



**PROJECT: Phase I Environmental Site Assessment
Surface Parcels #163519960, #163519881, and #163519926
Delisle, Saskatchewan**

PREPARED FOR: The Ministry of Highways





PINTER
& ASSOCIATES LTD

27 October 2023

File: 23-3206

Ministry of Highways
Land Management Services
18-3603 Millar Avenue
Saskatoon, SK S7P 0B2

**Subject: Phase I Environmental Site Assessment
Surface Parcels #163519960, #163519881, and #163519926
Delisle, Saskatchewan**

Please find attached one (1) copy of our Phase I Environmental Site Assessment (ESA) report for the above-referenced properties located in the town of Delisle, Saskatchewan.

If you have any questions, concerns, or require further information, please call the undersigned at (306) 912-9434.

Yours Sincerely,

PINTER & Associates Ltd.
Jessica Cutter, M.Sc.
Project Manager

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Surface Parcels #163519960, #163519981, and #163519926
Delisle, Saskatchewan**

**Prepared For:
THE MINISTRY OF HIGHWAYS**

**Prepared By:
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Glossary of Terms and Abbreviations

Asbestos	Thin fibrous silicate minerals used historically in building materials such as pipe insulation, spray-on fireproofing, ceiling tiles, and flooring underlay.
Asl	Above Sea Level
ACM	Asbestos-containing materials
AST	Aboveground fuel storage tank
Ballast	Provides starting voltage and regulates the current to a lamp in a fluorescent lighting system.
Contaminants	Identified or suspected materials, compounds, chemicals, metals, and other products (usually man-made) that may be present in concentrations that exceed the applicable regulatory criteria or guidelines.
ESA	Environmental Site Assessment
Fire Insurance Maps	Historical city plans that were used to evaluate fire risks and to determine insurance premiums. The maps may include items such as building materials, USTs, ASTs, and land use at the time of publication.
Hantavirus	Virus found within deer mouse droppings, urine, and saliva. The virus can be transmitted to humans through airborne particles causing flu-like symptoms that may progress to a fatal condition if left untreated.
Henderson/Polk Directories	The Directories list civic addresses and the occupant(s) on a yearly basis. Directories were prepared from 1908 to 2000.
Km	kilometres
m	metres
m ²	Square metres
m bgs	metres below ground surface
MOE	Saskatchewan Ministry of Environment
PAHs	Polycyclic aromatic hydrocarbons. Compounds created through the incomplete burning of coal, oil, and gas.
PCBs	Polychlorinated biphenyls. Compounds used historically as coolants and insulating fluids in transformers and capacitors.
Petroleum Hydrocarbons	PHC (see below)
ODS	Ozone-depleting substances. Substances that deplete the ozone layer such as halons and chlorofluorocarbons (CFCs).
Phase I ESA	Phase I Environmental Site Assessment. The purpose of a Phase I ESA is to review current and historical information to identify potential environmental concerns. No sampling or analysis of samples is carried out during a Phase I ESA.
Phase II ESA	Phase II Environmental Site Assessment. The purpose of a Phase II ESA is to evaluate the environmental concerns identified in a Phase I ESA through the collection of field and laboratory data.



Phase III ESR	Phase III Environmental Site Remediation. The purpose/objective of a Phase III ESR is to obtain an environmental release from either the Authority-Having-Jurisdiction and/or the Consultant. There are many options that can be used to attain this objective.
PHC	Petroleum hydrocarbons. Compounds that result from the refining of crude oil. Typically, these compounds include gasoline, diesel fuel, fuel oil, jet fuels, kerosene, non-synthetic motor and hydraulic oils.
Shelterbelt	A line of trees or shrubs planted to protect an area, especially a farm field, from strong winds and the erosion they cause.
Site or Subject Property	Refers to the land, buildings, and appurtenances within the boundary of the property being assessed.
SOPC	Substance of Potential Concern
SWSA	Saskatchewan Water Security Agency
UFFI	Urea Formaldehyde Foam Insulation. Used as an insulation product from the mid-1970s to 1980.
UST	Underground fuel storage tank



Executive Summary

PINTER & Associates Ltd. (PINTER) carried out a Phase I Environmental Site Assessment on adjoining Surface Parcels #163519960, #163519881, and #163519926 (the Subject Property), in Delisle, Saskatchewan (SK). The Subject Property consisted of undeveloped land. Adjacent land use to the Subject Property includes roadways, a rail line, commercial properties, and agricultural land.

Interview evidence collected during the assessment indicated that historically, fuel and oil storage tanks were located on the Subject Property. It is unknown if the fuel was stored underground at any period. Additionally, interview evidence indicated that the Subject Property was used for salt storage. Due to the environmental concerns associated with fuel and oil storage, including unknown spills and leaks that may occur with underground storage, and the salinity concerns associated with salt storage, there is a potential that the environmental condition of the Subject Property has been affected by the historical fuel, oil, and salt storage.

Additionally, our assessment identified a bulk fuel storage facility that was historically located east of the Subject Property. The historical bulk fuel property is currently vacant and is registered as an impacted site. Four aboveground storage tanks were identified on this property through historical aerial photographs. The confirmed substances on the property are related to fuel and fertilizer contaminants and the current status of the impacted site is unknown. Due to the close proximity of the impacted site and the bulk fuel storage on the property, the potential exists that impacts could migrate from the neighbouring property to the Subject Property.

A Phase II Environmental Site Assessment is recommended to confirm or refute the presence of fuel, oil, and salt-related impacts on the Subject Property due to the historical fuel, oil, and salt storage on the Subject Property and the historical bulk fuel storage and fertilizer impacts located on the neighbouring property northeast of the Subject Property.



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1.0

INTRODUCTION

The Ministry of Highways (the CLIENT, the Ministry) retained PINTER & Associates Ltd. (PINTER) to carry out a Phase I Environmental Site Assessment (ESA) on adjoining Surface Parcels #163519960, #163519881, and #16359926 (the Subject Property), in the town of Delisle, Saskatchewan (SK). The location of the Subject Property is shown in Figure 1, Appendix A.

Authorization to complete the Phase I ESA and acquire records and documents related to the Subject Property was provided in writing by the CLIENT on 10 October 2023.

The purpose of the Phase I ESA was to identify actual and potential site contamination resulting from historical and current land use on the Subject Property, and on adjoining and neighbouring properties that could affect the Subject Property.

1.1. SCOPE OF WORK

The Phase I ESA was performed in accordance with the principles and practices established by the Canadian Standards Association (CSA) in the document titled “Z768-01 (R2022); Phase I Environmental Site Assessment” (CSA, 2022). The Phase I ESA is based on a records review, a visual survey of the Subject Property, interviews, evaluation of information, and reporting. The historical information review was restricted to information available to PINTER during the term of this assessment.

The scope of work included the following tasks:

- Review historical land titles (for a minimum of 60 years), historical aerial photographs, publicly-available town documents, fire insurance maps, Henderson/Polk Directories, and provincial regulatory databases.
- Review of information at the Town of Delisle.
- Review of previous environmental reports, if made available.
- Interview people with information pertaining to current and historical activities on the Subject Property.
- Perform a reconnaissance and inspection of the Subject Property.
- Evaluate the data and prepare a report summarizing the assessment and findings.



2.0

SITE DESCRIPTION

2.1. GENERAL DESCRIPTION

The Subject Property is located at Surface Parcels #163519960, #163519881, and #163519926 in the town of Delisle, Saskatchewan. The Subject Property consisted of undeveloped land. Adjacent land use to the Subject Property includes roadways, a rail line, commercial properties, and agricultural land. Figure 2, Appendix A presents the adjacent land use.

2.2. ZONING

The Subject Property is zoned Future Urban Development (FUD) (Town of Delisle, Bylaw No. 3-2013, 2012). A list of the permitted and discretionary uses included in the zoning bylaws is presented in Appendix B. Figure 3, Appendix A presents the surrounding land use zoning from the Town of Delisle zoning map. Table A presents a summary of adjoining and neighbouring land uses.

TABLE A – Summary of Adjoining and Neighbouring Land Uses

Direction from Subject Property	Present Land Use
North	Drainage ditch, rail line, Highway 7, agricultural land, Delisle
East	Elevator Road, aggregate storage site, 3 rd Street West, Delisle rodeo grounds
South	Drainage ditch, Highway 45, Richardson Pioneer
West	Highway 45, Highway 7, agricultural land



3.0

RECORDS REVIEW

3.1. AERIAL PHOTOGRAPHS

Six aerial photographs dating from 1960 to 2023 were used for evaluating historical and current land usage of the Subject Property and surrounding area.

Copies of the aerial photographs are presented in Appendix C.

3.1.1. 1960 Photograph

The Subject Property is occupied by agricultural land.

A rail line is located directly north and west of the Subject Property. Further north and west of the Subject Property, agricultural land is present.

A roadway running north to south, and agricultural land are located directly east of the Subject Property. A homestead is visible east of the Subject Property, on the east side of the roadway running north to south. Further east, located northeast of the Subject Property, a roadway running northeast to southwest, currently Elevator Road, is present. Multiple elevators and accessory buildings are visible northeast of the Subject Property. The closest grain elevator is located approximately 230 m northeast of the Subject Property.

Agricultural land is located south of the Subject Property.

3.1.2. 1978 Photograph

The northern portion of the Subject Property intersects a property with four structures located on it. What appears to be a large aggregate storage pile is located on the Subject Property and one structure is located partially on the Subject Property and partially east of the Subject Property.

A roadway, currently Highway 7, is located north and west of the Subject Property, running parallel with the rail line. Further north of Highway 7, four buildings surrounded by material storage are visible.

Four structures and an access road are visible directly east of the Subject Property. What appears to be an aboveground storage tank (AST) is located directly west of the easternmost structure, approximately 35 m east of the Subject Property. Further east,



an aggregate pile is visible north of the homestead. Three additional buildings are visible northeast of the Subject Property, located southwest of the grain elevators.

Agricultural land remains visible west of the Subject Property, directly west of Highway 7.

3.1.3. 1985 Photograph

A structure no longer intersects the Subject Property. The large aggregate pile is no longer visible on the Subject Property. What appears to be trailers are visible on the eastern perimeter of the Subject Property, directly north of the agricultural land that occupies the southern region of the Subject Property. Indiscernible storage is visible north and west of the trailers.

Four additional buildings and aggregate storage are visible north of the Subject Property, directly north of Highway 7.

What appears to be two building foundations are visible east of the Subject Property. No buildings remain visible directly east of the Subject Property. Further east, baseball diamonds are visible. Four ASTs are visible on the property northeast of the Subject Property. The ASTs are visible approximately 95 m northeast of the Subject Property.

The neighbouring properties located directly south and west appear to be similar to the 1978 photograph.

3.1.4. 1996 Photograph

Trailers and the indiscernible storage located north and west of the trailers are no longer visible on the Subject Property.

Fewer buildings are visible north of the Subject Property, directly north of Highway 7.

A large aggregate pile is visible directly east of the Subject Property. Aggregate storage is no longer visible north of the homestead, located east of the Subject Property. The ASTs located northeast of the Subject Property are no longer visible. The grain elevator closest to the Subject Property, approximately 230 m northeast of the Subject Property, is no longer visible.

The neighbouring properties located directly south and west appear to be similar to the 1985 photograph.



3.1.5. 2013 Photograph

The Subject Property is occupied by undeveloped land.

Two additional buildings with material storage surrounding the buildings are visible north of the Subject Property, directly north of Highway 7.

The roadway located directly east of the Subject Property, running north to south, is no longer present directly east of the Subject Property, however the roadway remains visible farther south, currently Park Avenue/3rd Street West. A roadway, currently Elevator Road, is visible directly east and south of the Subject Property. The three buildings located northeast of the Subject Property are no longer visible.

Undeveloped land is visible directly east and south of Elevator Road, and directly west of Park Avenue/3rd Street West. Further south, aggregate piles are visible.

A roadway, currently Highway 45, is visible directly southwest of the Subject Property. The intersection between Highway 7 and Highway 45 is visible directly west of the Subject Property.

3.1.6. 2023 Photograph

The Subject Property and the neighbouring properties located directly north and west appear to be similar to the 2013 photograph.

What appears to be a slough is visible east of the Subject Property, directly east of Park Avenue/3rd Street West. Additional aggregate storage piles are visible directly east and south of the Subject Property.

Two buildings and what appears to be multiple silos are visible southwest of the Subject Property, directly southwest of Highway 45.

3.2. PROPERTY USE RECORDS

3.2.1. Fire Insurance Plans

Historical fire insurance plans are maps of urban areas that may provide information such as the location of aboveground fuel storage tanks (ASTs) and underground fuel storage tanks (USTs), and building/occupancy information. Fire insurance maps are generally available for major cities.

Fire Insurance Plans (FIPs) were not published for the town of Delisle.



3.2.2. Henderson Directories

Henderson/Polk Directories provide information on the historical tenants in many cities and some town properties. Directories are available from 1905 through 2000.

Henderson/Polk Directories were not published for the town of Delisle.

3.3. LAND TITLES

Her Majesty the Queen in Right of Saskatchewan has been listed as the owner of the Subject Property since 04 October 2007. Previous Subject Property owners include Harold Bentley Worth, Ardice Gertrude Worth, Barbara Doreen MacNevin, Fay Mazin Coben, Harold Ignatius Worth, His Majesty the King, Vera Wilcox, Donald Frank Wilcox, The Town of Delisle, and The Toronto General Trusts Corporation.

Table 1, Appendix D presents a summary of the land titles. Appendix E presents copies of the land titles from the past 87 to 112 years for the Subject Property.

3.4. COMPANY RECORDS

The CLIENT did not provide company records but granted PINTER permission to obtain records from the Town of Delisle.

3.5. BUILDING PERMITS AND PLANS

A file search for building permits and plans was requested through the Town of Delisle on 11 October 2023 for the Subject Property. A response dated 12 October 2023 from the Town of Delisle indicated that there is very little to report on the Subject Property. A Saskatchewan Assessment Management Agency (SAMA) report was provided. No environmentally pertinent information was included in the SAMA report. Additional information provided by the Town of Delisle is summarized in Section 5.0.

A copy of the Town of Delisle response and the SAMA report is provided in Appendix F.

3.6. GEOLOGICAL AND GEOTECHNICAL REPORTS

Geological or geotechnical reports pertaining to the nature of soils and/or groundwater at the Subject Property were not available.



3.7. REGULATORY INFORMATION

3.7.1. Hazardous Materials Storage and Registered Spills Database

A search of the Saskatchewan Ministry of Environment (MOE) Hazardous Materials Storage and Spills Database, using land location and key words, found no records of hazardous materials storage facilities or spills on the Subject Property.

Two hazardous materials storage facilities registered with the MOE were identified within a 150 m radius of the Subject Property.

- Richardson International Ltd. Hwy 7 and Hwy 45, Delisle, Storage Site, Operation ID#63299, located at Highway 7 and Highway 45, Delisle, approximately 60 m southwest of the Subject Property, listed as “Operating”.
- Saskatchewan Highways & Transportation (Delisle) Storage Site, Operation ID#4925, located at 508 Railway Avenue West, Delisle, approximately 110 m northwest of the Subject Property, listed as “Operating”.

Four hazardous materials storage facilities were identified as potentially being within a 150 m radius of the Subject Property.

- Hertz Northern Bus (Delisle) Storage Site, Operation ID#11852, listed as “Operating”. The address was listed as ‘On CPR Property, Delisle’.
- Saskatchewan Wheat Pool (Delisle) Storage Site, Operation ID#4946, listed as “Operating”. The address was listed as Elevator Road, Delisle.
- Pioneer Grain Co. Ltd (Delisle) Storage Site, Operation ID#5209, listed as “Inactive”. The address was listed as Box 128, Delisle, NW-18-34-8-W3M.
- Knibbs Agro Services (Delisle) Storage Site, Operation ID#4352, listed as “Inactive”. The address was listed as ‘Right-Of-Way, Delisle’.

Two registered spills were identified as potentially being located within a 150 m radius of the Subject Property. The spills listed ‘Delisle’ as the address.

- Incident Number: 50408 and the spill date was listed as 21 November 2005. The contaminant was listed as Diesel Fuel Liq (*sic*), and the quantity listed was 0 litres (L).



- Incident Number: 60226 and the spill date was listed as 23 June 2006. The contaminant was listed as Diesel Fuel Liq (*sic*), and the quantity listed was 0 L; however, the spill included a note that the amount was unknown.

A summary of the MOE hazardous storage database search results is provided in Table 2, Appendix D. A summary of the MOE hazardous spills database search results is provided in Table 3, Appendix D.

3.7.2. Saskatchewan Ministry of Environment Impacted Sites Map

The MOE Impacted Sites Map displays environmentally impacted sites in Saskatchewan with location, confirmed substance and current status. No further information is provided on the map and if needed, additional information can be requested via a Freedom of Information and Protection of Privacy (FOI) request submitted to the Government of Saskatchewan.

A search of the MOE Impacted Sites Map identified two impacted sites within a 150 m radius of the Subject Property:

- Case ID#2018-05-30T13:30:00, Discharge Type: Historical, the impacted site is associated with Lot 1, Block 40, Plan 96S47835, Confirmed Substances: Petroleum Hydrocarbons (PHCs), Ammonium Nitrate Fertilizer, and N.O.S., Status: Assessment, located approximately 25 m east of the Subject Property.
- Case ID#2018-08-01T17:30:00, Discharge Type: Historical, the address associated to this site is 504 Railway Avenue, Highway #7, Delisle, Confirmed Substances: Petroleum Hydrocarbons (PHCs), Status: Assessment, located approximately 110 m northwest of the Subject Property.

Table 4, Appendix D presents a summary of the Impacted Sites search results.

3.8. GEOLOGICAL AND SOIL MAPS

The Subject Property is in the physiographic region known as the Saskatoon Plain and is characterized as level lacustrine (glacial lake) plains and glacial till plains (Acton et al., 1998). Limited surface drainage is eastward towards the South Saskatchewan River. The area comprises a very gently undulating glaciolacustrine landscape with Dark Brown loamy soils which transition to an eroded till plain with a considerable amount of gravel associated with the area.



3.9. HYDROGEOLOGY AND GROUNDWATER

A water well search was conducted on 11 October 2023 by reviewing the Saskatchewan Water Security Agency (SWSA) online water well database (SWSA, 2023). The search includes all registered groundwater wells and test holes potentially located within 1,000 m of the Subject Property; however, all well records may not be included in the database. The current status of the registered wells was not field-verified under the scope of this investigation.

A total of eleven withdrawal water well records and one observation well record was identified within the search area. Seven withdrawal records were listed for domestic use, one record was listed for industrial use, and three withdrawal records were listed for municipal use. The observation well was listed for municipal purposes. The listed dates of completion ranged from 1961 to 2017. The water well completion depths ranged from 12.2 m bgs (metres below ground surface) to 48.8 m bgs, and the reported static water level depths ranged from 3.0 m bgs to 16.2 m bgs. Additionally, eight of the records identified within 1,000 m were listed as test holes. Wells are not installed at test hole locations.

Appendix G presents copies of the water well driller reports.

3.10. TOPOGRAPHIC MAPS

A review of a topographic map of the area (topographic-map.com) indicates that the Subject Property ranges from an approximate elevation of 540m asl (metres above sea level) to 537 m asl. The area surrounding the Subject Property has a downwards slope northwest towards branches of an unnamed water body.

3.11. THE TOWN OF DELISLE FIRE DEPARTMENT

A file search was submitted to the Delisle Fire Department on 12 October 2023. The fire department was asked for any information pertaining to records of spills, leaks, underground or aboveground storage tanks, records of any storage of dangerous goods, as well as any fire orders on the Subject Property.

Their response indicated that to the best of their knowledge, no actions of any kind have taken place on the Subject Property.

A copy of the Town of Delisle Fire Department response is provided in Appendix H.



4.0

SITE VISIT

The site visit was completed by Jessica Cutter of PINTER on 16 October 2023. Observations of adjoining and neighbouring properties were made from the Subject Property and publicly-accessible locations. The observations herein are applicable for the date of the site visit only and should not be relied upon to represent conditions at other times. Select photographs taken during the site visit are included in Appendix I.

4.1. ACCESS LIMITATIONS

All areas of the Subject Property were accessible during the site visit.

4.2. PROPERTY USE

The Subject Property is currently occupied by undeveloped land (Photo 1 and Photo 2). The land is covered in grasses, brush, trees, and the topography is uneven. A discarded plastic sign was observed on Surface Parcel 163519926 (Photo 3). A few pieces of wood (Photo 4), debris, and discarded plastic pipe were also observed on the Subject Property.

4.3. HAZARDOUS MATERIALS

Hazardous materials were not observed on the Subject Property.

4.4. UNIDENTIFIED SUBSTANCES

Unidentified substances were not observed on the Subject Property.

4.5. STORAGE TANKS

Storage tanks were not observed on the Subject Property.

4.6. STORAGE CONTAINERS

Storage containers were not observed on the Subject Property.

4.7. ODOURS

Noxious odours were not observed on the Subject Property.

4.8. POTABLE WATER SUPPLY

Potable water is not supplied to the Subject Property.



4.9. BUILDING DETAILS

Buildings were not present on the Subject Property.

4.10. EXTERIOR OBSERVATIONS

4.10.1. General

The Subject Property consisted of vegetated undeveloped land. A barbed-wire fence was installed along the northern property boundary (Photo 5).

4.10.2. Adjoining and Neighbouring Properties

A drainage ditch and rail line (Photo 6) are located directly north of the Subject Property. Highway 7 is located north of the rail line. Further north is agricultural land, and commercial properties located within the town of Delisle.

Elevator Road is located directly east (Photo 7) and south of the Subject Property. Further east and south is a property occupied by aggregate storage (Photo 8), along with Park Avenue/3rd Street West. The Delisle rodeo grounds are located east of the northernmost portion of the Subject Property, on the east side of Elevator Road.

A drainage ditch and Highway 45 are located directly south of the Subject Property. A property occupied by Richardson Pioneer (Photo 9) is located on the south side of Highway 45, southwest of the Subject Property. Further southwest is agricultural land.

The rail line, Highway 45, Highway 7, and agricultural land is located west of the Subject Property.

4.10.3. Topographic, Geologic, and Hydrogeological Conditions

The grading on the Subject Property is uneven, with hummocky regions throughout. Numerous features that appeared to be mole hills and badger holes were observed throughout the Subject Property. The area surrounding the Subject Property slopes downwards towards the north.

4.10.4. Wells

Wells were not observed on the Subject Property.

4.10.5. Sewage Disposal

Sewage is not generated on the Subject Property.



4.10.6. Pits and Lagoons

Pits and lagoons were not observed on the Subject Property.

4.10.7. Stained and Spilled Materials

Stained materials were not observed on the Subject Property.

4.10.8. Stressed Vegetation

An area that had poor vegetation was observed near the northern portion of Surface Parcel 163519881. The area covered approximately 180 square metres (m²) and appeared to be at a slightly lower elevation and the surface was covered in sparse vegetation and material that appeared to be dried soil (Photo 10).

4.10.9. Fill

An area covering approximately 540 m² where gravel was present at surface was observed on the Subject Property, on Surface Parcel 163519881 (Photo 11).

A small quantity of discarded asphalt pieces was observed on the southeast portion of Surface Parcel 163519881 (Photo 12).

4.10.10. Wastewater

Wastewater is not generated on the Subject Property.

4.10.11. Watercourses, Ditches, or Standing Water

No watercourses, ditches, or standing water were observed on the Subject Property. A plastic drainage culvert was observed near the northern boundary of Surface Parcel 163519881 (Photo 13). The culvert appeared to be dry.

4.10.12. Roads, Parking Facilities, and Rights of Way

Elevator Road is located directly east and south of the Subject Property. Highway 45, and Highway 7 are located west of the Subject Property, and Highway 7 is located north of the Subject Property. A rail line is located directly north and west of the Subject Property, running parallel to Highway 7.

4.11. SPECIAL ATTENTION ITEMS

Buildings were not present on the Subject Property, therefore potentially hazardous materials that include asbestos, lead, mercury, ozone-depleting substances, urea foam formaldehyde insulation, and mould were not identified on-site.



4.11.1. Radon

Background conditions for radon in the area were not measured.

4.11.2. Electric and Magnetic Fields

Sources of electric and magnetic fields were not observed.

4.11.3. Vibration

A rail line is located north and west of the Subject Property.

4.11.4. Cemeteries

Cemeteries were not observed within the vicinity of the Subject Property.



5.0 INTERVIEWS

The interviews were conducted via email on 12 October 2023 and over the phone on 17 October 2023 and 19 October 2023.

Mark Dubkowski, Town of Delisle Administrator

Mark indicated that:

- The Subject Property is currently owned by Sask. (*sic*) Highways and was created when the alignment of Highway 7 and 45 was changed a few years back.
- Prior to that, the Subject Property may have been part of a farmer's field and used for agriculture.
- He has no knowledge of any spills, leaks, storage tanks, dangerous goods, or buildings on the Subject Property.
- To his knowledge, Hertz Bus has never been located in Delisle.
- To his knowledge, Canadian Pacific Railway (CPR), which the Hertz Bus storage site has as a registered address, has never been located in Delisle and the rail line has always been owned by Canadian National Railway (CN).
- To his knowledge, there were two grain elevators registered to Saskatchewan Wheat Pool and he is unsure which one is a registered hazardous storage facility.
- One Saskatchewan Wheat Pool grain elevator was located where NSC Minerals is currently located. NSC Minerals is located at Lot 3, Block 40, Plan 101852221. *Note: this legal land description is 230 m northeast of the closest region of the Subject Property.*
- Imperial Oil owns a property located along the rail line at Lot 1, Block 40, Plan 96S47835 and had bulk tanks. *Note: this legal land description is 25 m east of the closest region of the Subject Property.*
- He is unaware if Imperial Oil had underground storage tanks (USTs).
- He is unsure of the environmental condition of the Imperial Oil lot.
- The Knibbs Agro Services registered hazardous storage facility was located at the same legal land description as Imperial Oil.



John Moynham, The Ministry of Highways

John indicated that:

- He is unaware how long the Subject Property has been owned by the Ministry of Highways (the Ministry); however, it is likely over 30 years.
- The Ministry has used the Subject Property for parking equipment, a salt supply shed followed by a salt supply silo, and oil tanks for asphalt.
- The oil tanks on the Subject Property would have been aboveground.
- Gas and diesel tanks may have been located on the Subject Property.
- The fuel tanks likely started as ASTs but may have been changed to underground storage at one time.
- In the mid-80s the Ministry started putting tanks underground for a period of time.
- He is unsure what the Subject Property was used for prior to the Ministry.
- No bulk chemical or fertilizer would have been stored on the Subject Property.
- He has no concerns with the neighbouring rail line.
- He is unaware of any hazardous leaks or spills on the Subject Property or any of the neighbouring properties.
- He has no environmental concerns with the Subject Property or the neighbouring properties.

Laurence Knackstedt, The Ministry of Highways

Laurence indicated that:

- He is unsure how long the Subject Property has been owned by the Ministry; however, it is over 33 years.
- The Subject Property would have been used for a shop, a salt shed, and a maintenance yard.
- Fuel would have been stored on the Subject Property, he is unsure if it would have been aboveground or underground storage.
- He is unsure what the Subject Property was used for prior to the Ministry.
- No bulk chemical or fertilizer would have been stored on the Subject Property.
- The Saskatchewan Highways & Transportation Storage Site registered with the MOE at 508 Railway Avenue West is on the north side of Highway 7 and has a silo located on it.
- He is unsure where the Hertz Northern Bus Storage Site and Knibbs Agro Services Storage Site were located.
- Grain elevators used to be located north of the Subject Property.



- He has no concerns with the neighbouring rail line.
- He is unaware of any hazardous leaks or spills on the Subject Property or any of the neighbouring properties.
- He has no environmental concerns with the Subject Property or the neighbouring properties.

Bob Besse, The Ministry of Highways

Bob indicated that:

- He is unaware of the history of the Subject Property.

Casey Christmann

Attempts to contact Casey occurred on 23 October 2023. No response was received.



6.0

EVALUATION

There are generally two types of contamination that are considered in assessing a property. The first would be actual or potential on-site contamination caused by spills, releases or practices that have directly impacted the Subject Property. The second type is actual or potential off-site contamination which may be caused by spills, releases, or practices on neighbouring properties that could migrate through the soil and groundwater to the Subject Property. The two types of contamination, as well as a number of environmental management considerations, are discussed in the following sections.

6.1. ACTUAL ON-SITE CONTAMINATION

Evidence of actual on-site contamination was not found during the assessment.

6.2. POTENTIAL ON AND OFF-SITE CONTAMINATION

6.2.1. Historical Property Use

Interview evidence indicated that the Subject Property was historically used for salt storage and as a maintenance yard. Aerial photographs indicated that structures were partially located on the Subject Property and partially on the property adjacent to the Subject Property. It is unknown what exact activities occurred on the Subject Property and what occurred on the property directly adjacent. What appeared to be an AST was visible approximately 35 m east of the Subject Property in the 1978 aerial photograph and was no longer visible in the 1985 aerial photograph. Interview evidence indicated that fuel was historically stored on the Subject Property, and it was unknown if the fuel tanks were stored aboveground or underground. Interview evidence also indicated that oil was stored on the Subject Property, in aboveground tanks. Additional interview evidence indicated that a salt shed, followed by a salt silo, were located on the Subject property.

Based on the information reviewed, there is a potential that the overall condition of the Subject Property has been affected by the historical property use, and/or the property directly adjacent to the Subject Property. A Phase II ESA is recommended to confirm or refute the presence of fuel, oil, and salinity (salt)-related impacts on the Subject Property due to the historical property use and the historical fuel and oil storage.



6.3. POTENTIAL ENVIRONMENTAL MANAGEMENT ISSUES

The presence, or potential presence, of special attention items is not necessarily an indication of actual or potential contamination. However, if not properly managed, special attention items could lead to contamination.

No evidence of potential environmental management issues was identified during this assessment.

6.4. ACTUAL OFF-SITE CONTAMINATION

6.4.1. Impacted Site – 504 Railway Avenue, Highway #7, Delisle

An impacted site was identified at 504 Railway Avenue, Highway #7, Delisle, located approximately 110 m northwest of the Subject Property. The confirmed substances were identified as PHCs. The property's history is unknown; however, given the intervening distance, properties, and roadways between the Subject Property and the impacted site, it is unlikely that the overall condition of the Subject Property has been affected by the impacted site.

6.4.2. Registered Spills

Two spills registered with the MOE were identified at unknown directions and distances from the Subject Property. The addresses listed were 'Delisle'. The spills were diesel fuel liquid and the registered quantities for both spills were listed as 0 L, however one spill had a note that the spill was an unknown amount. Spills reported to the Ministry of Environment are typically cleaned up under regulatory guidance in place at the time of the spill, therefore, it is unlikely that the overall condition of the Subject Property has been affected by the two registered spills.

6.5. ACTUAL AND POTENTIAL OFF-SITE CONTAMINATION

6.5.1. Lot 1, Block 40, Plan 96S47835, Delisle

The property located 25 m east of the Subject Property, at Lot 1, Block 40, Plan 96S47835, was identified as an impacted site on the MOE database with the confirmed substances listed as petroleum hydrocarbons, and ammonium nitrate fertilizer (N. O. S). The status of the property was listed as 'Assessment'. Interview evidence indicated that this property is owned by Imperial Oil and was used for bulk fuel storage. Additionally, interview evidence indicated this property is associated with the Knibbs Agro Services (Delisle) Storage Site with an inactive operation status. It is



unknown if the impacts identified on the property are associated with Imperial Oil storage, Knibbs Agro Services, or both.

Four ASTs were visible on the property in the 1985 aerial photograph and were no longer visible in the 1996 aerial photograph. The ASTs were observed approximately 95 m northeast of the Subject Property. Although the ASTs are located 95 m northeast of the Subject Property, the location at which impacts were identified on the property is unknown. Additionally, the status of ‘Assessment’ indicates that the property is currently undergoing or has recently had environmental assessment work completed on it (i.e., a Phase II ESA). The ‘Assessment’ status does not indicate that further environmental work, such as remediation or mapping out the full extents of the impacts, has occurred.

Based on the information reviewed, there is the potential that the environmental condition of the Subject Property has been affected by the property located at Lot 1, Block 40, Plan 96S47835. A Phase II ESA is recommended to confirm or refute the presence of fuel and fertilizer-related impacts on the Subject Property due to the neighbouring impacted site.

6.6. POTENTIAL OFF-SITE CONTAMINATION

6.6.1. Rail Line

A rail line was identified directly north of the Subject Property and was visible in aerial photographs from 1960 to 2023. No registered spills were identified on the rail line through the MOE database and no spills associated with the rail line were identified during the site visit. The contaminants specifically associated with day-to-day rail line operations, heavy metals, heavy PHCs, and PAHs, bind tightly to the soil and do not migrate far from the source. Due to the chemical properties of the contaminants associated with the normal operation and presence of a rail line, it is unlikely that the overall condition of the Subject Property has been affected by the day-to-day rail line operation.

6.6.2. Richardson International Ltd, Hwy 7 and Hwy 45, Delisle, Storage Site, Highway 7 and Highway 45, Delisle

The Richardson International Ltd, Hwy 7 and Hwy 45, Delisle, Storage Site (Richardson International) was identified as an operating hazardous storage site located 60 m southwest of the Subject Property. Two buildings and what appeared to be multiple silos were visible in the 2023 aerial photograph and were visible during the



site visit. The property appeared to be agricultural land in aerial photographs prior to 2023. The exact quantity and nature of the hazardous storage on the property is unknown, however due to the distance separating the Subject Property and the Richardson International storage facility, and the age of the operation, it is unlikely that the overall condition of the Subject Property has been affected by the Richardson International storage site.

6.6.3. Saskatchewan Highways & Transportation (Delisle) Storage Site, 508 Railway Avenue West, Delisle

The Saskatchewan Highways & Transportation (Delisle) Storage Site located at 508 Railway Avenue West, Delisle, was identified as an operating hazardous storage site located 110 m northwest of the Subject Property. Interview evidence indicates that a silo is located on the property. Aggregate storage has been visible on the property throughout aerial photographs from 1996 to 2023. No spills associated with this property were identified during the assessment. Due to the distance and roadways separating the Subject Property and the Saskatchewan Highways & Transportation (Delisle) storage facility, it is unlikely that the overall condition of the Subject Property has been affected by the operating storage site.

6.6.4. Hertz Northern Bus (Delisle) Storage Site, on CPR Property, Delisle

The Hertz Northern Bus (Delisle) Storage Site was identified at an unknown distance and direction from the Subject Property. The storage facility was registered to be located ‘On CPR Property, Delisle’ and had an ‘Operating’ operation status. Interview evidence indicated that the rail line located in Delisle has always been owned by CN and has never been owned by CPR. Additionally, throughout aerial photographs, the properties located along the rail line in the vicinity of the Subject Property include agricultural land, the Imperial Oil owned property, and grain elevators. Therefore, if a Hertz Northern Bus storage facility was located in Delisle along the rail line, it is unlikely that the facility would be within a 150 m radius of the Subject Property. Based on the information reviewed, it is unlikely that the Hertz Northern Bus storage site has affected the overall condition of the Subject Property.

6.6.5. Saskatchewan Wheat Pool (Delisle) Storage Site and Pioneer Grain Co. Ltd. (Delisle) Storage Site

The Saskatchewan Wheat Pool (Delisle) Storage Site and Pioneer Grain Co. Ltd. (Delisle) Storage Site were identified at an unknown distance from the Subject Property. The Saskatchewan Wheat Pool storage facility was registered to be located



at Elevator Road, Delisle, and had an ‘Operating’ operation status. The Pioneer Grain storage facility was registered to be located at Box 128, Delisle, NW-18-34-8-W3M. Elevator Road and NW-18-34-8-W3M are located northeast of the Subject Property, however the exact distance to the facilities is unknown. Interview evidence indicated that there historically were two Saskatchewan Wheat Pool grain elevators located in Delisle, and one of the elevators was located at a legal land description 230 m northeast of the Subject Property. Grain elevators were visible in historical aerial photographs and the closest grain elevator was located 230 m northeast of the Subject Property. The closest grain elevator was visible in the 1960 aerial photograph and was no longer visible in the 1996 aerial photograph. Based on the historical aerial photographs and the interview information reviewed, it is determined that the registered hazardous storage facilities are located greater than 150 m from the Subject Property, and it is unlikely that the overall condition of the Subject Property has been affected.



7.0

CONCLUSIONS

Interview evidence collected during the assessment indicated that historically, fuel and oil storage tanks were located on the Subject Property. It was unknown if the fuel was stored underground at any period. Additionally, interview evidence indicated that the Subject Property was used for salt storage. Due to the environmental concerns associated with fuel and oil storage, including unknown spills and leaks that may occur with underground storage, and the salinity concerns associated with salt storage, there is a potential that the environmental condition of the Subject Property has been affected by the historical fuel and salt storage.

Additionally, our assessment identified a bulk fuel storage facility that was historically located east of the Subject Property. The historical bulk fuel property is currently vacant and is registered as an impacted site. Four aboveground storage tanks were identified on this property through historical aerial photographs. The confirmed substances on the property are related to fuel and fertilizer contaminants and the current status of the impacted site is unknown. Due to the close proximity of the impacted site and the bulk fuel storage on the property, the potential exists that impacts could migrate from the neighbouring property to the Subject Property.

A Phase II ESA is recommended to confirm or refute the presence of fuel, oil, and salt-related impacts on the Subject Property due to the historical fuel, oil, and salt storage on the Subject Property and the historical bulk fuel storage and fertilizer impacts located on the neighbouring property northeast of the Subject Property.



8.0 ASSESSOR QUALIFICATIONS

This report was prepared by Erika Baumann, Cassidy Salik, and Jessica Cutter of PINTER & Associates Ltd. Erika Baumann is an Engineer-in-Training with one year of experience completing Phase I ESAs. Cassidy is an Engineer-in-Training and has over four years of experience completing Phase I ESAs and impacted site assessment work. Jessica is an Environmental Toxicologist with over 9 years of experience in completing and reviewing environmental site assessments, managing contaminated sites, and working on remediation projects. Jessica has been designated as a Qualified Person by the Saskatchewan Ministry of Environment.



9.0

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10.0 LIMITATIONS

In conducting this investigation on the Subject Property, and in rendering our findings and conclusions on the presence and/or level of actual and potential contamination, PINTER gives the benefit of its best judgment based on its experience and in accordance with generally accepted professional standards for this type of assessment. Our conclusions are limited by the following considerations:

- The scope of work requested to be undertaken.
- The scope of work for the Phase I ESA was non-intrusive. No samples of soil, groundwater or building materials were collected for laboratory analysis.

PINTER has relied in good faith on information provided by the interviewees. We accept no responsibility for any deficiencies or inaccuracies contained in this report resulting from omissions, misinterpretations or fraudulent acts of the persons interviewed. Our conclusions are drawn from the information provided to PINTER, in whole or in part, during the course of this environmental site investigation and have been included in this report.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental site assessment is intended to reduce, but not wholly eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost.

PINTER will not be responsible or held liable for any existing contamination or adverse impacts on the study area that have not been caused by its activities. Actions at the Site without PINTER's knowledge may influence the environmental status of the properties. No warranty, expressed or implied, is given concerning the current environmental condition of the Site following the submission of this report dated 27 October 2023.

No warranty, expressed or implied, is given concerning contamination at the Subject Property. This report has been prepared for the exclusive use of *The Ministry of Highways*. Any use that a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.



PINTER & Associates Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

PINTER & Associates Ltd.

A handwritten signature in black ink, appearing to read 'Erika Baumann', written over a horizontal line.

Erika Baumann, B.Sc. E., E.I.T.
Engineer-In-Training

A handwritten signature in black ink, appearing to read 'Cassidy Salik', written over a horizontal line.

Cassidy Salik, B.Sc. E., E.I.T.
Engineer-In-Training

A handwritten signature in black ink, appearing to read 'Jessica Cutter', written over a horizontal line.

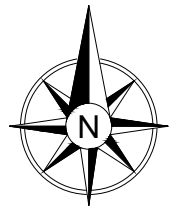
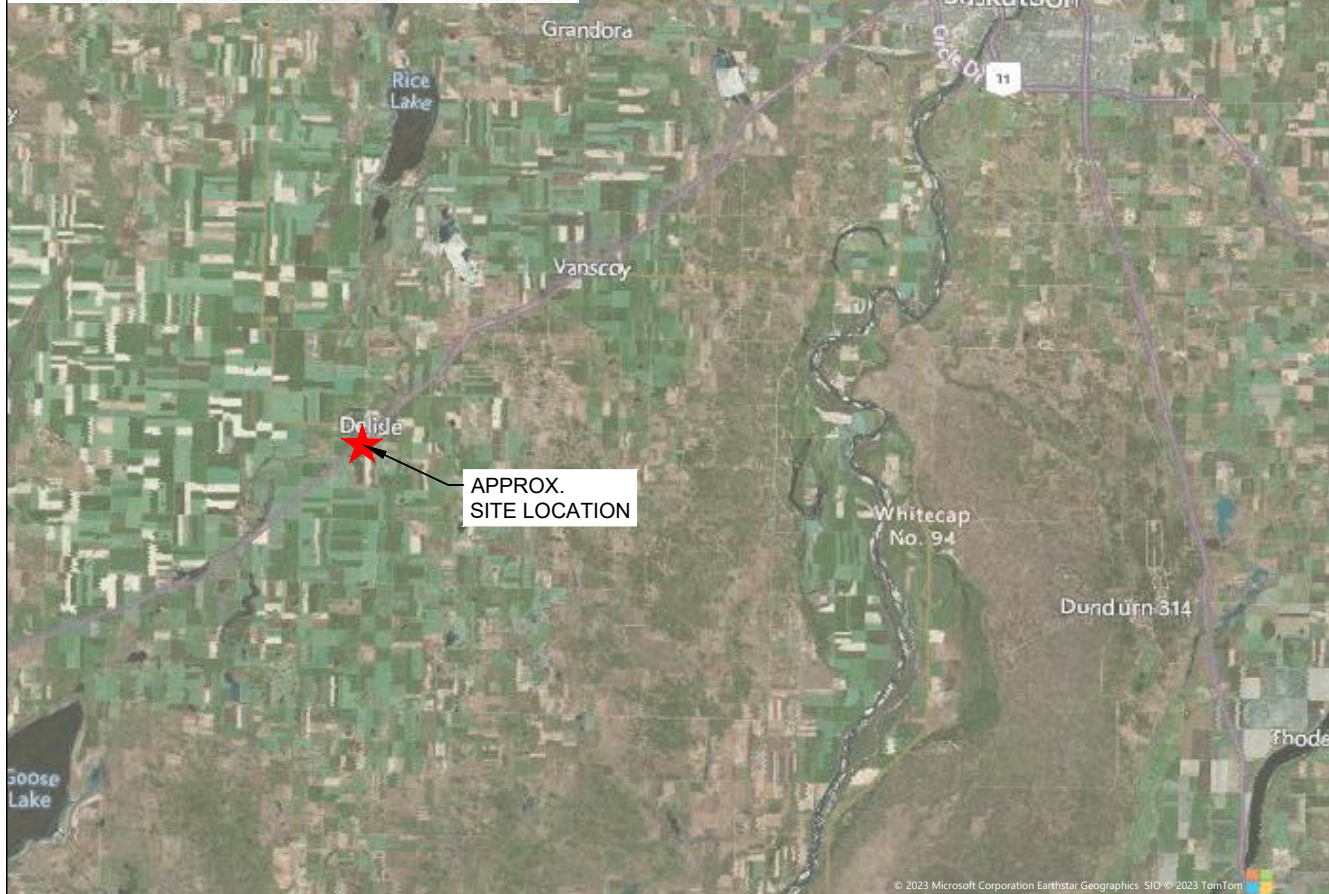
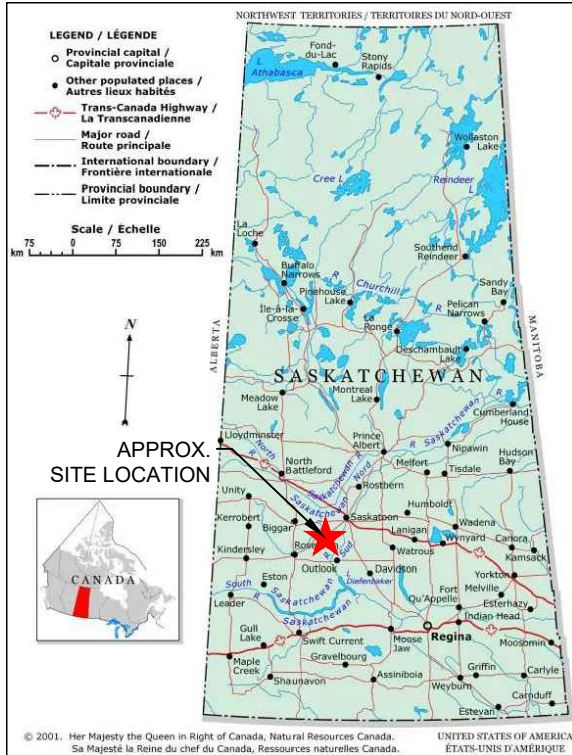
Jessica Cutter, M.Sc.
Project Manager

Date: 27 October 2023

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Appendix A

Figures



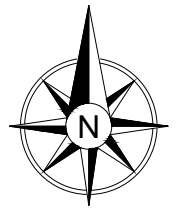
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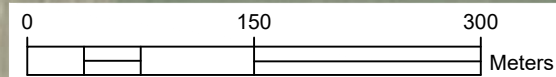
PINTER & ASSOCIATES LTD
710 48th ST E
SASKATOON SK S7K 5B4
306.244-1710
pintermain@pinter.ca

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DRAWN BY:	EE			ISSUE DATE:	19-OCT-2023
APPROVED BY:	JC	PROJECT NAME:	PHASE I ESA SURFACE PARCELS #163519960, #163519881, AND #163519926	DRAWING NUMBER:	FIG. 1
SCALE:	NTS	CLIENT NAME:	MINISTRY OF HIGHWAYS	SHEET NUMBER:	1 OF 03



LEGEND:
 APPROXIMATE SITE LOCATION - - - - -



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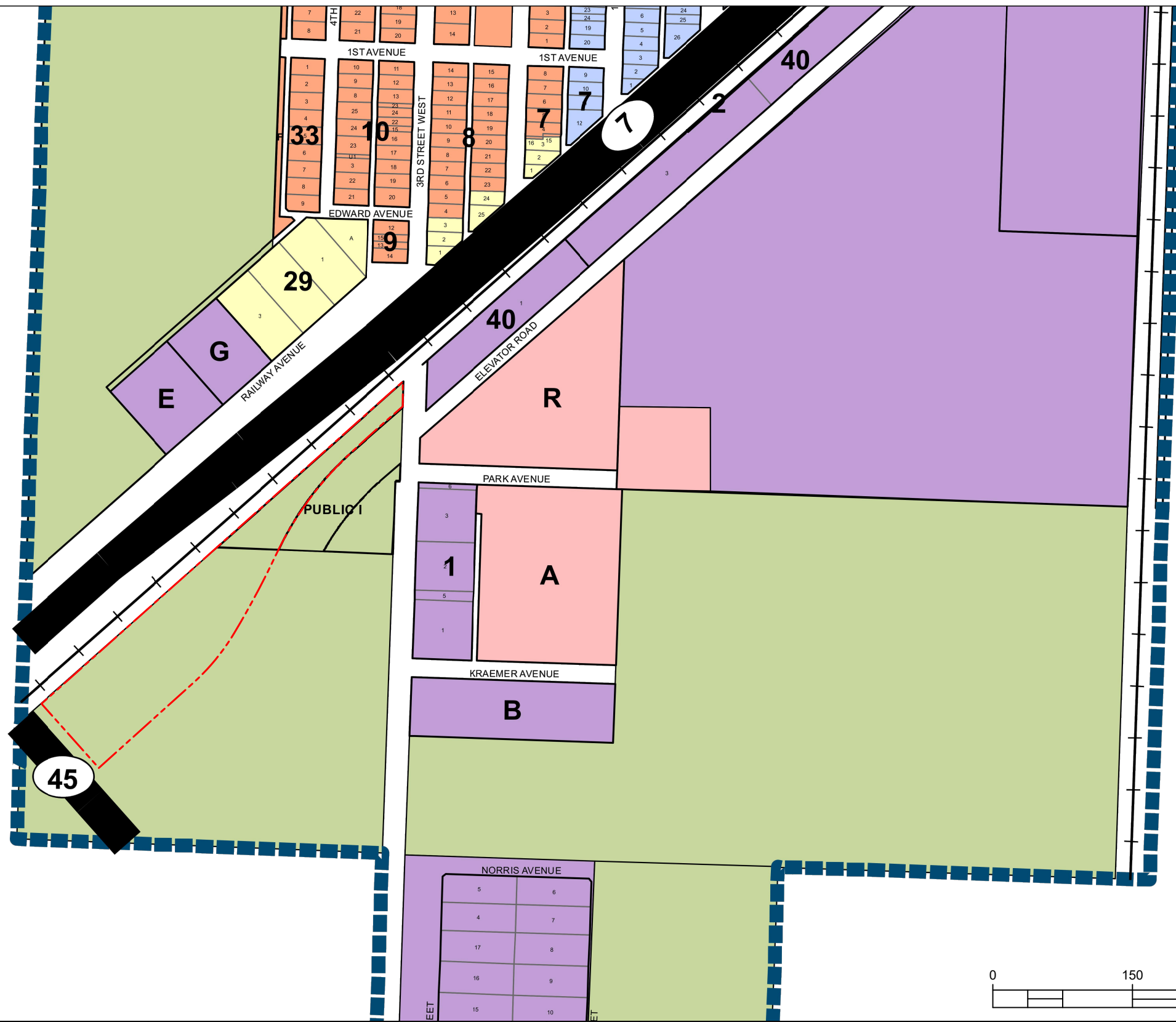
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PROJECT NUMBER:	3206
DRAWN BY:	EE
APPROVED BY:	JC
SCALE:	1:5,000

SHEET TITLE: ADJACENT LAND USE	
PROJECT NAME:	PHASE I ESA SURFACE PARCELS #163519960, #163519881, AND #163519926
CLIENT NAME:	MINISTRY OF HIGHWAYS

REVISION NO:	0
ISSUE DATE:	19-OCT-2023
DRAWING NUMBER:	FIG. 2
SHEET NUMBER:	2 OF 03



- LEGEND:**
- APPROXIMATE SITE LOCATION ---
 - MUNICIPAL BOUNDARY ■ ■ ■ ■
 - COMMUNITY SERVICE ■
 - FUTURE URBAN DEVELOPMENT ■
 - GENERAL INDUSTRIAL ■
 - HIGHWAY COMMERCIAL ■
 - MULTIPLE DWELLING RESIDENTIAL ■
 - TOWN CENTRE COMMERCIAL ■

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PROJECT NUMBER: 3206	SHEET TITLE: ZONING MAP	REVISION NO: 0
DRAWN BY: EE		ISSUE DATE: 19-OCT-2023
APPROVED BY: JC	PROJECT NAME: PHASE I ESA SURFACE PARCELS #163519960, #163519881, AND #163519926	DRAWING NUMBER: FIG. 3
SCALE: 1:5000	CLIENT NAME: MINISTRY OF HIGHWAYS	SHEET NUMBER: 3 OF 03