.*
- *AEP Clarification Emails For The Review The Groundwater Monitoring Reports and Remedial Excavation Report Above, Former UFA Bulk Fuel Storage Facility, 4820-50*

Street, Alix, Alberta". Prepared for the United Farmers of Alberta. Prepared by Alberta Environment. File No. PST75914. June 2 – June 25, 2004

- *"AEP Reply Letter For The Review of All Seven Reports Above, Former UFA Bulk Fuel Storage Facility, 4820-50 Street, Alix, Alberta"*. Prepared for the United Farmers of Alberta. Prepared by Alberta Environment. File No. PST75914. August 10, 2004.

3.1 SITE DESCRIPTION AND TOPOGRAPHY

The Site was currently a vacant lot, located at 4820 – 50th Street, within the NW 36-039-23 W4M, in the southwestern portion of Alix, Alberta. The Site was primarily in a residential district along Main Street with surrounding natural land (Alix Lake) to the west/southwest, residential properties to the northwest, south and east and commercial businesses to the north/northeast.

Site was formerly utilized as a bulk UFA fuel storage and fuelling facility and was registered as Site No. PT93-159 with the former Petroleum Tank Management Association of Alberta (PTMAA). The Site consisted of seven ASTs contained within a concrete berm, truck loading and unloading areas, and inactive pump islands (Figure 2 in Appendix A). Former USTs, a warehouse building and an office building were also once present on the northeast/east portion of the Site. The Site was gravel covered, including the surface layer within the bermed area. The remaining areas around the Site were grass covered.

The Site topography was reported to be located on top of an elevated embankment overlooking Alix Lake. A portion of the Site was located below the embankment and extended toward Alix Lake which was approximately 40 m to the west. Drainage was not controlled, due to the absence of catch basins at the Site; therefore, surface runoff was directed to the sloped area to the west/southwest.

The Village of Alix provided water services to the Village derived from two deep water wells located at least 500 m northeast and southeast of the Site. As such, no water wells were located on or within 300 m of the Site.

3.2 SUMMARY OF REPORTS & CORRESPONDENCE (1993 - 2004)

Historical environmental investigations were completed on and off-site by UFA or Jacques Whitford Environmental Ltd. (JWEL) between 1992 and 2004 in order to remove unused infrastructure, to monitor the Site for potential impacts while in operation, to assess and mitigate impacts relative to known releases and to decommission the Site after ceasing operations. Soil and groundwater were assessed primarily for petroleum hydrocarbons (PHCs) and lead impacts from historical operations. For each report, the soil and groundwater results were assessed to the 1991 M.U.S.T or 2001 PST Guidelines, considering coarse-grained soil and residential or commercial land use, all applicable risk-based human/ecological exposure pathway considerations that time.

In May 1992, two 2000-gallon steel USTs, dating from 1960 and 1973, not suspected as leaking were removed from the bulk plant by UFA as they were no longer required. During excavation, which ranged between 1.5 and 2.4 m deep, observations and field assessment activities from the tank basin reported it to be relatively unimpacted. From five samples collected from the extents of the final excavation, the soil vapours ranged 13 and 71 parts per million by volume (ppmv). The laboratory analyses from three samples from the walls and base of the excavation

(low, mid and highest vapours) were reported as non-detectable for benzene, toluene, ethylbenzene, xylene (BTEX), total purgeable and total extractable PHCs. Lead and Phenols were reported at trace levels, however, well below the reportable detection limits or M.U.S.T Guidelines. No other further work was anticipated at that time.

Between May 27 and June 12, 2002, JWEL was requested by UFA to conduct a site investigation on the southwest area of the ASTs, outside the concrete berm which had sustained a release and impacts from an overspray consisting of approximately 100 L of diesel fuel, while filling AST #4. The area was immediately excavated and 30 m³ of soil (Soil Composite) was stockpiled on a polyethylene liner on-site within the concrete berm and tested for off-site disposal at CCS Big Valley Landfill. The residual 2600 L of fuel overtopped the AST, flowed down the sides of the tank; however, was contained within the berm. To assess outside the berm, JWEL also advanced an additional six boreholes, completed as monitoring wells on-site using a drilling rig in the vicinity of the ASTs, including three in and around the southwest overspray area (MW 3 to MW5) and three down-gradient north of the AST nest (MW1, MW2 and MW6), to a depth of 9.1 mbg. Surficial and subsoil samples collected around the AST berm, including confirmatory overspray area sample (MW3) after remedial activities, had results that were non-detectable or well below the 2001 PST Guidelines for all parameters analyzed (considering residential land use, the FAL ecological pathway and coarse-grained soil); thus, concluded to be effectively assessed and remediated. No visible diesel fuel was observed inside the AST nest; however, some staining was evident along the base of the concrete berm which appeared fresh. To assess for residual impacts inside the berm, JWEL advanced two test pits that were hand excavated (TP1 and TP2) and one test pit (TP3) was advanced outside the AST nest for assessment of shallow impacts. Observations indicated strong odours and analyses indicated that total extractable PHC concentrations were high, well above the Guidelines. Impacts were suspected to be in the upper soils to 1.2 mbg and confined within the pore spaces of the sand and adsorbed to the silt particles within the unsaturated zone, covering an area of 6x9 m in the southwestern portion of the concrete berm (65 to 85 m³ estimation of impacted soil). Groundwater sample results indicated possible evidence of older PHC impacts down-gradient of the spill area at (MW1 & MW6) as results for ethylbenzene and xylene were at trace or detectable concentrations, however, remained well below the Guidelines. All other parameters were non-detectable and well below the Guidelines in all areas assessed around the AST berm. The groundwater flow direction was determined to be west/southwest. JWEL's recommendations were: to excavate and remove impacted soil from within the AST nest when the tanks and site are decommissioned in the near future, to establish and monitor one or two sentinel wells down-gradient near TP3 on a monthly basis, to monitor and sample MW1 & MW2 on a monthly basis, to provide a groundwater interception plan/remedial action and management strategy if vapours identified exceeded 200 ppmv or BTEX impacts were found to be increasing which would then require an accelerated AST decommissioning and soil removal schedule. UFA and Alberta Environment were to be provided brief monitoring reports after each field visit to the Site.

Between July and August 2002 JWEL was requested to conduct a Supplemental Phase II ESA to further investigate the potential for deeper residual PHC impacts beneath the ASTs from the previously reported diesel fuel spill. This assessment consisted of advancing two angled Boreholes (MW7 & MW8) which extended 9.1 and 10.7 mbg under ASTs. Soil samples were field screened for combustible vapour levels and ranged between 0 to 40 ppmv with one sample with the highest vapour submitted for analyses. All soil samples were below the laboratory detection limits and Guidelines with the exception of soil from MW7 which was reported to have a detectable PHC Fraction F3 result of 7 mg/kg, but remained still well below the Guidelines.

Groundwater vapours were also monitored from all existing and new wells and ranged between 20 and 100 ppmv. Groundwater samples from two existing Wells (MW1 & MW2) as well as from MW7 & MW8 were collected as a part of this program for analyses. All groundwater results were below the laboratory detection limits and Guidelines. No further environmental investigations were considered warranted at that time.

Between July 3, 2002 and March 18, 2003, JWEL visited the Site approximately on a monthly basis to monitoring the existing monitoring wells and to collect samples from select monitoring wells for laboratory analyses. The well headspace vapours ranged between 0 and 365 ppmv, with increases noted at MW3, MW4, MW5 and MW6 locations. The depth to groundwater ranged between 4.0 and 8.0 mbg, and the results suggested a change in flow direction slightly to the east. Samples were analyzed from MW1, MW2, MW7 and MW8, as recommended in the August 2002 report above. Results were below the detection limits and well below the Guidelines.

In April, May and early June 2003, JWEL visited the Site to monitor the existing monitoring wells and to collect samples from select monitoring wells for laboratory analyses. The well headspace vapours ranged between 25 and 225 ppmv. The depth to groundwater ranged between 4.0 and 8.0 mbg, and the results suggested a consistent flow direction slightly east. Samples were analyzed from MW1, MW2, MW7 and MW8, as recommended in the August 2002 report above. Results were below the detection limits and well below the Guidelines.

Prior to the remedial activities, UFA had decommissioned and removed all the buildings and infrastructure on Site. In mid to late June 2003, remedial procedures were initiated by JWEL and Cat. Bros Oilfield Construction Ltd. (the contractor) which included three irregular shaped excavations due to sloughing which were excavated to depths between 2.0 and 8.0 mbg and the removal of 1900 tonnes of PHC impacted soil from below the ASTs, the north pump island and along and beneath the product lines. The extents of the excavations are shown on the figures in the report and on Figure 2 in Appendix A. Based on non-detectable soil vapours, a confirmatory sample was collected from the stripped and stockpiled soil during the remedial activities to determine if some soil was suitable for re-use as backfill. The results of the analyses indicated a benzene concentration (0.04 mg/kg) was near the Guideline (0.048 mg/kg), and as this represented a potential risk, the stockpiled soil was disposed of at the Big Valley Landfill. Confirmatory samples were also collected from the walls and base of the three excavations over two stages to remove all impacted soil. Initial soil vapours ranged between 10 and 1980 ppmv. Those areas generally with elevated vapours and analyses exceeding the 2001 PST Guidelines were further excavated. (ie., N1 was replaced with N14 and E8 was replaced with E14). Fifteen final confirmatory soil samples with vapours ranging between 10 and 500 ppmv were collected from the base and walls of the excavation. A few pockets of impacts were subsequently removed based on observations and vapours (ie., B6 was replaced with B16). Final extents of all excavated areas were analyzed for BTEX and PHC Fractions F1 to F4 and lead and all results were reported to meet the Guidelines. The areas were backfilled and compacted. No groundwater impacts were encountered during all assessment and monitoring activities. No further action was recommended.

- Alberta Environment provided a letter of review dated (August 10, 2004) related to the 1993, 2002 investigations and 2003 monitoring reports. In addition, Alberta Environment followed up with a list of email clarifications (June 2 to June 23, 2004) to JWEL in relation to the remedial excavation report. After sorting out some discrepancies, Alberta Environment prepared a letter to UFA indicating that they determined the Site had been

remediated to Alberta Environment's residential groundwater ingestion criteria for coarse-grained soil in relation to the 2001 PST Guidelines. Alberta Environment considered the remedial activities satisfactory and indicated they were closing the file.

In July 2003, JWEL visited the Site to monitoring the existing monitoring wells and to collect samples from select monitoring wells for laboratory analyses. During remedial activities in June 2003, MW4 and MW5 were destroyed and MW3 was damaged. The well headspace vapours in the remaining wells ranged between 25 and 75 ppmv. The depth to groundwater ranged between 4.0 and 9.0 mbg, however, due to the spatial distribution of the remaining wells, the groundwater flow direction could not be determined. Previous flow directions were determined to be easterly. Samples were analyzed from MW1, MW2, MW7 and MW8 and all analytical results were below the detection limits and well below the Guidelines. Based on the results of the monthly monitoring and groundwater analytical data collected since 2002, and after the effective source removal (soil remedial activities 2003), no groundwater impacts were detected and it was recommended that groundwater monitoring and sampling program be discontinued.

3.3 2019 TIER 1 GUIDELINES

The historical analytical data was assessed and compared to the current 2019 AEP Tier 1 Soil and Groundwater Remediation Guidelines (2019 Guidelines) by ParklandGEO as a part of the desktop review. Generally, as historical groundwater flow was determined to be westerly (when all monitoring wells were monitored on the Site). The fresh water aquatic ecological pathway use requires consideration if the water body is present within 100 m up-gradient or 300 m down-gradient of the Site. Therefore, the Guidelines selected for the Site included commercial land use (Zoned C1 – Central Commercial District), Residential/parkland land use, as residences were present within 30 m and Natural land use, as the Site was within 40 m of Alix Lake and its surrounding boundaries. Coarse-grained soils as previously defined and all human and ecological exposure pathways were also applicable. The pathway assessment is summarized on Table 1. The soil and groundwater results are summarized in Tables 2 to 5 in Appendix B.

3.4 RESULTS REVIEW

All available data was compiled into current tables from information obtained from the historical investigations by UFA or their consultant (JWEL) who was acquired by Stantec Consulting Ltd. (Stantec) in 2008. The results concluded the following for each historical investigation:

- **UFA 1992 UST Excavation** - The two USTs removed were reported to have had no leaks and were in relatively good condition. The confirmatory field soil vapour and analytical results did not indicate any PHC, lead (leaded fuels) or phenol impacts throughout the areas tested. M.U.S.T Guidelines were undefined in the report for the parameters tested. Groundwater was not encountered and due to the shallow excavation, none were expected.

During ParklandGEO's review, it was unclear what M.U.S.T Guideline for phenols was applicable at that time during excavation activities or what phenol analyses was conducted (ie., non chlorinated, chlorinated or aromatic phenols). The results were compared to laboratory detection limits at the time by UFA.

If non-chlorinated phenols were applicable, there are Provincial or Federal Guidelines values that could be considered. The 2007 Canadian Soil Quality Guidelines or CCME Guidelines (as amended) have Guidelines of 3.8 mg/kg or 1.0 mg/kg respectively and therefore, if this non-chlorinated phenol present, the original results for phenols, would be considered at trace concentrations but well below either of those Guidelines and no further assessment for phenols would be required in that area.

ParklandGEO made an assumption based on the fact that chlorinated, non-chlorinated or aromatic phenol derivatives can be present in fuel sources, that the overall phenol value reported in the 2019 Guidelines was derived to provide the most stringent and protective measures for the land use, soil type and pathways at risk. Therefore, the results when compared to the 2019 Guideline indicated that PHCs and lead were well below the Guidelines, while phenols marginally exceeded. If 2019 Guidelines are considered applicable, phenols for this area could be present, and have not adequately been assessed for risk historically. The phenol analyses/subsequent parameter type (type of phenol) and derived Guideline should be confirmed with the laboratory and/or AEP (if possible) to determine applicability at this Site.

- **JWEL 2002 Phase II ESA** – The limited samples collected outside the berm after the diesel release at AST #4 met the 2001 Guidelines and the 2019 Guidelines. The samples from the test pits within the berm were significantly over the 2001 and 2019 Guidelines, represented confined fresh fuel that was destined to be remediated with Site decommissioning. Monitoring in the interim would in fact be an early indicator of migrating impacts. If impacts were identified to be increasing over subsequent monitoring events, a groundwater interceptor plan or a remedial management plan was recommended.

ParklandGEO determined that JWEL's Phase II ESA assessed limited soil samples for impacts, however, agrees that if impacts were present, they would be suspected to be immediately in and around the former ASTs or overspray area outside the berm. It would have been preferred not to rely solely on soil vapours or observations during the Phase II ESA and to have possibly conducted more soil analyses within each borehole and in the bermed area around the ASTs.

Adding a borehole or two on the slope south/southwest of the AST berm/overspray area would have ruled out potential impacts in that direction which appears to represent a delineation data gap and potential risk to the residential land south and natural boundaries of Alix Lake west/southwest, following the low-lying topography.

- **JWEL 2002 Supplemental Phase II ESA** - As recommended in the report above, two additional boreholes/wells (MW7 & MW8) were advanced near but down-gradient of TP3. These two locations along with the others around the AST berm were continuously monitored for signs of impacts, pending the upcoming Site decommissioning and remedial excavation. Soil and groundwater continued to remain below the Guidelines. Soil and groundwater results met the 2019 Guidelines.

ParklandGEO has agreed that it was appropriate that the additional boreholes (MW7 & MW8) were used to assess risks as down-gradient locations from the initial release area. However, it would have been beneficial also to have hand excavated additional test pits within the berm, especially around AST #4. To date, historical test pits targeted the inner

area along the west/southwest boundary of the AST nest and not necessarily the source area or along the south/southeastern boundaries. This additional information and depth of impact may have assisted with remedial planning and in the general assessment of the release.

- **JWEL 2002 and 2003 Monitoring Activities** – Ongoing monthly monitoring programs were undertaken to assess for early indications of impacts, plumes or groundwater flow direction changes which would determine the schedule for a more rapid decommissioning, remedial excavation and reclamation of the Site. Monitoring activities during this period continued to meet the 2001 and 2019 Guidelines.

ParklandGEO agrees that although the impacts were not fully delineated at this time laterally or vertically around or below the AST nest, the monitoring program did serve as an early indicator of contamination, migration potential in order to mitigate risks to off-site sources/areas pending the decommissioning of the Site.

- **JWEL 2003 Remedial Excavation** – All infrastructure was removed prior to the remedial activities at the Site. During the remedial excavation sloughing of the sandy soils resulted in three irregular shaped excavations around the AST nest and berm, which also included the south pump island, around the product distribution lines and around the north pump islands. 1900 tonnes of impacted soil was landfilled. Samples were collected in some cases, due to the depth and unsafe conditions, by the contractor via excavator bucket. The excavations were conducted in stages and final excavation boundaries were sampled based on final soil vapour concentrations and visual observations. All final results from all three of the excavations were well below the 2001 Guidelines with the exception of TPE-16 (Product line excavation) which had a toluene exceedance over the 2001 Guidelines. It was unclear whether this area was further excavated and resampled. Monitoring Wells (MW3, MW4 and MW5) were destroyed during the excavation activities. The excavations were backfilled compacted and remain vacant land. No impacted groundwater was encountered. Alberta Environment reviewed all the reports to date, made some clarification with JWEL and UFA in regards to the remedial excavation and were overall satisfied that the Site had been remediated to their standards and indicated they were closing the file.

ParklandGEO agrees that a significant amount of soil was excavated and removed from the Site in the three areas of concern. Final confirmatory samples were selected based on soil vapour field concentrations and observations and did meet the 2019 Guidelines with the exception of TPE-16 (Product line excavation) which also had a toluene exceedance over the 2019 Guideline. Out of 137 samples collected (as outlined in the 2003 remedial report, CSV screening results table), only 15 confirmatory samples were analyzed: (7) from the AST excavation on the base, north and east wall. No samples were analyzed from the south or west walls; (5) from the pump island excavation from the base and each wall and; (3) from the product line excavation from the east, south and west walls. No samples were collected from the north wall or base, although this was the deepest excavation. It is ParklandGEO's opinion that as outlined in Alberta Environment's Site Assessment Standard (2016) and the Soil Monitoring Directive (2009), this would present an inadequate number of analyses conducted to formulate an accurate opinion of remedial efforts and risk.

In addition, it is ParklandGEO's opinion that based on the limited investigations conducted by JWEL, full soil and groundwater assessments and/or delineation (vertical & lateral) on and off-site below the AST nest, north of the northern pump island, north of the deep impacts near the distribution lines, near the former USTs, to the south/southwest of the ASTs and overspray area, and to some degree east of the Site was not achieved,

- **JWEL July 2003 Monitoring Activities** – MW1, MW2, MW7 and MW8 were monitored once more to assess for impacts or movement of potential impacts after the remedial activities. No other monitoring wells were included. Groundwater flow could not be determined due to the spacial distribution of the selected wells. Historically westerly or easterly flows were inferred. All results indicated groundwater remained below the 2001 Guidelines and no further assessments were recommended and the program was discontinued.

ParklandGEO agrees this was limited program suggestive of assessing for any migratory impacts or rebound effects after remedial activities which can be a common occurrence. Although it appears there were no issues presented in the groundwater in relation to the 2019 Guidelines, the assessment was limited and targeted only the down-gradient west/southwest off-site areas. There were no wells remaining or the absence of wells in general, in order to assess the other directions on and off-site. It is expected that since these wells were no longer required and JWEL indicated that program be discontinued, that the wells may have been decommissioned or may still be present off-site.

4.0 ASSESSMENT AND CONCLUSIONS

ParklandGEO conducted a desktop review and determined the historical assessments and remedial activities after Site decommissioning by JWEL, on behalf of UFA, were generally thorough and common for these types of fuel storage sites based on practices at the time. However, as this work was conducted almost two decades ago and may not represent today's conditions, a number of concerns and data gaps were identified and need to be presented, reviewed and addressed accordingly. The data gaps identified were:

- The limited soil assessment conducted in 1993 during the historical UST excavation identified phenol results that were reported to be within the M.U.S.T Guidelines at that time, however, did not meet the 2019 Guidelines. It needs to be discussed with JWEL (Stantec) or UFA what type of phenols or additives were used in their fuel products (chlorinated/aromatic or unchlorinated). In the absence of correspondence with UFA, a review the safety data sheets (SDS) for the product and correspondence with AEP on applicable guidelines would be warranted. Then results can be reassessed to the applicable Guidelines in order to determine if impacts and risks were present or absent in that area. Also, verification is required regarding the location of any associated product lines or related pump islands, and whether those facilities/line were removed and adequately assessed.
- Soil vapours from the soil samples collected through all the Phase II and Supplemental Phase II ESAs provided the basis for sample analyses at each borehole or test pit drilled or hand excavated. Generally, one sample was selected, not always the highest vapour and therefore, may not have provided an adequate assessment of impacts or vertical or lateral delineation locations. Additional boreholes and wells may be required in areas

below the AST nest, below and north/northeast of the former USTs and, pump island, south/southwest offsite and easterly on and off-site to determine the soil and groundwater conditions and whether delineation or removal was achieved.

- During remedial activities, 137 soil vapour samples were collected from within the three excavated areas, but only fifteen samples from all three areas were selected for analyses. Some areas did not get sampled even if final extents still showed elevated vapours. As per Alberta Environment's Site Assessment Standard and Soil Monitoring Directive, a grid pattern for excavation is required and samples are required to be collected at regular lateral and vertical intervals, depending on the size of the excavation(s). It appears that the number of samples collected would fall short of the requirements and may or may not be representative of clean excavations. The backfill source material was not discussed prior to backfilling, compacting and reclamation activities. Current standards would require the backfill source to be analyzed for potential contaminants prior to import and use.

As a part of the desktop review, ParklandGEO prepared a figure inclusive of all the historical borehole/well/excavation locations by overlapping and scaling previous figures completed during the JWEL investigations (Figure 2).

5.0 RECOMMENDATIONS

The majority of the historical work, although limited, validated that the majority of the Site appears remediated to the historical Guidelines and to the 2019 Guidelines with the exception of one area (TPE-16) within the deep product line excavation. However, additional data gaps exist to today's standards to confirm that all impacted material was removed from the Site.

As Alberta Environment reviewed and accepted the Site was remediated and in satisfactory condition, they closed the file. It is unlikely that if approached by the Village, UFA would entertain addressing ParklandGEO's assessment and concerns and consider undertaking additional work to satisfy potential data gaps. Therefore, the following options could be considered:

- Depending on the Village's and UFA's lease termination terms, one option could be that the Village notify UFA that they are having their consultant undertake a Supplemental Phase II ESA and Delineation Program. If impacts are identified, ParklandGEO would notify UFA and AEP, file a report and if in the best interest for the Village (for resale, purchasing, development and insurance requirements etc., prepare a request to bill costs back to UFA and have them and their consultant address and manage the new concerns and ongoing requirements with AEP. Even if the lease is terminated, generally newly identified impacts would remain the liability of the polluter or associated stakeholders. It should be noted that additional work programs or long-term risk management plans could hold up property transactions and development; thus, access and schedules should be discussed and accounted for when planning for future use.
- Another option could be to disclose the conditions of the Site to any new purchaser. Considerations to discount the cost of the land and have the new owner/developer conduct the supplemental assessment, then notify AEP and UFA if impacts are identified

and have UFA comply with the assessment of the data gaps and AEP's requirements. The same process would be followed as above if impacts were identified.

- If the additional data gap assessment, conducted by consultants for the Village, a purchaser or UFA, does not identify any concerns or residual impacts then the Village should be able to proceed with any property transaction with a low-risk rating. UFA should ensure their remaining monitoring wells are properly decommissioned (if not already completed). No further AEP involvement would be required and their file could remain closed.

Providing the data gaps are addressed, soil and groundwater quality is confirmed to be unimpacted on and off-site, and providing a geotechnical investigation is conducted to assess conditions for re-development due to the backfilling activities, the potential environmental risk would be low. The potential purchaser, occupant or developer should be aware of the Site history and account for potential delays in the event any impacts were identified within or outside of areas previously assessed. UFA's involvement would be required at that time. If impacts were identified and could not be remediated in soil or groundwater, UFA may opt to prepare a long-term risk management plan which would require access to the Site and a series of monitoring wells to be maintained, monitored and sampled periodically, until such time the Site meets 2019 Guidelines (as amended).

Village of Alix Public Library Board Meeting

April 20, 2021

The meeting was called to order at 7:02

Present: Barb Gilliat (Chairperson) Ron McIntosh (Vice Chair), John Ireland, Terry Brinsky-Fehr, Michelle Guevremont, Sue Duncan (Acting Library Manager) Colleen Vincent (remotely)

Managers' Report The library is closed again due to Covid Restrictions. Curbside pick up is back in effect and has been quite busy.

- The 1000 books before school program is still ongoing. Some of the readers are getting close!
- Golden tickets were hidden in books for the junior readers to find. 7 have been redeemed at How Convenient Deli. There are still 8 tickets outstanding. This program has been well received.
- When the library reopened on March 2nd an average of 22 people were visiting each day.
- The Facebook and Instagram pages have had a good response.
- Bookmarks have been ordered and shipped for the bookmark contest.
- The Annual Report has been submitted.
- Survey results for the Plan of Service have been printed and will be added to the rest of the document
- We received confirmation of our grant to hire a summer student.
- Funds have been requested from the Village Shoppe for a magazine rack.
- A rotation of large print books has been ordered.

Sue Duncan left the meeting at 7:26 pm

Financial Report – Arlene Gauthier was unable to attend but informed the Chair that everything was in order.

Terry Brinsky-Fehr made a motion that the Library apply for a Servus Credit Union to be used by the library Manager for supplies and online ordering. Motion passed.

Museum Report – Michelle reported that the Museum will organizing the Canada Day celebrations. The Library will participate and hold a book sale if restrictions allow.

Friends Report – no one attended, but Barb Gilliat reported that the Friends are constructing and painting library boxes to be posted at the campgrounds. The boxes will hold books to be taken for free.

HR Committee

Policy Review – Ron McIntosh suggested we have a policy in place to allow virtual voting. With this policy in place email voting would become acceptable.

Ron McIntosh made a motion that the reports but accepted as presented. Motion passed.

Old Business

Plan of Service.

The proposed Plan of Service was presented. Barb and Sue will clean it up and include suggestions made by our PRL consultant and present at the next meeting.

New Business

Summer Student: We have received a grant for 270 hours to employ a summer student. Sue will look report back with further details and how we will use the extra employee. It was suggested that the library could partner with the Resource Center to co-ordinate summer programming so nothing is duplicated. The student will also cover for the acting manager while she is on vacation.

Closed Meeting (FOIP Employee Information)

John Ireland made a motion we enter in to a closed meeting at 8:06 pm. Motioned passed

John Ireland made a motion we move out of a closed meeting at 8:10 pm.

Next meeting May 18, 2021

Meeting adjourned.

Barb Gilliat

Lacombe Regional Waste Services Commission
Regular Board Meeting
April 28, 2021
Held at Lacombe County Office
Meeting called to Order at 1:15 pm

BDO Auditors gave the Auditors Report

Everything appears to be in order.

Waste Haul Summaries

Nothing out of the ordinary

RSC Bylaw Amendments

Changes made to the MGA regarding RSC (Regional Services Commissions) take effect September 2021. The proposed amendments to the LRWSC Governance Bylaw the Services Fees Bylaw were presented. A motion was passed for management to proceed with the proposed amendments.

Household Hazardous Waste

The Alberta government will no longer subsidize the disposal of household hazardous waste. A motion was passed that LRWSC will absorb the additional costs instead of passing the cost on to users.

Electronic Recycling

A company in Red Deer takes discarded computers and printers and refurbishes them, then donates them to low-income families and others that can use them. Hard drives are destroyed (a certificate of destruction is created). Alberta Recycles considers these computers at the "end of life" and simply destroys them. A motion was passed that any discarded computerware will be donated to this program. A notice will be posted advising customers the intended use of computers dropped off at the facility.

Compost Facility

A request has been received from a private company to use some of LRWSC land for a compost facility. A motion was passed authorizing management to look into the feasibility of the proposal.

Managers' Report

At the last Board meeting, a contract was awarded for the construction of an equipment storage building. Due to delays, the contractor could no longer do the job, so a new contract has been awarded with a savings of \$1500.00!

One employee is back at work after being off on a nonwork-related injury. Interviews have been held for the new Facility Manager position; the position will start June 1, 2021

The mattress recycling program has been renewed by DOW Canada for one more year (\$37, 800). This program has been much more successful than anyone imagined and LRWSC has received inquiries from other landfill facilities regarding the program. 27 mt of mattress have been diverted from the landfill.

Barb Gilliat

Lacombe Foundation
Regular Board Meeting
May 10, 2021
Meeting held via Zoom

Meeting was called to order at 1:04 pm

Correspondence

Information was received regarding the latest on Senior Rent Supplement, the ASCHA online convention, senior income amounts and the Faith and Communication Symposium.

Financial Reports

Although vacancies remain higher than normal in both Lodges (Lacombe and Eckville), there are no areas of concern. There were 17 vacant rooms in Lacombe (the highest ever). People are reluctant to move into the lodges because of the 14-day quarantine and the fear of another lockdown. Although the rental income is down the loss can be recouped through Covid funding. All the residents have had their vaccinations. Eckville Manor had some roof repair done and the air conditioning unit for Lacombe will arrive in June.

Affordable housing still has a high occupancy rate and there are no concerns with the financial situation.

Directors Report

One of the staff tested positive for Covid. The staff member had not worked in 10 but 7 other staff members that had been in contact had to be tested; of the seven one tested positive. AHS labeled this an outbreak at the lodge. All residents and other staff members have been tested and monitored twice a day for any symptoms. (As of Friday May 14th, no one had tested positive or shown any symptoms).

The Government has allotted \$488, 500 for repairs to the facilities in Alix, Bentley, Blackfalds and Mirror. Repairs will include window replacement, boilers and siding.

Covid Update

The latest Covid update, Order 16 has updated designated visitors to resident from 2 to 4. Dining and recreation restrictions are beginning to ease.

New Business

A Flag Policy was put in place for flying flags at half-mast etc.

Business Plan will be reviewed at next meeting. Not much needs to be changed.

Lacombe Foundation/ The Bethany Group will draw up a Right of Entry Agreement with the Town of Eckville to allow access to their property during the construction and maintenance of the proposed walking trail.

Next Meeting June 28, 2021.

Meeting adjourned at 1:58 pm

Barb Gilliat

Alix Public Library
Regular Board Meeting
May 18, 2021

Meeting Held by Zoom was called to order at 7:09 pm.

Managers' Report: Not much to report as we are closed again. With the warmer weather the curbside pickup has slowed down.

The magazine rack purchases with donations from the Alix Shop is in and is a nice improvement to the library.

Sue is preparing an ad for our summer student and is working with the Resource Center to co-ordinate summer programs. It is hard at the moment since we are not sure what will be allowed.

The Friends of the Alix Library has picked 6 chairs to purchase for the computers; hopefully they will be in before we reopen.

Financial Report: nothing to report. Barb is working on a credit card through Servus Credit Union to be used to purchase books and other things for the library. The Chairman of the Board and the Library Manager will be listed on the card.

Museum Report – The Museum has volunteered to organize the Canada Day celebrations this year. The Library will help out in any way we can. The museum was thinking of a bike parade for the kids. The library volunteered to co-ordinate the parade.

Plan of Service – Barb and Sue presented the final draft of the Plan of Service. After a few small changes a motion was put forward and the Plan was approved by the Board.

Sue Duncan's tenure as the acting Library Manager will be extended until August 1st, 2021.

Next meeting July 20, 2021.

Meeting adjourned at 7:40 pm.

Barb Gilliat

2020 Return on Investment for Village of Alix

Village of Alix membership levy to Parkland Regional Library = \$6,275.70

(Based on official 2020 population of 734 x \$8.55 requisition amount)

Direct financial return to Alix Public

Library

2020 materials allotment	\$829.42
2020 Rural Services Grant	\$3,690.75
2020 allotment from county population ¹	\$753.71
	\$5,273.88

Technology Savings to Alix Public Library

Computers for library use	\$0.00
Software & licensing	\$2,328.38
SuperNet connection	\$6,042.00
	\$8,370.38

Resource Sharing Savings to Alix Public Library

5,448 items borrowed from other libraries ²	\$83,681.28
1,225 digital items borrowed from PRLS ³	\$56,350.00
	\$140,031.28

Total financial benefits to Alix Public Library \$153,675.54

Village of Alix Return on Investment \$1= \$24.49

Alix Public Library averaged a 42% discount on books purchased through PRLS

¹ Lacombe County assigned a rural population of 667 to Village of Alix

² With bulk purchasing, PRLS's average purchase price for library books was \$15.36

³ PRLS paid an average price of \$46 each for eBooks and eAudiobooks

System Membership Benefits:

- 680,000 items in the system collection
- eBooks, eAudiobooks, and eMagazines, plus shared eBooks from 4 other regional systems
- Subscription databases including Ancestry (genealogy), Solaro (Alberta curriculum support), Consumer Reports, Niche Academy, Grant Connect, and Novelist; Press Reader (newspapers & magazines) Pronunciator (language learning), and Alberta eBooks
- Broadband internet connection (SuperNet) and Wi-Fi
- SuperNet connection paid for by the Government of Alberta
- Centrally managed computers, network, and website
- 24/7 I.T. support included
- Shared library database to manage borrowers and materials (Integrated Library System) with public access for patrons to manage their own account
- 42% bulk discount on library books purchased through Parkland
- Cataloguing and shelf-ready processing of purchased and donated library material
- Library supplies (library cards, barcodes, etc.) included
- Shared specialty collections including:
 - Large print books
 - Audio books
 - Program kits (book-based, tech-based, gaming, virtual reality)
 - Technical equipment & promotional items
- Access to library collections across Alberta (in-person and through interlibrary lending) and throughout Canada
- Alternate format collections for visually impaired and print disabled
- Weekly or bi-weekly delivery of library materials
- Professional library expertise (consulting services) and shared regional knowledge
- Included training for staff and trustees

May board meeting advocacy presentation: delivered by Barb Gilliat

As the COVID-19 pandemic continues to be a significant factor in our lives, a frequent topic of conversation is how the pandemic has affected our work or businesses. We've all been impacted. As business owners, managers, employees, and as library trustees, we try to respond as best we can. Our libraries have had to "close to the public" and I'm always quick to remind people that the _____ Library isn't actually closed. We are, however, providing our services in different ways.

What libraries do hasn't changed much: not from a pandemic, not even in the face of technology and how it has revolutionized our lives over the past 40 years. What has changed is how we're doing it - both at the regional level and in our local public libraries.

Here's what a pandemic year looked like at the system level: Play Annual Report video

Parkland began as and remains a service organization. We are still in the business of supporting our member municipalities and libraries. Looking at a system service brochure from the 1970s is eerily similar to what we still do today:

- centralized purchasing, cataloguing, and bulk buying discounts
- training and professional support to member library staff and trustees
- interlibrary lending, reference support, and weekly material delivery to all libraries
- shared regional collections and programming support

For their part, public libraries across our region continue to adapt how they deliver services to support their local communities. Core services that are much the same as they were 40 years ago. They may look different. They may have new names. But their outcomes remain consistent:

Literacy - helping people learn to read and maintain literacy skills throughout their lives

- books and programs from birth through age 5 that get children ready to read and learn
- books and online resources that support student learning throughout school
- books and programs that maintain reading skills through the summer months
- books, programs, and other resources that support adult literacy and English language learners as well as financial literacy, media literacy, and technology literacy for everyone

Learning - connecting people to information they want in all kinds of formats

- books and databases that support formal education, homework help, and self-study
- reliable sources of information on every topic children or adults want to learn about
- information to help people repair appliances, vehicles, and even relationships
- programs, physical, and digital tools to explore new technologies and to learn technical skills
- education upgrading, skills training, and exam proctoring

Creativity - stimulating our imagination, exploring creative pursuits, and inspiring invention

- programs that encourage and enable people of all ages to explore their creative side: building and woodworking, fabric and yarn arts, drawing and painting, designing and coding, playing instruments and learning languages....

- materials (physical and digital) that open our minds to different perspectives, that spark new ideas, and that expand our thinking
- opportunities to explore new ways of expressing ourselves using digital tools and traditional methods

Civic Engagement - connecting people to each other and fostering the exchange of ideas

- a gathering place for people from all walks of life to spend time together or alone in a safe and welcoming place
- connecting people locally in-person and online across the globe
- supporting residents to become employed, start and run businesses, and maintain workplace skill sets
- bringing people together for fun, for learning, and for civic discourse

As we have done for the past 100 years, libraries continue to help individuals and strengthen communities.

We help people to become educated, employed, and engaged in their community.

Libraries enable people to explore new ideas, new skills, and new worlds.

Libraries add to the quality of life that residents need to keep them rooted in their community.

We respond. We adapt. We innovate.

Libraries are a public service. They always have been and they always will be. Libraries will continue to reinvent how we meet the needs of our citizens as those needs and the tools at our disposal change. And until basic human needs of connection, imagination, learning, and exploration disappear, libraries will keep doing our part to meet those human needs.

As we reflect on 2020 and all the disruption it brought to our lives, it is apparent that numbers don't adequately reflect library operations in pandemic times. The narrative is much more important. Of course we can expect circulation and programming statistics to drop when people can't go into the library, can't gather. But the very fact that Parkland libraries found new ways to deliver services - through curbside delivery (and home delivery to shut-ins), by shifting programs online, by developing take away activity kits, by reaching out to seniors and other vulnerable citizens whose social outings were eliminated - at a time when our "normal" is so disrupted is a testament to the pivotal place libraries hold in the community and in hearts of our citizens.

What our members told us, is that it was vital to them that Parkland stayed open and operational, that we continued purchasing and processing library material, that we maintained van deliveries throughout the year, that we adapted how we offer professional and technical support. That was what enabled and supported them to adapt and innovate, too.

Play PRL services video to end the presentation



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
Deputy Government House Leader
MLA, Calgary-Hays*

AR105124

May 10, 2021

His Worship Rob Fehr
Mayor
Village of Alix
PO Box 87
Alix AB T0C 0B0

Dear Mayor Fehr:

The COVID-19 pandemic has created major fiscal challenges for governments all around the world. In Alberta, we are also dealing with an economic downturn caused by low world energy prices. Despite these difficulties, we remain committed to supporting Alberta's communities with significant capital investments.

As part of this commitment, I am pleased to confirm that \$1.226 billion will be allocated to municipalities and Metis Settlements in 2021 under the Municipal Sustainability Initiative (MSI). This amount front-loads MSI funding, to help you transition to more sustainable funding levels over the next few years. Funding amounts from 2021-23 will average \$722 million per year. This funding will allow local governments to sustain existing projects, continue stimulating the economy, and build the infrastructure Albertans rely on.

For the Village of Alix:

- The **2021 MSI capital allocation is \$277,577**. This includes \$233,537 in MSI capital funding and \$44,040 in Basic Municipal Transportation Grant funding.
- The **2021 MSI operating allocation \$18,233**.

MSI funding amounts for all municipalities and Metis Settlements are also posted on the Government of Alberta website at open.alberta.ca/publications.

I look forward to working together with you to help Alberta's communities get through these challenging times.

Sincerely,


Ric McIver
Minister

cc: Michelle White, Chief Administrative Officer, Village of Alix

Blaine Calkins MP
Red Deer—Lacombe

www.blainecalkinsmp.ca

 @BlaineCalkinsMP

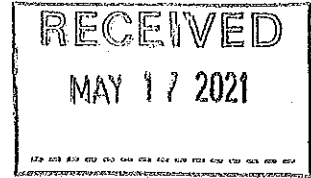
 @blainecalkinsmp

May 12, 2021
Blackfalds, Alberta



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Village of Alix
Box 87
4849 – 50 Street
Alix, Alberta
T0C 0B0



Dear Mayor and Council:

On December 11th, 2020, the House of Commons passed a motion introduced by Conservative MP Todd Doherty, through unanimous consent, to bring a national 3-digit suicide prevention hotline line to Canada.

That, given that the alarming rate of suicide in Canada constitutes a national health crisis, the House call on the government to take immediate action, in collaboration with our provinces, to establish a national suicide prevention hotline that consolidates all suicide crisis numbers into one easy to remember three-digit (988) hot-line that is accessible to all Canadians.

We're asking all municipalities across Canada to consider passing a motion similar, to the one below. In order to make 988 a reality, we must continue to put pressure on the government and the Canadian Radio-television and Telecommunications Commission (CRTC).

The past year has been a challenging year. Lives and livelihoods have been lost. We have begun to see the devastating impacts that COVID has had, through isolation, on the mental health of Canadians. The rates of suicide continue to rise. As elected officials and as leaders, and especially during this period of difficulty as a nation, Canadians are counting on all of us to make a difference.

Please consider passing this motion as soon as possible.

Sincerely,

Blaine Calkins, MP
Red Deer – Lacombe

Enclosure (1)

Ottawa Constituency

Room 401, Justice Building, Ottawa, ON K1A 0A6 | #201-5025 Parkwood Road, P.O. Box 59, Blackfalds, AB, T0M 0J0
Tel.: 613-995-8886 Fax.: 613-996-9860 | Tel.: 587-621-0020 Toll Free: 1-800-665-0865 Fax: 587-621-0029
blaine.calkins@parl.gc.ca | blaine.calkins.c1@parl.gc.ca

Draft motion:

Support for 988 Crisis Line

WHEREAS the Federal government has passed a motion to adopt 988, a National three-digit suicide and crisis hotline;

AND WHEREAS the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200 per cent;

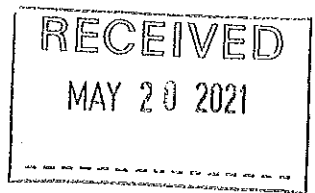
AND WHEREAS existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold;

AND WHEREAS in 2022 the United States will have in place a national 988 crisis hotline;

AND WHEREAS _____ Town Council/Municipality/City recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;

NOW THEREFORE BE IT RESOLVED THAT _____ Town Council/Municipality/City endorses this 988 crisis line initiative;

and that Staff be directed to send a letter indicating such support to the local MP, MPP, Federal Minister of Health, the CRTC and local area municipalities to indicate our support.



May 14, 2021

Michelle White, CAO
Village of Alix
Box 87
Alix AB T0C 0B0

Dear Ms. White:

RE: Cemetery Request

Please be advised that your request to Lacombe County to provide funding for the expansion of the Alix Cemetery was presented for Council's consideration at the May 13, 2021 Council meeting.

The following resolution received Council approval:

That funding in the amount of \$ 10,000 towards the Alix Cemetery Expansion Project be approved; and further, that this contribution be funded from the Cemetery Development Reserve.

Please contact my office when you wish to move forward with this project in order to facilitate the funding.

On behalf of Lacombe County I would like to thank your organization for operating and maintaining your cemetery for the continued provision of cemetery services to our local communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Timmons". The signature is written over a horizontal line.

TIM TIMMONS, CLGM
County Manager
Lacombe County

/lt



309B Macleod Trail SW
High River, Alberta Canada T1V 1Z5
P: 403.652.2110 F: 403.652.2396
www.highriver.ca

May 19, 2021

ACTION REQUIRED

OFFICE OF THE MAYOR

VIA E-MAIL

Village of Alix
Mr. Rob Fehr
PO Box 87
Alix, AB T0C 0B0
Email: cao@villageofalix.ca

Attention: Mayor Rob Fehr & Members of Council

RE: Proposed Alberta Coal Restriction Policy

Dear Your Worship & Members of Council:

Your input on the future of the Eastern Slopes of the Rockies is important to the long-term health of our water resources and their ability to provide clean drinking water to all communities in the Province. The Town of High River remains concerned about the negative impacts coal mining will have on our communities, landscapes, water resources, and future generations. We are requesting your support for our version of a new policy that reflects our desire to protect the Eastern Slopes and our water resources in perpetuity.

The Town of High River has met with the Coal Policy Committee and agreed to prepare a framework that would see coal exploration and development banned along the Eastern Slopes. At our May 10, 2021 Regular Meeting, Council unanimously supported the wording outlined below and we are requesting all Alberta Municipalities join us in supporting the proposed policy.

Specifically, the Town's proposed **Alberta Coal Restriction Policy** would be effective November 15, 2021 and has three key principles:

1. No further coal exploration or development will be permitted on the Eastern Slopes of Alberta. There will no longer be categories within this area and, instead, there would only be one area defined today as the Eastern Slopes.
2. Existing coal mining operations in the Hinton/Grande Cache areas will be permitted to retire gracefully.
3. Reclamation of lands disturbed by coal exploration activities with coal exploration permits issued prior to February 8, 2021 must be reclaimed no later than December 31, 2025.

Our rationale for the three principles of the Alberta Coal Restriction Policy are as follows:

1. The inherent value of the Eastern Slopes only exists with the landscape remaining intact.
2. The headwaters and landscapes of the Eastern Slopes are critical to the future of our province. Our communities, agriculture production, food production, tourism, and recreation all rely on these landscapes existing and their watersheds producing clean water. Water is a limited resource that we all require to exist. The Town is strongly opposed to any activity that increases the likelihood of water contamination. Once a waterway has been contaminated by coal mining, this action cannot be reversed. Our future generations depend on us protecting this resource.
3. The negative impacts on the environment, human health, animal health and existing economies far outweigh the new jobs, taxes, royalties or economics that may be generated as a result of coal development in this area.

The Town will collect all feedback received and report back to the Coal Policy Committee in July 2021.


If you are in support of the proposed policy wording, please send a signed letter to myself or acknowledge your support utilizing the endorsement below. Please send all letters and feedback to csnodgrass@highriver.ca, with a copy to legislativeservices@highriver.ca no later than July 15, 2021.

I will then present this policy to the Coal Policy Committee along with the feedback received. If you are interested in participating in the presentation of this policy to the Coal Policy Committee, please contact me at the above noted email address.

Thank you for considering supporting this important initiative.

If you have any questions, please contact me.

Sincerely,



Craig Snodgrass
Mayor
Cell: 403.652.9489

CS/cp/kr

Endorsement of Support

On behalf of the City/Town/Village of

I, _____

, can advise that the City/Town/Village of

supports the proposed Alberta Coal Restriction Policy as prepared above.

Signature