



79853

SAFETY CODES COUNCIL

Underground Tank Remediation Program
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4

FILE # 00123-5102

Tel: 780/415-8671
Fax: 1-866-833-1100

December 9, 2004

ASR Enterprises Ltd.
3813 - 23rd Avenue South
Lethbridge, AB T1B 2H0

DUPLICATE

Dear Smith Read:

Re: File Closure

In my letter of November 5, 2004, I requested a cost estimate for revised risk management. To date, the estimate has not been received. Therefore, I am assuming that you do not wish to participate in the program and I have, consequently, closed your file.

If you have any questions or concerns, please contact me at (780) 415-8671 or toll-free at 1-866-833-3300.

Yours truly,

Karen Clarke

Karen Clarke, A.Sc.T.
Technical Coordinator

Cc: Mark Hasegawa, Hasegawa Engineering
John Mekar, Alberta Environment



Rose Kaduk

From: Myndy Machan
Sent: Wednesday, December 17, 2003 2:03 PM
To: Rose Kaduk
Cc: Anita Tymburski
Subject: Volume 2 File Needed

Rose,

Could I please get a Volume 2 file for the following site:

AENV File #: 79853
BARONS/PST/HARDWARE SERVICE STATION
Start Date: September 2003
< 1 inch

Thank you,
Myndy Machan, B.Sc., P.Ag.
Contaminated Sites/Approvals Assurance Coordinator

Alberta Environment, Southern Region
2nd Floor, Provincial Building
200 - 5th Avenue South
Lethbridge, Alberta T1J 4L1
Ph: (403) 381-5470
Fx: (403) 382-4428
email: Myndy.Machan@gov.ab.ca

Dec 18/03



SAFETY CODES COUNCIL

Underground Tank Remediation Program
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta, Canada T5J 4L4

Tel: (780) 415-8666
Fax: (780) 415-8664

When replying please quote:
File No.: 00123-5102

November 19, 2003

ASR Enterprises Ltd.
P.O. Box 267
Irma, AB T0H 0H0

DUPLICATE

Dear Marie Read:



**Re: Remediation Grant (Amendment No. 2 – Time Extension)
Risk Management Plan**

The administration of the Grant Program has been extended to October 31, 2004. As your Conditional Grant Agreement (CGA) expires on December 31, 2003, we have attached the necessary Amendments to extend expiry of your grant to October 31, 2004.

To formalize the CGA, please sign both copies of the attached Amendments, and return both copies to us for our execution.

To maintain your Grant, please return both copies of the Amendment, by December 10, 2003.

Thank you for submitting a copy of the Risk Assessment/Risk Management Plan dated October 30, 2003, which was prepared by your consultant, Hasegawa Engineering and was received by us on November 10, 2003. We understand that Alberta Environment is reviewing the proposal.

Please note that no work is to be started until the review is complete and Alberta Environment and the Safety Codes Council have accepted the risk management plan. Should you have any questions about your file or the program in general, please contact me at (780) 415-8671, or toll-free at 1-866-833-3300.

Yours truly,

Karen Clarke
Technical Coordinator

Attachments

cc: Mark Hasegawa, Hasegawa Engineering
Myndy Machan, Alberta Environment

Myndy Machan

From: Karen Clarke
Sent: Wednesday, November 05, 2003 9:32 AM
To: Myndy Machan
Subject: RE: SCC Site #5102

Hello Myndy,

We have not yet received the Site Specific Risk Assessment and Risk Management Plan for this site. It is our understanding that in accordance with AENV's RM Guidelines for PST sites, that AENV conducts the reviews. The Risk Assessment was done to provide support for the RMP as well as the remediation, and any modification of the criteria requires AENV acceptance. Therefore, the Program only review the proposal for funding once it has received acceptance from AENV.

Karen Clarke
Technical Coordinator
SCC

-----Original Message-----

From: Myndy Machan [<mailto:Myndy.Machan@gov.ab.ca>]
Sent: Wednesday, November 05, 2003 8:38 AM
To: Karen Clarke
Subject: SCC Site #5102

Karen,

Did you receive a copy of the October 30, 2003 Site Specific Risk Assessment and Risk Management Plan for this site. Mark brought it into me, however, I assume you guys will review it first due to the Risk Assessment performed at the site.

Let me know, Thanks...
Myndy Machan, B.Sc., P.Ag.
Contaminated Sites/Approvals Assurance Coordinator

Alberta Environment, Southern Region
2nd Floor, Provincial Building
200 - 5th Avenue South
Lethbridge, Alberta T1J 4L1
Ph: (403) 381-5470
Fx: (403) 382-4428
email: Myndy.Machan@gov.ab.ca

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

11/5/2003

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

**SAFETY CODES COUNCIL**

Underground Tank Remediation Program
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4

FILE # 00123-5102

Tel: 780/415-8659
Fax: 1-866-833-1100

October 8, 2003

ASR Enterprises Ltd.
P.O. Box 267
Irma, AB T0B 2H0

Dear Marie Read:

Re: Risk Assessment Proposal, Barons Service Centre, Plan 2605X Block 6 Lots 28-35

Thank you for Table 2 of the Risk Assessment Proposal and development of a Risk Management Plan, received October 5, 2003, which was prepared by your consultant, Hasegawa Engineering.

Please be advised that the Program will pay a maximum of \$0.41/km for mileage as per Payment Schedule A. The proposed engineering fee for the proposal has been revised to reflect this cost, and is now acceptable. The breakdown is as follows: \$2,498.50 for the Risk Assessment, and \$813.50 for development of a Risk Management Plan. **You may proceed with the work for a lump sum of \$3,312.00, excluding GST.** It is your responsibility to obtain any necessary agreements for access to sites other than your own if off-site drilling is required. Please note grant funding is conditional on the site being remediated to meet a level compatible with the existing zoning and Land Use Assessment to comply with Alberta Environment's "Risk Management Guidelines for Petroleum Storage Tank Sites - October 2001" including both on and off-site impacts in both soil and groundwater. It is your consultant's responsibility to ensure the work, supported by laboratory analysis, is sufficient to fully assess the conditions at the site and provides sufficient information to support a risk management plan. The Risk Assessment Report/Risk Management Plan is to be submitted to Alberta Environment, with a copy to the Program by **December 8, 2003**. A copy of the Review Checklist for Risk Management Plans is enclosed for your consultant's reference. Please ensure that the checklist is utilized when drafting the risk management plan and a copy of the completed checklist is submitted with the risk management Plan to Alberta Environment.

Any changes to the scope of the work and associated costs require approval by the Program. To assist in completing the work in a timely manner the consultant may contact the Program for approval for increases to the scope of work while onsite. If based on

File #00123-5102

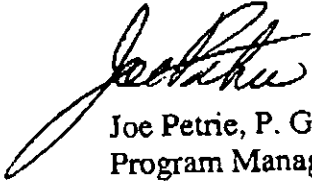
Page 2

10/8/2003

results from the fieldwork, any part of the project is not required to complete the assessment, please ensure that the scope of work and associated costs are reduced accordingly.

The reviews are based on technical information submitted to the program by your consultant. Acceptance or non-acceptance of a proposal does not absolve the grant recipient from the responsibility for remediating his site in accordance with the aforementioned Guidelines or from future liability for remediating his site in situations where either the land use may change or additional concerns arise from the contaminants remaining on or off-site.

Yours truly,



Joe Petrie, P. Geol., R.E.T.
Program Manager

Cc: Mark Hasegawa, Hasegawa Engineering
Gerry Lutwick, Alberta Environment

Review Checklist for Risk Management Plans

Note:

Except where stated below, if any one or more of the following requirements are not satisfied (unless they are not applicable), the risk management plan will not be accepted as proposed, and further information will be required.

If any of items 4, 5 and 6 are not satisfied, risk management will normally not be considered by Alberta Environment to be an acceptable option.

A.	Is the risk management plan appropriate for the site conditions?	Y	N	N/A
1.	Delineation is complete (soil and groundwater).			-
2.	There is no liquid product (onsite or offsite).			-
3.	There are no heavily impacted soils present in the source area(s) that may limit the effectiveness of the risk management strategy.			-
4.	If liquid product and/or heavily impacted soils are present (2 and 3 above), there is a remedial component to deal with it.			
5.	The identified contamination is unlikely to cause adverse effect to third parties (including adjacent landowners, groundwater users and buried infrastructure). Supporting rationale must be provided. If adverse effect is likely, a remedial response is required under EPEA.			-
6.	Water use restrictions will not be required in the short or long term.			-
7.	There are no cost effective and/or practical remedial alternatives.			-
B.	Have the necessary stakeholder commitments been obtained?	Y	N	N/A
8.	Written approval from all potentially affected third-parties has been provided.			
	• Municipality			
	• Private landowners			
	• Alberta Transportation/Infrastructure			
	• Utility owners			
	• Others			
9.	The owner has committed to maintaining the risk management plan indefinitely or until compliance with the governing risk management objectives has been demonstrated (i.e. beyond the timeframe estimated by the consultant, if necessary).			-
10.	All land use restrictions and/or institutional controls have been clearly communicated to the affected stakeholders.			
C.	Is the proposed risk management plan technically and financially adequate?	Y	N	N/A
11.	The risk management plan is adequate to:			-
	• Protect health and environment throughout the program. Supporting rationale must be provided in all cases.			-
	• Monitor vapour concentrations near buildings.			
	• Prevent worsening of offsite conditions.			
	• Monitor onsite and offsite conditions.			-
	• Manage contamination if disturbed by future activities (e.g. excavation).			-
	• Notify future affected parties of site conditions.			-
12.	The plan includes adequate contingency measures to:			
	• Respond to adverse changes in site conditions.			

	Implement alternate risk management measures if contaminant concentrations are not decreasing with time or the plume is not stable.			-
	Initiate renewed stakeholder consultations.			-
13.	The scope and frequency of the monitoring program is adequate to assess the effectiveness of the risk management plan and enable a proactive response to changes in environmental conditions.			-
14.	The monitoring program is adequate to demonstrate the effectiveness of any institutional controls that were put in place to protect potential receptors.			-
15.	The future cost of risk management has been adequately estimated.			-
16.	A closure plan (and costs) has been provided to demonstrate compliance with the governing risk management objectives.			-
17.	The plan includes a clearly defined monitoring schedule with reporting, as needed, to Alberta Environment and any affected stakeholders.			-
D.	Additional requirements specific to monitored natural attenuation (MNA) or other risk management methods that rely on natural attenuation processes.	Y	N	N/A
18.	The plan includes source removal (considered to include liquid product and heavily impacted soil) in accessible areas.			-
19.	Historical data has been provided to demonstrate that natural attenuation processes are occurring. - Decreasing concentrations with time. - Measured changes in chemical data showing loss of contaminant mass.			-
20.	If historical data are not available, a suitable trial program has been proposed to determine if natural attenuation will be effective the site. This program should include specific hydrogeological or geochemical indicator parameters of natural attenuation.			-
21.	The plan will address hydrocarbon contamination within the vadose zone.			-
22.	The performance monitoring program is adequate to demonstrate that natural attenuation is occurring according to expectations, including: - A stable contaminant plume (downgradient, laterally and vertically). - Decreasing contaminant concentrations with time. - No unacceptable impact to downgradient receptors.			-
23.	Natural attenuation is occurring (or expected to occur) at a rate that will achieve the desired endpoints in a reasonable period of time (10 to 15 years)			-
24.	An appropriate timeframe has been used to estimate costs and evaluate natural attenuation vis-a-vis the alternatives.			-
25.	The risk management plan is sufficiently well developed technically.			-
26.	The plan includes contingency measures for more aggressive risk management if the proposed natural attenuation program is found to be ineffective.			-



FAX

Underground Tank Remediation Program

16th Floor, Commerce Place

10155 - 102 Street

Edmonton, AB T5J 4L4

Tel:(780)415-8666 1-866-833-3300 Fax:(780)415-8664 1-866-833-1100

To: Mark Hasegawa

From: Joe Petrie

Fax: 403 328 2728

Pages: 5 (including cover sheet)

Phone:

Date: October 14, 2003

Re: Site #5102

CC: Gerry Lutwick 403 382 4428

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Recycle

MESSAGE:

If you do not receive all the pages, please call Jouhayna @780 415 8666



Environmental
Agricultural
Structural
Civil
Municipal

HASEGAWA ENGINEERING

Consulting Professional Engineers

A Division of 993997 Alberta Ltd.

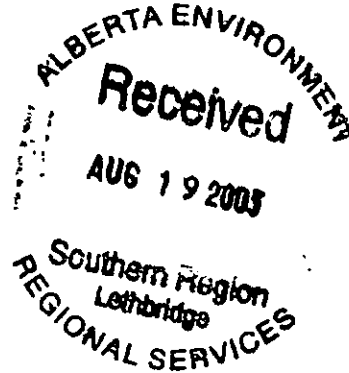
1220 31st Street North, Lethbridge, AB T1H 5J8

Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

August 15, 2003

Marie Read
ASR Enterprises Ltd.
PO Box 267
Irma, AB T0B 2H0

Dear Marie:



Job No: 01-009

RE: Environmental Risk Assessment and Sampling of Soil and Groundwater at the Former Barons Hardware site, Barons, Alberta

Hasegawa Engineering (HE) is providing this scope of work and cost estimate to perform the above-mentioned work at your site.

Scope of Work

The purpose of this assessment is to provide a site-specific risk assessment at the above-mentioned site. The purpose of a risk assessment is to conduct site-specific analysis to determine if hydrocarbons remaining in soil and groundwater at the site are acceptable for that site.

The risk assessment for this location will be focused around the primary exposure pathways, which include: vapor inhalation and impacts to construction workers. The scope of work is as follows:

- Collect soil samples and determine: fraction of organic carbon content and porosity
- Sample groundwater in the well beneath the building (MW-1) for BTEX and TPH
- Determine potential receptors and exposure pathways
- Perform analytical fate and transport analysis
- Summarize results in a risk assessment report and submit up to two copies to Alberta Environment for review

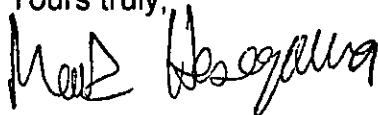
Cost Estimate

The estimated fees for HE to complete the above scope is Shown in Table I.

This cost estimate is valid for 30 days and payment is expected within 30 days of report completion.

In order to authorize us to proceed, please sign below and return a copy to us. Please contact me if you have any questions or comments.

Yours truly,



Mark Hasegawa, P.Eng.
HASEGAWA ENGINEERING LTD.
Consulting Professional Engineers

MAH/cms

CC: Joe Petrie, Safety Codes Council
Jerry Lutwick, Alberta Environment

_____ agrees to compensate HASEGAWA ENGINEERING LTD. as described above and authorizes HASEGAWA ENGINEERING LTD. to proceed with the work.

for HASEGAWA ENGINEERING 2000 LTD

for Marie Read

Table 1: Estimated Costs

Labor

Category	Level	Rate	Hours	Total
	Senior Professional	\$105.00 hr	3	\$315
	Project Professional	\$90.00 hr	5	\$450
	Project Scientist	\$75.00 hr	16	\$1,200
	Staff Engineer	\$50.00 hr	15	\$750
	Technician/Draftsman	\$45.00 hr	10	\$450
	Administrative Assistant	\$30.00 hr		\$0
	Clerical Support	\$25.00 hr	10	\$250
		Subtotal 1		\$3,415

Expenses

Category	Level	Rate	Quantity	Total
Copies		\$0.05 ea	100	\$5
Computer		\$4.00 hr	30	\$120
Color copies		\$1.00 ea		\$0
Office Supplies		\$200.00 LS		\$0
Field Supplies		\$200.00 LS	1	\$200
Equipment Rental		day		\$0
Equipment Rental		day		\$0
Postage/shipping		\$300.00 LS		\$0
Other		LS		\$0
Other		LS		\$0
		Subtotal 2		\$325

Travel

Category	Level	Rate	Quantity	Total
Mileage	car	\$0.40 km	100	\$40
Mileage	field vehicle	\$0.50 km		\$0
Lodging		\$55.00 day		\$0
Meals		\$15.00 day		\$0
Air		\$400.00 ea		\$0
Auto rental		\$50.00 LS		\$0
Other		LS		\$0
		Subtotal 3		\$40

Subcontracts

Category	Level	Rate	Quantity	Total
Laboratory	FOC	\$200.00	1	\$200
Laboratory	BTEX	\$200.00	1	\$200
Equipment				\$0
Equipment				\$0
		LS		\$0
Subcontract	Drilling			\$0
Subcontract				\$0
		Subtotal 4		\$400

7.0% \$293

Total	\$4,473
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Environmental
Structural
Civil
Industrial
Municipal

HASEGAWA ENGINEERING

Consulting Professional Engineers

A Division of 993997 Alberta Ltd.

1220 - 31st Street North Lethbridge, AB T1H 5J8
Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

FAX COVER SHEET

DATE: 8 Apr 03 OUR PROJECT #: 01-009

TO: Gerry Lutwick

CC: _____

FAX #: 382-4428 CC. FAX #: _____

FROM: Carol

Number of pages including cover sheet: 6

MESSAGE: Signed copy of Application
for Development Permit was
requested - Unsigned copy
also included (more legible.)

* * * Transmission Result Report (MemoryTX) (Mar. 5. 2003 10:17AM) * * *
HASAGAWA ENGINEERING INC

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
5380	Memory TX	3824428	P. 5	OK	

Reason for error
E.1) Hang up or line fall
E.3) No answer

E.2) Busy
E.4) No facsimile connection



HASEGAWA ENGINEERING

Consulting Professional Engineers
A Division of 993997 Alberta Ltd.

1220 - 31st Street North Lethbridge, AB T1H 5J8
Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

FAX COVER SHEET

DATE: 5 March 03 OUR PROJECT #: 01-009
TO: Gerry Lutwick
CC: _____
FAX #: 328-4428 CC. FAX #: _____
FROM: Carol

Number of pages including cover sheet: 5

MESSAGE: Attached please find a copy of
the Application for Development Permit
for a temporary land farm operation.
Original signed copy sent to County
of Lethbridge. Please contact
Mark Hasegawa if you have any
questions or comments.

Apr. 8. 2003 8:50AM
FR

HASAGAWA ENGINEERING INC

PHONE NO. : 7807547717

No. 5664 P. 3

02:00 PM 03:17 PM P3

COUNTY OF LETHBRIDGE

APPLICATION FOR A DEVELOPMENT PERMIT

LAND USE BYLAW NO. 1211

DEVELOPMENT APPLICATION NO. _____

APPENDIX C

PROCESSING FEE \$ _____

FORM A

GENERAL INFORMATION

APPLICANT'S NAME: MARIE READ

ADDRESS: Box 267, Irma, AB T0B 2H0 PHONE: (780) 754-2717

REGISTERED OWNER'S NAME: John Wucz - Kenok Lake Colony

ADDRESS: _____ PHONE: 403-757-2331

APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER: _____
(Lease - Other)

LEGAL DESCRIPTION OF LAND: LOT(s) _____ BLOCK _____ PLAN _____

QUARTER 9E SECTION 12 TOWNSHIP 12 RANGE 25

STREET ADDRESS (if applicable) _____

SPECIFIC INFORMATION

IN ORDER TO PROPERLY EVALUATE AN APPLICATION FOR DEVELOPMENT, THE PLANNING AND DEVELOPMENT OFFICER MUST BE PROVIDED WITH A COMPLETE AND CLEAR DESCRIPTION OF THE LAND, EVERYTHING WHICH IS PRESENTLY BUILT ON THE LAND, AND EVERYTHING WHICH IS TO BE BUILT ON THAT LAND.

1. Details of DEVELOPMENT SITE:

Describe the lot(s) dimensions _____ and lot area/parcel acreage _____ indicate data on a scaled PLOT PLAN: (0.4 acres at 1" = 20'; 0.9 acres at 1" = 100'; 1.8 acres at 1" = 200';)

2. Details of EXISTING DEVELOPMENT:

Describe below and indicate clearly on the scaled PLOT PLAN how many buildings/structures are presently located on the lot noting the use(s), type(s), dimensions, floor area(s) and which one(s) if any are to be removed, relocated and/or renovated.

See attached

Indicate clearly on the scaled PLOT PLAN the setbacks of all buildings from the front, rear, and side yard lot boundaries, as well as distances between all buildings/structures.

3. Details of PROPOSED DEVELOPMENT:

Describe below and indicate clearly on the scaled PLOT PLAN how many new buildings, additions and structures are to be constructed on the lot, noting the use(s), type(s), dimensions and floor area(s) of each. Describe below any proposed interior renovations, changes in use or home occupations (if applicable).

It is proposed that soil impacted by oil be treated on the designated site (refer to attached plot plan)

Indicate clearly on the scaled PLOT PLAN the setbacks of all new buildings, additions, or structures from front, rear and side yard lot boundaries as well as distances between all existing and proposed developments.

Page 1 of 1 Date: 04/08/03 8:17AM

BEST COPY AVAILABLE

4. Details of LANDSCAPING and FENCING:

Describe generally the type of landscaping features NA
and fencing proposed _____
and indicate locations _____ on a scaled PLOT PLAN.

5. Details of VEHICLE PARKING and ACCESS:

Describe the number NA and also _____ of all existing and proposed parking
spaces _____, loading areas _____ and driveways _____ on site.
Indicate location of same on a scaled PLOT PLAN.

6. Details of EXTERIOR BUILDING FINISH:

Describe the type(s) NA and colour(s) _____
of all material used to finish the existing and proposed structure exterior. Indicate same on SKETCHES of all
new structure elevations (not necessarily scale drawings)

7. Details of SERVICES NA

Indicate as follows: A = Available R = requires
water () sewer () gas ()
natural gas () electricity () telephone ()

Estimated Commencement Date: MARCH 1, 2003

Estimated Completion Date: SEPTEMBER 1, 2003

I have read and understand the terms noted below and hereby apply for permission to carry out the
development described above and on the attached plans and specifications. I further certify that the
registered owner of the land described above is aware of, and in agreement with this application.

Signature of Applicant: Marie Read

MARIE
READ

Signature of Registered Owner: John A. Wurt

JOHN
WURT

TERMS:

1. Subject to the provisions of the Land Use Bylaw No. 1211 of the County of Leithridge, the term "development" includes the making of any change in the use of buildings or land.
2. Although the Planning and Development Officer is in a position to advise on the principle or extent of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in duplicate with this application, together with a plan summary to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise his right of appeal or request a review of the decision at the end of the 40-day period as provided in section 221 of the Act.
5. Construction undertaken subsequent to approval of this development permit application may be regulated by the provincial building requirements. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.

NOTE: Information provided in this application or generated by this application may be considered at a public meeting.

Received on Feb 18 1:11PM

BEST COPY AVAILABLE

COUNTY OF LETHBRIDGE
APPLICATION FOR A DEVELOPMENT PERMIT

LAND USE BYLAW NO. 1211
APPENDIX C
FORM A

DEVELOPMENT APPLICATION NO. _____
PROCESSING FEE \$ _____

GENERAL INFORMATION

APPLICANT'S NAME: MARIE READ

ADDRESS: Box 267, Irma, AB T0B 2H0 **PHONE:** (780) 754-2717

REGISTERED OWNER'S NAME: John Wurz - Keha Lake Colony

ADDRESS: _____ **PHONE:** 403-757-2331

APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER: _____
 (Option - Lease - Other)

LEGAL DESCRIPTION OF LAND: LOT(s) _____ BLOCK _____ PLAN _____
 QUARTER SE SECTION 12 TOWNSHIP 12 RANGE 23
STREET ADDRESS (if applicable) _____

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See attached

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and fencing proposed _____
and indicate locations _____ on a scaled PLOT PLAN.

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Describe the number NA and size _____ of all existing and proposed parking
spaces _____, loading spaces, _____ and driveways _____ on site.
Indicate locations of same on a scaled PLOT PLAN.

6. Details of EXTERIOR BUILDING FINISH:

Describe the type(s) NA and colour(s) _____
of all material used to finish the existing and proposed structure exteriors. Indicate same on SKETCHES of all
new structure elevations (not necessarily scale drawings).

7. Details of SERVICES NA

Indicates as follows: A = available R = required

water ()	sewer ()	septic field ()
natural gas ()	electricity ()	telephone ()

Estimated Commencement Date: MARCH 1, 2003

Estimated Completion Date: SEPTEMBER 1, 2003

*I have read and understand the terms noted below and hereby apply for permission to carry out the
development described above and on the attached plans and specifications. I further certify that the
registered owner of the land described above is aware of, and in agreement with this application.*

Signature of Applicant: _____

MARIE
READ

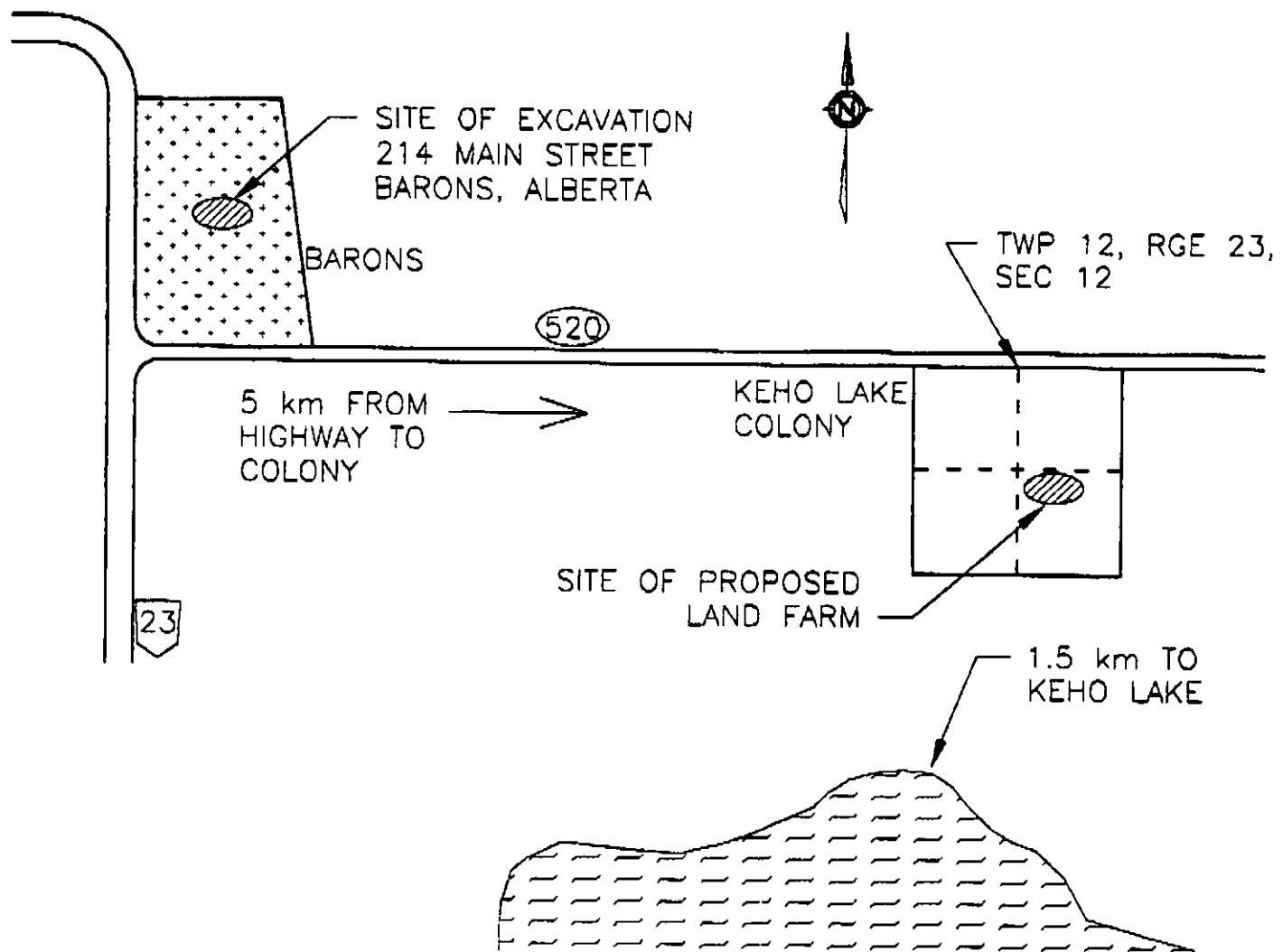
Signature of Registered Owner: _____

JOHN
WURZ

TERMS:

1. Subject to the provisions of the Land Use Bylaw No. 1211 of the County of Lethbridge, the term "development" includes the making of any change in the use of buildings or land.
2. Although the Planning and Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a development permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in duplicate with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period as provided in section 684 of the Act.
5. Construction undertaken subsequent to approval of this development permit application may be regulated by the provincial building requirements. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.

NOTE: Information provided in this application or generated by this application may be considered at a public meeting



Hasegawa Engineering

LETHBRIDGE OFFICE
1220 - 31 Street North
Lethbridge Alberta T1M 5J8
Ph: 328-2686
Fax: 328-2728
email: hsggm@telusplanet.net

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Do not scale Drawing.

All construction shall be in
accordance with the latest
code, may it be construction,
mechanical, etc. code.

DMM

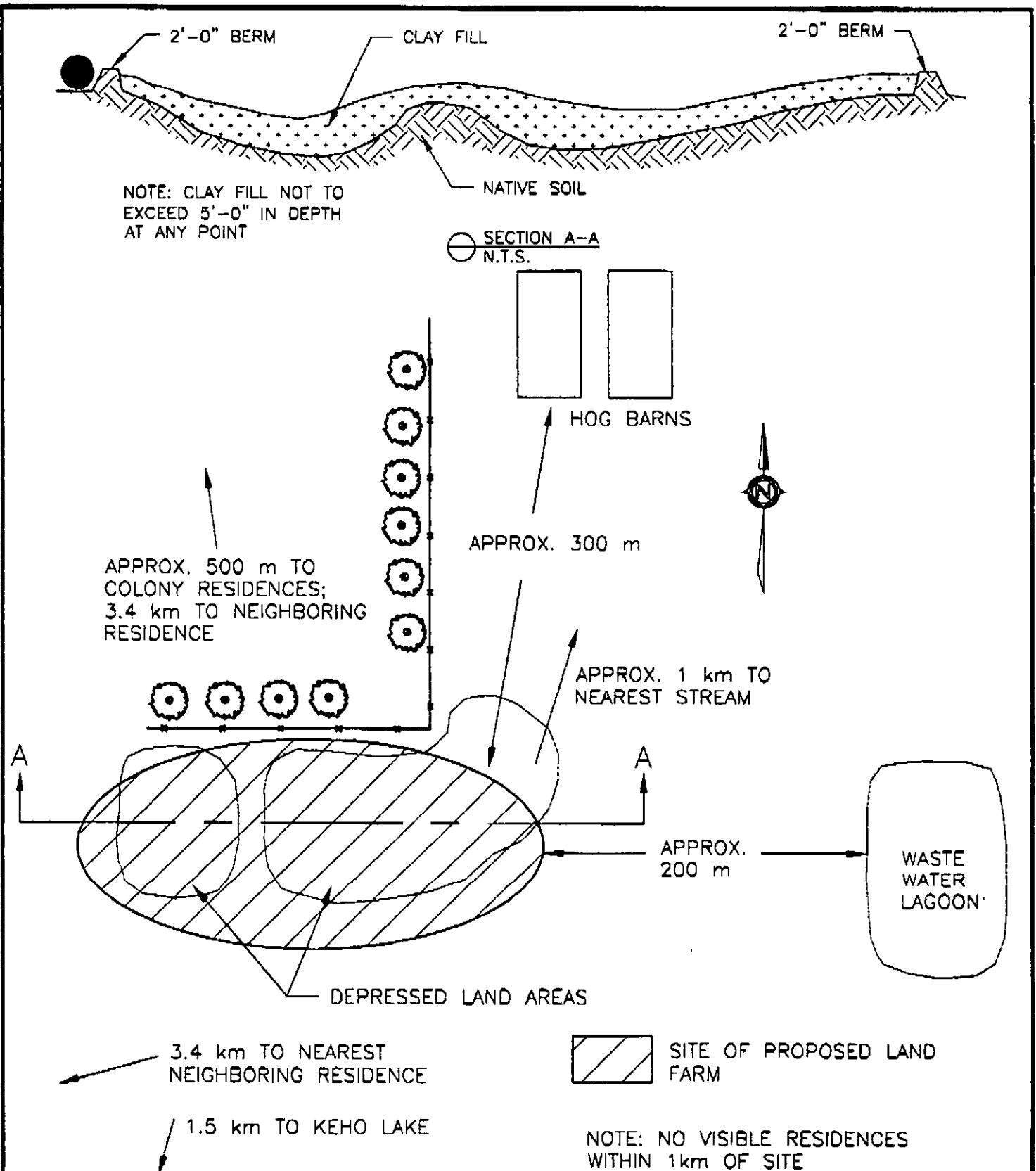
NTS

2

CLIENT
MARIE REED

PROJECT TITLE
01-008

DATE DRAWN
JAN 27, 2003



 Hasegawa Engineering	LETHBRIDGE OFFICE 1220 - 31 Street North Lethbridge Alberta T1H 5J8 Ph: 328-2686 Fax: 328-2728 email: hasqm@telusplanet.net	This is a copyright drawing and shall not be reproduced in any form without written permission of Engineer. Contractor to check and verify all dimensions before construction, any errors and omissions reported to Engineer immediately.	Drawing not to be used for construction until so approved. Do not make Drawing. All construction shall be in accordance with the latest code, may it be construction, mechanical, etc. code.
DRAWN DMM	SCALE NTS	SHEET NO. 1	
CHECKED MARIE REED	PROJECT TITLE 01-009	DATE JAN 27, 2003	



Environmental
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Civil
Industrial
Municipal

HASEGAWA ENGINEERING

Consulting Professional Engineers

A Division of 993997 Alberta Ltd.

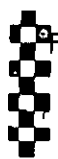
1220 - 31st Street North Lethbridge, AB T1H 5J8
Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

FAX COVER SHEET

DATE: 12 March 03 OUR PROJECT #: 01-009
TO: Gerry Lutwick
CC: _____
FAX #: 382-4428 CC. FAX #: _____
FROM: Carol

Number of pages including cover sheet: 2

MESSAGE: County of Lethbridge Development
Permit for Barons Remediation



COUNTY OF LETHBRIDGE

DEVELOPMENT PERMIT

APPENDIX C

LAND USE BYLAW NO. 1211

FORM B

DEVELOPMENT APPLICATION NO. 2003 - 18

DEVELOPMENT PERMIT NO. 2003 - 18

This development permit is hereby issued to:

NAME: Marie Read

ADDRESS: Box 267, Irma, Alberta T0B 2H0

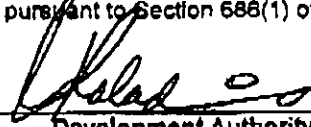
In respect of works consisting of: Land Farm (Soil Treatment)

On land located at: S.E. 12-12-23-W4 and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 2003 - 18 and is subject to the conditions contained herein.

- * Treatment area be located as per submitted plans.
- * All work is to be done under approval from Alberta Environment.
- * This permit expires at the end of this excavation (September 1, 2003).

This permit becomes effective the 18th day of March, 2003 unless an appeal pursuant to Section 686(1) of Municipal Government Act is lodged

SIGNED: 
Development Authority

THIS IS NOT A BUILDING PERMIT

All construction must comply with applicable Provincial Statutes and Regulations, in particular the Alberta Safety Code. This includes the Alberta Building Code, the Canadian Plumbing Code, and the Canadian Electrical Code. Information on where the above can be obtained is available at the County of Lethbridge Office, or Alberta Labour, Client Services Division at #360, 200 - 5th Ave. South, Lethbridge, Alberta (Telephone #381-5423)

Important: See Over

IMPORTANT

The development outlined above is subject to the following conditions:

- a) This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law and in no way relieves or excuses the applicant from complying with the Land Use By-Law or any other by-laws, laws, orders and/or regulations affecting such development.
- b) This permit, issued in accordance with the notice of decision, is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- c) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed with twelve (12) months from the date of issue of this development permit.
- d) The Planning & Development Officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
- e) Construction undertaken in accordance with this development may be regulated by the Provincial Building Requirements. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by Alberta Labour.
- f) If this development permit applies to an intensive feeding operation or expansion to an existing intensive livestock operation, the applicant and/or developer may be approached by Council to enter into an agreement to cost share in the construction or reconstruction of public roadways required to serve the development. This agreement may be required if the roadway does not meet the safety standards of the County or when work is required to maintain the integrity of the road base and will be completed to standards established in the agreement by the County of Lethbridge.

NOTE: Information provided in this application or generated by this application may be considered at a public meeting.



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HASEGAWA ENGINEERING

Consulting Professional Engineers

A Division of 993997 Alberta Ltd.

1220 - 31st Street North Lethbridge, AB T1H 5J8
Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

FAX COVER SHEET

DATE: 5 March 03 OUR PROJECT #: 01-009

TO: Gerry Lutwick

CC: _____

FAX #: 382-4428 CC. FAX #: _____

FROM: Carol

Number of pages including cover sheet: 5

MESSAGE: Attached please find a copy of
the Application for Development Permit
for a temporary land farm operation.
Original signed copy sent to County
of Lethbridge. Please contact
Mark Hasegawa if you have any
questions or comments.

COUNTY OF LETHBRIDGE
APPLICATION FOR A DEVELOPMENT PERMIT

LAND USE BYLAW NO. 1211
APPENDIX C
FORM A

DEVELOPMENT APPLICATION NO. _____
PROCESSING FEE \$ _____

GENERAL INFORMATION

APPLICANT'S NAME: MARIE READ
ADDRESS: Box 267, Irma, AB T0B 2H0 PHONE: (780) 754-2717
REGISTERED OWNER'S NAME: John Wurz - Keholake Colony
ADDRESS: _____ PHONE: 403-757-2331
APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER: _____
(Option - Lease - Other)

LEGAL DESCRIPTION OF LAND: LOT(s) _____ BLOCK _____ PLAN _____
QUARTER SE SECTION 12 TOWNSHIP 12 RANGE 23
STREET ADDRESS (if applicable) _____

SPECIFIC INFORMATION

IN ORDER TO PROPERLY EVALUATE AN APPLICATION FOR DEVELOPMENT, THE PLANNING AND DEVELOPMENT OFFICER MUST BE PROVIDED WITH A COMPLETE AND CLEAR DESCRIPTION OF THE LAND; EVERYTHING WHICH IS PRESENTLY BUILT ON THE LAND, AND EVERYTHING WHICH IS TO BE BUILT ON THAT LAND.

1. Details of DEVELOPMENT SITE:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____. Indicate data on a scaled PLOT PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 or more acres at 1" = 200')

2. Details of EXISTING DEVELOPMENT:

Describe below and indicate clearly on the scaled PLOT PLAN how many buildings/structures are presently located on the lot; noting the use(s) / type(s), dimensions, floor area(s) and which one(s) [if any] are to be removed, relocated and/or renovated.

See attached

Indicate clearly on the scaled PLOT PLAN the setbacks of all buildings from the front, rear, and side yard lot boundaries, as well as distances between all buildings/structures.

3. Details of PROPOSED DEVELOPMENT:

Describe below and indicate clearly on the scaled PLOT PLAN how many new buildings, additions and structures are to be constructed on the lot, noting the use(s), type(s), dimensions and floor area(s) of each. Describe below any proposed interior renovations, changes in use, or home occupations (if applicable).

It is proposed that soil impacted by petroleum hydrocarbons be treated on the designated site (refer to attached plot plan)

Indicate clearly on the scaled PLOT PLAN the setbacks of all new buildings, additions, or structures from front, rear and side yard lot boundaries, as well as distances between all existing and proposed developments.

4. Details of LANDSCAPING and FENCING:

Describe generally the type of landscaping features NA
and fencing proposed _____
and indicate locations _____ on a scaled PLOT PLAN.

5. Details of VEHICLE PARKING and ACCESS:

Describe the number NA and size _____ of all existing and proposed parking
spaces _____, loading spaces, _____ and driveways _____ on site.
Indicate locations of same on a scaled PLOT PLAN.

6. Details of EXTERIOR BUILDING FINISH:

Describe the type(s) NA and colour(s) _____
of all material used to finish the existing and proposed structure exteriors. Indicate same on SKETCHES of all
new structure elevations (not necessarily scale drawings).

7. Details of SERVICES NA

Indicates as follows: A = available R = required

water ()	sewer ()	septic field ()
natural gas ()	electricity ()	telephone ()

Estimated Commencement Date: MARCH 1, 2003

Estimated Completion Date: SEPTEMBER 1, 2003

I have read and understand the terms noted below and hereby apply for permission to carry out the development described above and on the attached plans and specifications. I further certify that the registered owner of the land described above is aware of, and in agreement with this application.

Signature of Applicant: _____

MARIE
READ

Signature of Registered Owner: _____

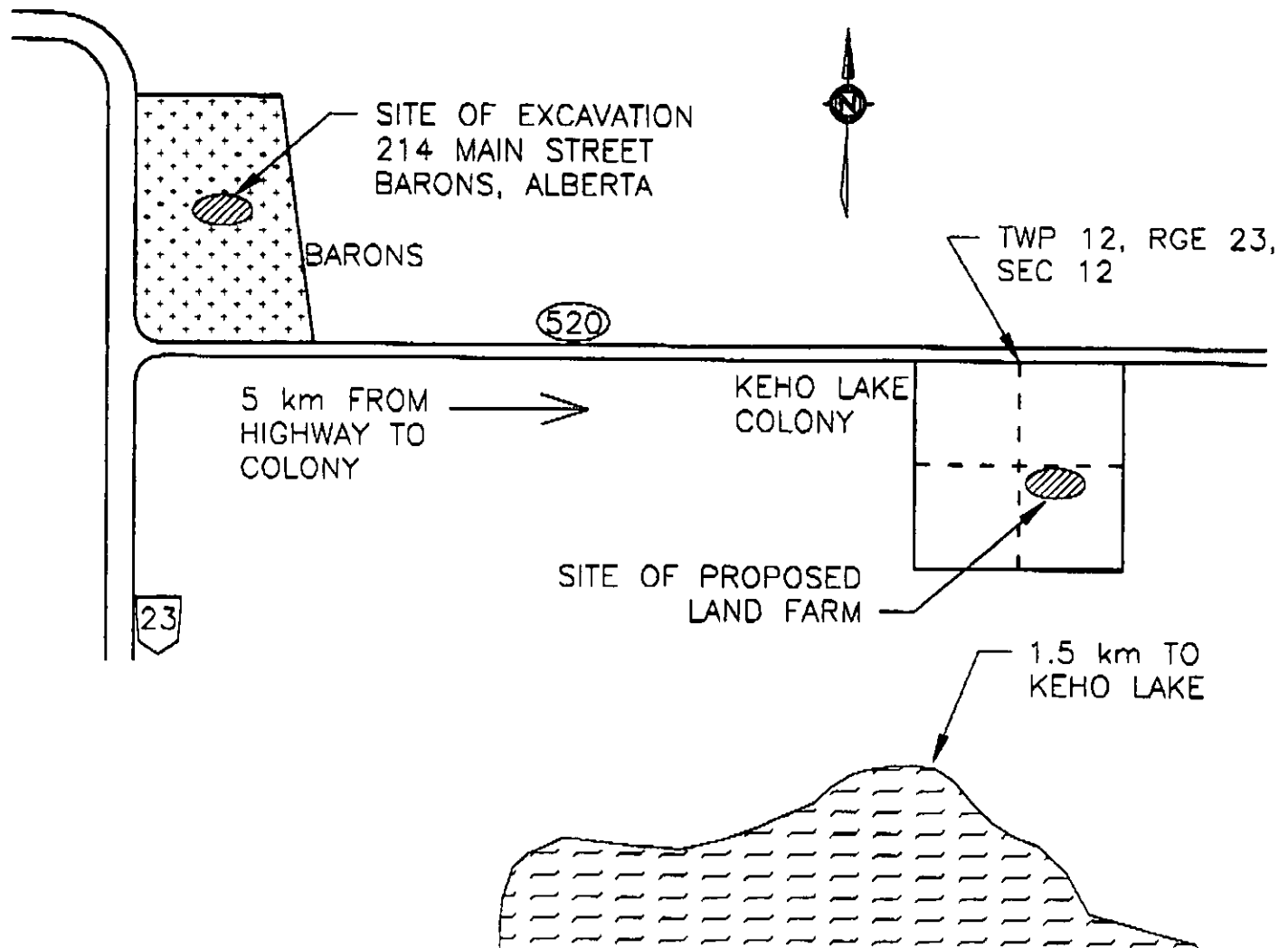
JOHN
WURZ

TERMS:

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NOTE: Information provided in this application or generated by this application may be considered at a public meeting.

Received Time Feb. 18. 4:17PM



Hasagawa Engineering

LETHBRIDGE OFFICE
1220 - 31 Street North
Lethbridge Alberta T1H 5J8
Ph: 328-2686
Fax: 328-2728
email: hasgm@telusplanet.net

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mechanical, etc. code.

DATE
DMM

SCALE

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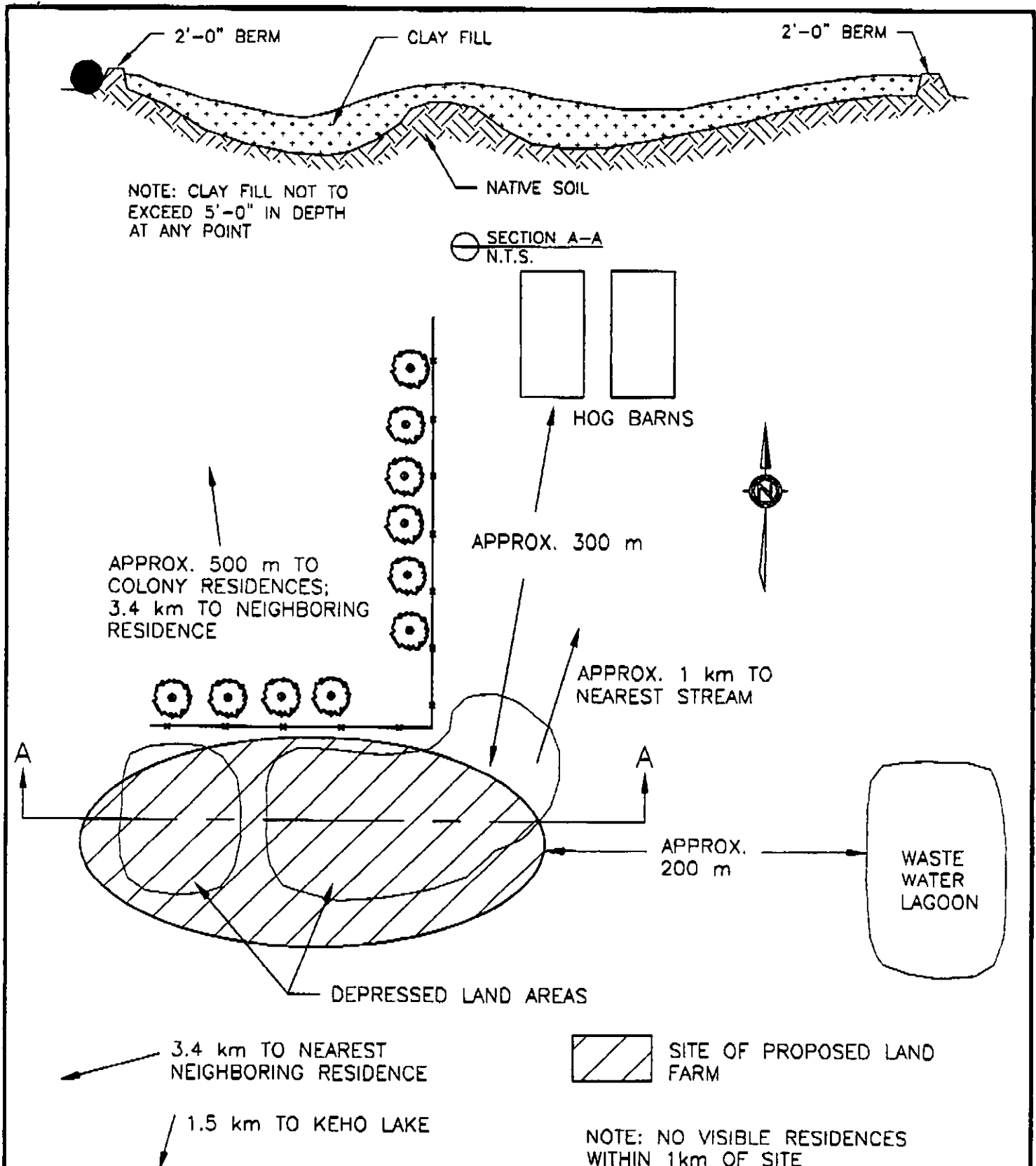
SHEET NO.

2

CLIENT
MARIE REED

PROJECT TITLE
01-009

DATE ISSUED
JAN 27, 2003



Hasagawa Engineering

LETHBRIDGE OFFICE
1220 - 31 Street North
Lethbridge Alberta T1H 5J8
Ph: 328-2686
Fax: 328-2728
email: hasgm@telusplanet.net

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DATE
DMM

DATE
NTS

DATE
1

CLIENT
MARIE REED

PROJECT TITLE
01-009

DATE
JAN 27, 2003



Southern Region

2nd Floor, Provincial Building
200 - 5 Avenue, South
Lethbridge, Alberta
T1J 4L1

Telephone: (403) 381-5322
Fax: (403) 382-4428

Our File: 79853

November 29, 2002

Marie Read
P.O. Box 267
Irma, AB, T0B 2H0

Re: Risk Management Plan for Barons Hardware Site Remediation

I have reviewed a report titled "Risk Management, Remediation Plan and Cost Estimate for Barons Hardware" prepared by Hasegawa Engineering on November 20, 2002 and a letter from the Village of Barons dated November 27, 2002.

I understand that residential remediation criteria will be targeted for the northern portion of the site and commercial remediation criteria for the southern portion and the street.

It is most probable that contamination will remain under the street in front of your property and will be left there to attenuate naturally. This is a risk management scenario and requires the support of the impacted property owner as part of an acceptable remediation program. I understand that the Village of Barons is aware that a slight exceedence of hydrocarbon contaminants has been observed in soil under the street. Their letter says they accept the delineation plan and my conversations with them indicate they prefer a long-term approach to remediating contaminants under the roadway rather than excavating and disturbing the utility corridor. They expect that monitoring will be undertaken to track remediation progress and I recognize that additional wells will be installed in the roadway for this purpose.

Alberta Environment expects that the risk management plan as proposed will protect human health and the environment and recognizes that impacted parties accept risk associated with the plan. The risk management aspect of the remediation plan is accepted as presented in the above noted report. This review is based on the remediation process presented in Alberta Environment's "Risk Management Guidelines for Petroleum Storage Tank Sites – October 2001". This letter is not intended to absolve any party from the potential for future liability for remediating this site in situations where either the land use may change or additional concerns arise from the contaminants remaining on/offsite. If you have questions about these comments, please contact me directly at (403) 382-4240.



Gerry Lutwick, Leader
Geosciences Team

cc: Village of Barons
Hasegawa Engineering
Safety Codes Council



FAX

PRAIRIE REGION
2ND FLOOR, PROVINCIAL BUILDING
200 - 5 AVENUE SOUTH, LETHBRIDGE, AB, T1J 4L1
FAX: (403) 382-4428

Date:

TO *Marie Read* DEPARTMENT/COMPANY *(780) 754-3030* FAX PHONE

FROM Gerry Lutwick PHONE (403) 382-4240

CC

SENDER (If different from above)

PHONE

RE

☐ Urgent ☐ As Requested ☐ FYI ☐ Please Action/Reply ☐ Please Distribute

OF PAGES INCLUDING COVER PAGE *2* If you did not receive all the pages please notify sender

NOTES/COMMENTS:

original to follow in the mail.
SL

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original to follow in the mail.

NOTES/COMMENTS:

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RE			Please Distribute
SENDER (if different from above)		PHONE	
CC			
FROM	Gerry Lurwick	PHONE	(403) 382-4240
TO	Marie Reid	FAX	(780) 754-3030
DEPARTMENT/COMPANY		PHONE	

Date:

PRAIRIE REGION
2ND FLOOR, PROVINCIAL BUILDING
200 - 5 AVENUE SOUTH, LETHBRIDGE, AB, T1J 4L1
FAX (403) 382-4428

FAX

Alberta
ENVIRONMENT

TX RESULT REPORT

NAME: AB ENVIRONMENT S
TEL : 403 382 4428
DATE: NOV. 29 '2002 13:51

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
4306	TX	01	917807543030	NOV. 29	13:49	002	00H01'47"	G3	OK



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HASEGAWA ENGINEERING

Consulting Professional Engineers

A Division of 993997 Alberta Ltd.

1220 - 31st Street North Lethbridge, AB T1H 5J8
Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

FAX COVER SHEET

DATE: 28 NOV 02

OUR PROJECT #: 01-009

TO: Gerry Lutwick

CC: _____

FAX #: 382-4428 CC. FAX #: _____

FROM: Mark Hasegawa

Number of pages including cover sheet: 2

MESSAGE: Copy of Barons letter



VILLAGE OF BARONS

P.O. Box 129 Barons, Alberta T0L 0G0 Phone 757-3633

VIA FACSIMILE 328-2728

November 27, 2002

Mark Hasegawa P. Eng.
Hasegawa Engineering
1220 - 31 Street North
LETHBRIDGE, Alberta
T1H 5J8

Dear Sir:

RE: BARONS HARDWARE DELINEATION OF CONTAMINATION

At a special meeting of the Barons Council November 26, 2002, discussion was held regarding the delineation plan for the Barons Hardware site.

It is the decision of the Council to approve the delineation plan as set out with a condition; that being the site must be delineated and monitored as per the plan.

We trust this is satisfactory. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

Laurie Beck, Administrator
Village of Barons

/sdh

**SAFETY CODES COUNCIL**

Underground Tank Remediation Program
14th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta, Canada T5J 4L4
November 25, 2002

Tel: (780) 415-8658
Fax: (780) 415-8664

Ref: 00123-5102

ASR Enterprises Ltd.
P.O. Box 267
Irma, AB T0B 2H0

Dear Marie Read:

Re: Additional Delineation Plan, Site 5102, Plan 2605X, Block 6, Lots 28-33

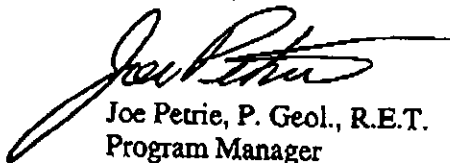
Thank you for the Additional Delineation Plan submitted by your Consultant, Hasegawa Engineering Ltd. (October 15, 2002).

The proposed engineering fee for conducting additional delineation is acceptable. **You may proceed with the delineation at a maximum upset cost (not on time & material basis) of \$6,097.00.** It is your responsibility to obtain any necessary agreements for access to sites other than your own if off-site drilling is required. Please note Grant funding is conditional on the site being remediated to meet a level compatible with the existing zoning and Land Use Assessment to comply with Alberta Environment's Risk Management Guidelines for Petroleum Storage Tank Sites -October 2001 including both on and offsite impacts in both soil and groundwater. It is your Consultant's responsibility to ensure the proposed delineation work, supported by laboratory analysis, is sufficient to fully delineate both on and offsite contamination impacts in both soil and groundwater and provides sufficient information to support a remediation plan.

Any changes to the scope of delineation work and associated costs require approval by the Program. To assist in completing the work in a timely manner the consultant may contact the Program for approval for increases to the scope of work while onsite. If based on results from the field work, one or more of the proposed boreholes or monitoring wells is not required to delineate the extent of contamination, please ensure that the scope of work and associated costs are reduced accordingly. Please submit the final report, estimate of engineering fees to complete remediation and the finalized Remediation Plan by January 25, 2003. If you are unable to comply with this deadline, please contact the Program office. If the remedial plan includes risk management, the risk management/remedial plan should be submitted to the Program only after it has received written acceptance from Alberta Environment.

The reviews are based on technical information submitted to the program by your Consultant. Acceptance or non-acceptance of a proposal does not absolve the Grant recipient from the responsibility for remediating his site in accordance with the aforementioned Guidelines or from future liability for remediating his site in situations where either the land use may change or additional concerns arise from the contaminants remaining on or offsite

Yours truly,



Joe Petrie, P. Geol., R.E.T.
Program Manager

cc: Mark Hasegawa, Hasegawa Engineering Ltd.
Gerry Lutwick, Alberta Environment



79853

Underground Tank Remediation Program*14th Floor, Commerce Place**10155 - 102 Street**Edmonton, AB T5J 4L4**Tel: (780) 415-8666 1-866-833-3300 Fax: (780) 415-8664 1-866-833-1100***F A X****To:** Marie Read**From:** Joe Petrie**Fax:** 403 754 2718**Pages:** 2 (including cover sheet)**Phone:****Date:** November 25, 2002**Re:****cc:** Mark Hasegawa 403 328 2728

Gerry Lutwick 403 382 4428

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Recycle**MESSAGE:****Original will be mailed to the owner.**

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ATTENTION
 Jerry Ludwick Ref 35
 2002

FAKED
 Both Doug &
 Scott @t16
 2002

Marie Read
 box 267

780 754 2717 Phone

Irma, Alberta

780 754 3030 Fax

Attention. ~~Doug Griffiths~~

Scott Sutton

Let me begin by giving a brief description of the property in question. Barons Hardware adjacent to Turbo Bulk Station located on the main street of Barons, Alberta. My name is Marie Read and my husband's name is Smith Read, we are both educated people him as a mechanic and me in computerized accounting. We moved to Barons in the summer of 1991 and from the start found the community enjoyable and friendly. We meet a gentleman by the name of Gord Walters, the manager of the Barons Hardware at the time, he expressed (Jan 1992) he was about to retire and the store would be looking for a replacement or better yet a person to buy the store.

I get busy looking at the situation and ask questions of the people in the community, about the history of the building and its operations. I then got in touch with Leon Gullickson, president Keho Alta Products, about the retirement of Gord Walters and the figures surrounding the business, the dollar values we were talking about, sales volumes. It was at this time that I became aware of the contamination problem at the store. I was also informed that talks with Turbo had been initiated with less than positive results. The situation was never pursued by Keho at the time because there was no immediate need for action. Mr. Gullickson gave me his contact at the department of environment Mr. Wyrostock who was aware of the contamination on both sites. After getting in touch with Mr. Wyrostock to discuss the department of environments position on the situation and to make him aware of our interest in the store. At this time I only asked that the Turbo get busy and remove their supply lines and make sure they clean up after themselves.

Feb 10, 1992 Letter to Mr. Wyrostock from Tim Fitzsimmons - Territory Manager - Southern Marketing representative of Canadian Turbo Inc.

This letter states that removal of the lines as previously discussed had an anticipated completion date of March 30, 1992.

June 10, 1992 Letter to Turbo Attention Tim Fitzsimmons Re Barons Turbo bulk plant removal of underground fuel lines.

This letter simply asks for an update on the Feb 10 letter.

June 24, 1992 Letter to Mr. Wyrostock from Bradley Mererau P. Eng. - Manager Field Services representative from Turbo.

This letter states that this work will be proceeding in late June and should be completed by the end of July. The efforts were to be coordinated between Tim Fitzsimmons of the Lethbridge office and Keith Madsen of the Calgary office.

Sept 14, 1992 Letter to Turbo Attention Mr. Keith Madsen

this letter simply request for information on work stated in the June 24 letter.

In our discussions we determined that the Turbo bulk station adjacent to the property is and will impact the hardware site, but of course he is unable to share his knowledge of the Turbo site or share any reports that are in his possession. I however could make application to have a copy of the report, because the information is truly public knowledge, with an estimated 6-10 wk wait and a few dollars for administration and filling fees, the alternative is to spent an estimated 12000.00 to investigate the same information. Considering our limited access to capital and Keho's position not to invest to address the situation it was thought that a lease agreement could be put in place so to postpone the clean up effort until, which time we could contribute more capital to the effort. Our three year lease began Oct 1, 1992

Nov 4, 1992 Letter to Mr Wyrostock via fax from Kieth Madsen, P. Eng - Field Services Engineer a representative for Turbo.

This letter states that Hazmacon Environmental Service Had been put on retainer by Turbo to conduct a site assessment at this location. It also states that leon Gullickson had been notified that as of Nov 30, 1992 Turbo would no longer supply fuel to the store. At such time the underground lines would be removed and not replaced

Dec 2, 1992 Letter to Mr wyrostock from Kieth Madsen, giving him report from Hazmacon

In this report the plume of fuel under our pumps and along the fuel lines is evident. I spoke to Mr. Wyrostock at this time and in our discussions it was determined that I would have some responsibilities in the support of the undertaking. I expressed to him that we had established a three year lease of the property and that we planned to address the situation before the end of our lease or sooner as capital permitted. It was his opinion that the situation should have little variants in the three year period and that public health was an issue here was not an immediate threat. I also made him aware that the supply lines had not been removed and further testing along the supply lines to our property had not been done.

March 3, 1993 Letter to Keith Madsen from Mr. Wyrostock

This letter acknowledges that there is spillage on the sites and the impact is not serious would have to be addressed. It also states that his evaluations does not absolve Turbo of the participation in the remediation effects.

Sept 17, 1993: Additional site investigation is initiated by Turbo to be performed by Seacor Environmental Engineering Inc.

New site investigation is to correlate results between the two investigations through more drilling sites. Investigation includes delineation of the previous identified plumes. Note that Mr Wyrostock did not receive a copy of this report, at this time

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Site investigations done, lawyer's fee paid and the proper people know the proper things. The parties involved and the role they must play to address the situation. Nothing more happens until October 1995 when we have passed our second year end. We have had a very successful time we were awarded entrepreneur of the year in our first year, we had taken the little hardware store and developed into the village super store where you could get what you needed in a small town friendly atmosphere.

In October we revisit the situation by contacting the lawyers and map out the costs involved with the different steps that would have to be taken. It was during this process, which we felt quite confident in being able to bring the situation to a reasonable conclusion. Then we get faced with the situation completely and immediately, when the building is destroyed by fire March 1996. It was the most devastating event you can imagine and the most frightening to witness. The subsequent events that followed, such as the discovery that neither lessor or lessee carried building insurance, right down to the complete loss of a paper world that I controlled, contribute their own negative spin to the situation that has taken our livelihood.

The community rallied around us to help with the rebuilding of what we had lost. Events were held to raise trust funds that reached over 17,000.00, we truly felt blessed and confident of our future in Barons. As a result of the insurance situation Smith and myself will now take on the responsibility of addressing the situation of getting the property to a clean state of health to insurer that we have a clean start for the new building. Also to create the lost value of having only a set of above ground tanks and a set of gas pumps we have to have a clean lot or the bank will not even consider giving you a mortgage.

In the consideration process of the next move Mr. Wyrostock was once again contacted to help determine the extent and possible options for us. Discussions included what Turbo's plans for remediation of the contaminated lines, he expressed he did not have any further data, but do some immediate inquiries.

April 2, 1996 Letter to Bradley Merseau from Mr. Wyrostock

This letter states that files note the presents of contamination at the Barons site and that he had not been informed of the risk management reduction plan. Please provide me with a remediation proposal

April 17, 1996 Letter to Mr. Wyrostock from Bradley Merereau

This letter encloses a second copy of the Hazmacon assessment 1992 (I guess they thought Mr. Wyrostock was guessing that there was contamination at the Barons site) and the Seacor assessment 1993. It also states very clearly that the reports were confidential and department of environment should make all reasonable efforts to protect their confidentiality.

May 9, 1996 Letter to Mr. Merereau from Mr. Wyrostock

This letter identifies the problems we all know are there, also stating that the extent and degree of contamination was not known. He requests that all parties involved come together to determine the remediation plan. I would like to quote "Please call me at

381-4255 to arrange a meeting time "

Mr. Mercetse called me and made me aware of the meeting time. I expressed that we would be meeting at Keho Alta Products in Barons and asked if Mr. Wyrostock had been contacted. I received a positive response I then expressed I would confirm the time with my engineer and would get back to him if he could not make the time we had arranged

The day of the meeting when we all came together and Mr. Wyrostock was not in attendance. I believe the comment from Mr. mereaseu was that he was unable to make this meeting time - Well I assumed that you wanted the meeting at my earliest opening in order to get the ball rolling.

My nieviety starts to show here, because I accept the reasoning and feel the situation shoul still play out to a resonable conclusion. Discussions of the buy/sell agreement resualt in determining that yes there was a problem with the pump but the degree of damage was magnifies by the method of delivery of fuel. It was also determined that the delivery line is the responsiblity of the supplier and even in the buy/sell agreement the fuel was not even metered until it pass throught the pump therefor all the fuel in the lines still belongs to Turbo regardless where it is. Mr. Mereseau can see that the too sites share some responsiblity to the health and safety of Barons. He also can see the immediate need for us to clean up our site, Turbo had no such need and they really had no plan in place to address the situation. He also states that he could not commit dollars to the project and besides the department of enviroment will be more gicing to our efforts if they are not involved finacially. However there could be compensations such as inventory and an advertising budget to help launch our business once the new building was in place. Real nievety is showing here, because I leave the meeting thinking I am doing my part and Turbo will be there for thier part.

It should have become more apparent that I should not have even thought twice of trying to bring the situation to a resonable conclusion. When everyone around started to head for the hills starting with the group of trustees of the funds raised would not release the funds to be spent on the clean up, thier feeling was the funds should be use for something more tanagable to say that is what our funds help buy. Well I guess you can understand that so peapole can walk buy and see a board while standing on clean dirt.

This still does not appeare as a hugh hurdle after all we still have the Alberta Treasury branch 100% behind us. So we begin writing the paper on the newly aquired assets and begin cleaning up our site. I must say that even though we were slightly under insued with contents amounts none of our suppliers went without payment. We were proceeding along, me at developing the business plan and gathering costs and estimates for the building as well as the inventory, Smith has purchased a service truck and is working with our client base in a moblie capacity.

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By June 8, 1996 our legal council receives a correspondence stating that the contamination is solely my problem and would no way get involved. So, at this time we still feel confident that we can proceed with the clean up, because we have assets on the property and we live in the most supportive community. Besides someone has to clean up eventually. We also felt that Turbo has some responsibility here and if encourage would be persuaded to address the situation in a more reasonable manner. This we all know was the most naive of thoughts to date, but thousands are spent to say nothing more than -you did it - no I did not

In the meantime we proceed with our clean up efforts in accordance and with the guidance of Mr. Wyrostock and the Department of Environment. The project of course goes over budget and off site contaminations still exist, but we have developed a risk management system in our clean up efforts. So with the finishing touches on my business plan and our environment report in hand I submit to the Alberta Treasury Branch for a mortgage. It come back as too large a risk from future litigation. I get busy and re write the business plan to include reassurances that we had taken every precaution to ensure that our clean up efforts were with the guide line of the department of environment and that any residue contaminants would be addressed with the aeration system that was in place, and that we as a company have not contributed to the existing contamination therefore can not be held accountable. It came back a second time rejected as too great a risk. I would have to obtain some reassurances from town council that the village was aware of off site contamination and that us the Reads would not be held accountable. Of course they do not want to say anything without their lawyers advise. So, thousands of my village taxes goes to their lawyer and thousands of dollars go to our lawyer to come up with letters of reassurance that we the Reads made every reasonable effort to protect our site from future problems and that we are a strong secure investment. By Dec. 4, 1996 we have an approval in place from Bank of Montreal for our mortgage!

Of course by this time with the various legal struggles and the usual cost over runs to purchase new equipment to keep the mechanic operational we fall short of start up capital. So, still believing that I can make this happen I turn to my family to invest and construction starts. By February 1998 the building is operational again, but it is not long when my own personal short comings cause me to fold under the pressure of trying to bring the situation to a reasonable conclusion. My bitterness overwhelms me and pushes me into financial ruin and pushes our relationship to the breaking point.

Through this all Smith has been working 7 days a week to support all my efforts only to end up working 7 days a week just to keep from losing everything, because every dime we have invested in that property. As it sits right now the store is shut down due to lack of funds and no one to run it. Then to make matters even worse we can not sell it because the environment risk is still there. So, how can this possibly be we cleaned up, we know that Turbo now Shell sold their adjacent property contamination free. So, why does this come back to sit on our shoulders again the company with nothing but anxiety for ever thinking the situation was ever going to play out reasonable. We should have known, because we did not have a fleet of engineers and lawyers or a unlimited resource for capital that

could sit in Barons empty or even a couple of employee with fancy titles to cloud any situation that could potencial cost the company money

October 11, 1996 Letter to Mr. Mersereau from Mr Wyrostock

This letter inquires as to the progress of assessing the situation in Barons and submitting a remediation report. thier conversation revealed that thw work was to be completed in 4-5 weeks, so if he did not hear from them by November 15 he would contact them again.

November 21, 1996 Letter to Mr. Wyrostock from Mr. Mersereau

This letter gives yet another report titled Delineation assement -dated Nov. 13, 1996 Interpretive report & outlined remedial action plan. The Exeutive Summary in this report states that the assement would include the assement of the extent and level of contamination on and off site related to past operations of the bulk facility. No mention of the product lines that still exist between the properties or that they are clearly stated in previous assements which, were stated as being used for reference to the delineation process. We are also not considered on table 5 of this report which is a summary of off site contaminations. There is no mention of the migration towards our site that is also clearly stated in the 1992-93 discussions.

December 10, 1996 Letter to Mr. Mersereau from Mr. Wyrostock

This letter states that Mr. Wyrostock had read the report and accepted the recommened remediation plan. Please provide lab reports confirming the level of contamination side walls and base at property line.

June 2, 1997 report to Mr Wyrostock on south excavation of wall and contamination above critera on our side so a plastic liner is put in and they are good to go.

November 1999 report indicates and shows the contamination above criteria on my side of the west wall so a plastic liner is put in and they are good to go.

So. here we are back at the small town peons that live next door.

December 2000 we recieve word from the laywer of the remediation grant available, but to even qulify we are going to have to make even more finacial investment to make the airation system operational. We are more than willing to spend an additional 5000.00 to make this happen, because we are confident that the grant process will finally bring back the capital to give us our finacial comfort back.

March 2001 The grant process begins Our inital application is declined our a word error on the application and our appeal is approved.

October 25, 2002 We are still in the grant process we continuously slip further and further behind finaciall - we are unable to sell the property to help liquid the asset before we hit bankrupcy and loss every penny we worked for and all because of why. We were so nieve to think that we could simply say hey you all we got a mess lets clean it up and have the situation come to a resonable conclusion.

In conclusion I would ask your help in what ever manner you can provide. I would appriciate a call to discuss the situation as soon as possible, because other cumstanses now threaten our saving and ablitiv to support ourselves. Thank you in advance for your time in this matter

Sincerely
Marie Reed

780 7542717

Jamie Curran

From: Jamie Curran
Sent: Friday, July 19, 2002 9:35 AM
To: 'hasgm@telusplanet.net'
Cc: 'randall.warren@shell.ca'; Gerry Lutwick
Subject: Marie Read - Barons PST Site

As per our conversation, I have contacted Randall Warren with Shell and indicated to him your concerns regarding the Marie Read property in Barons. Randall would like to get in touch with you and review the report that you have done for the Safety Codes Council. Please contact him at the following phone number (403) 216 -5558.

I will be away from Aug 3 - 19, if you require Alberta Environments services you can contact Gerry Lutwick after this date. I will brief him on the issue.

Cheers

Jamie A. Curran

Alberta Environment
2nd Floor Provincial Building
200-5th Avenue South
Lethbridge, Alberta T1J 4L1
Ph: (403) 381-5470
Fax: (403) 382-4109
e-mail: jamie.curran@gov.ab.ca

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Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

FAX COVER SHEET

DATE: 12/11/01

TIME: _____

TO: Jamie

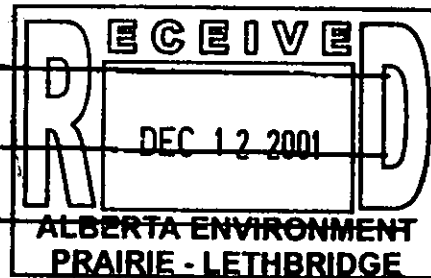
CC: _____

FAX #: 382-4428 CC. FAX #: _____

FROM: Mark H.

Number of pages including cover sheet: _____

MESSAGE: _____



Project #: _____



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November 16, 2001

Marie Read
Barons Hardware
214 Main Street
Barons, AB T0L 0G0

RE: Confirmation sampling and investigation at the Barons' Hardware, Barons,
Alberta.

Dear Ms. Read:

The purpose of this letter is to provide a scope and cost estimate to evaluate soil and groundwater samples at the Barons hardware site, adjacent to the soil vapor extraction (SVE) system.

Scope of Work

The scope of work to complete this phase of the investigation is as follows:

- Advance four soil borings as shown in Figure 1 adjacent to the SVE system to a maximum depth of thirty feet or until groundwater is encountered
- Advance two angled wells next to the building to determine if the soils beneath the building are impacted or not
- Submit one sample per soil boring for analysis of BTEX and TPH
- If groundwater is encountered, complete the soil borings as wells and sample and analyze groundwater
- Since two of the proposed soil borings will be completed in the road, obtain required permission from the Town.

Estimated Cost

The cost to complete the above-mentioned scope is summarized in Table 1. It has been assumed in the cost that four of the soil borings will be completed as wells, sampled for groundwater which will be submitted for analysis of BTEX and TPH. This cost estimate is valid for 30 days.

Please contact me at 403-328-2686 if you have any comments or questions.

Sincerely,

Mark Hasegawa P. Eng.
HASEGAWA ENGINEERING LTD.
Consulting Professional Engineers
gh/ar

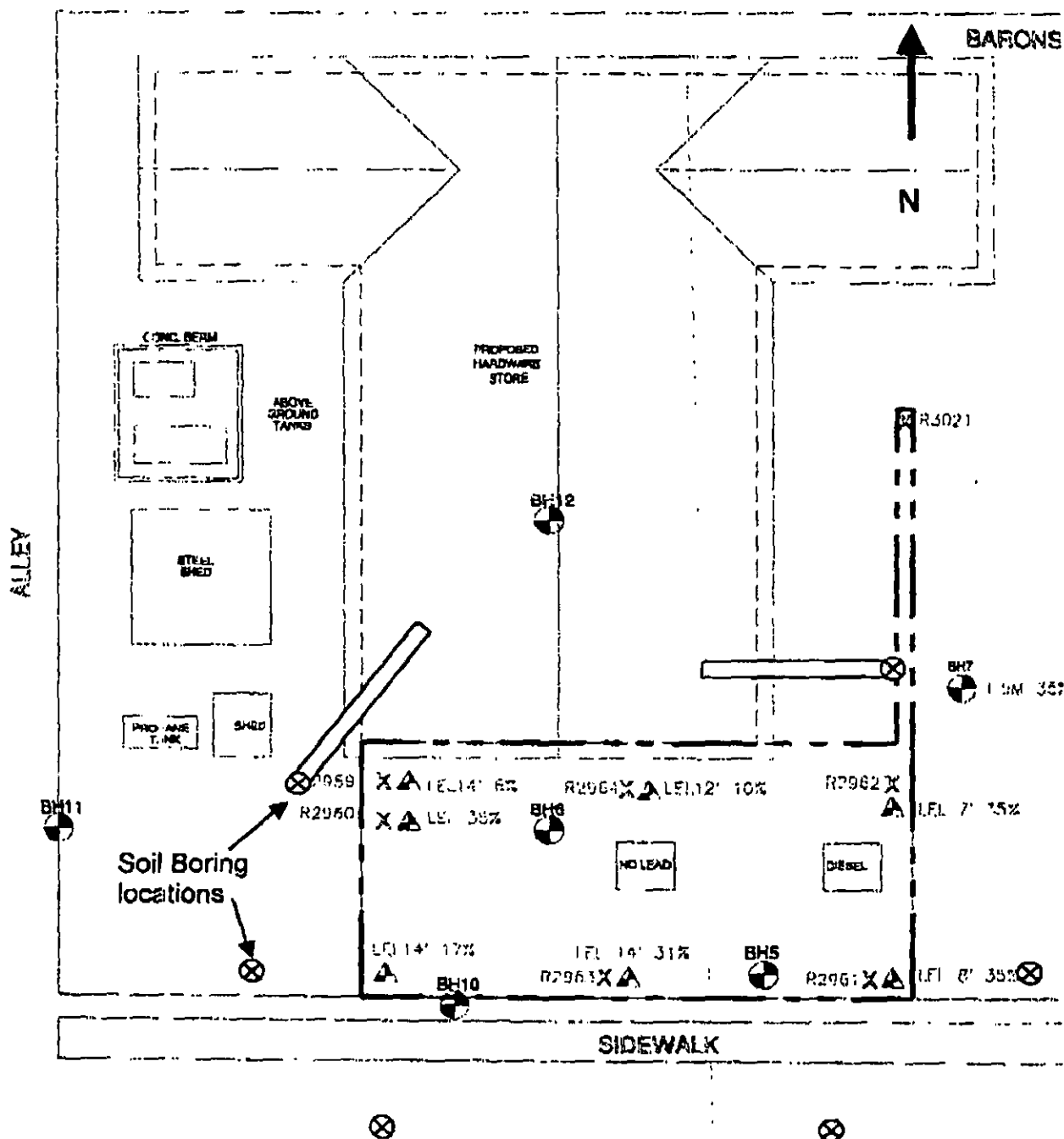


Figure 1: Proposed soil boring locations



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Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

December 20, 2000

Job No. 96-030

Barons Hardware

Attention: Jim Sarter

**RE: Barons Hardware
Barons, Alberta**

The remediation activities for the soil contamination have been completed except for the vapor extraction. The collections piping has been installed. Work has been initiated to install the header pipe and the extraction fan. This work will be completed in early January. As per our report (August 1996), the vapor extraction should continue for a 6 month period with monitoring.

Should you have any further questions, please call me at 328-2686.

Yours truly,

For
George Hasegawa, P. Eng.
HASEGAWA ENGINEERING LTD.
Consulting Professional Engineers

GH/mr

FROM, JIM SARTER.

