

Submitted to:

Fusion Capital Corp.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

276 DUKE STREET
DRYDEN, ONTARIO



FEBRUARY 2021

FILE NO.: 21-363-01



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EXECUTIVE SUMMARY

ENG-TECH Consulting Limited (ENG-TECH) was retained by Fusion Capital Corp. to conduct a Phase I Environmental Site Assessment (ESA) for the property located at 276 Duke Street in Dryden, Ontario (in this report the property will subsequently be referred to as “the Site”). The purpose of the Phase I ESA was to identify, to the extent possible, areas of potential environmental concern (APECs), both past and present, which may have an impact on the Site or users of the Site.

The Site is located at 276 Duke Street in Dryden, Ontario. The Site is rectangular with approximate dimensions of 125 m (410 feet) x 47.25 m (155 feet). The Site is bounded by the Duke Street to the north, residential properties to the west, an unnamed road to the east with rural property farther east, and institutional property (former Pinewood School) to the south.

There were no structures at the Site at the time of the assessment. The Site was cleared at least 20 years ago (between 1969 and 2002); however, due to the property being left fallow, natural revegetation by native grasses has occurred. Coniferous trees are present near the south and west edges of the Site.

Approximately 20 to 30 piles of soil have been dumped at the southeast corner of the property. The source of these soil piles is unknown but they have been present since at least 2002 (based on aerial photographs).

According to the City of Dryden Public Works Department, the properties immediately to the east of the Site have been used for dumping snow for more than 30 years. Additionally, they indicated that the streets are treated primarily with road sand since road salt has proven to be minimally effective due to the very cold winter temperatures in Dryden.

APECs resulting from current and historical on-site land use are summarized in the following table:

On-Site APECs

No.	Location	APEC Details
1	Southeast portion of the Site	Prior to 2002, piles of soil were dumped in the southeast portion of the Site. The source of the soil is unknown. Additionally, it is unknown whether the soil was clean fill, rubble, contaminated soil, etc.

APECs resulting from current and historical on-site land use are summarized in the following table:

On-Site APECs

No.	Location	APEC Details
2	Adjacent property to the east	The properties to the east of the Site have been used as a snow disposal site for more than 30 years. Potential impacts from snow disposal sites typically include elevated concentrations of salts and/or metals.

ENG-TECH concludes that there were APECs related to current and/or historical on-site and off-site land use and recommends that a Phase II ESA be conducted to assess these areas.

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1.0 INTRODUCTION

1.1 Terms of Reference

ENG-TECH Consulting Limited (ENG-TECH) was retained by Fusion Capital Corp. to conduct a Phase I Environmental Site Assessment (ESA) for the property located at 276 Duke Street in Dryden, Ontario (in this report the property will subsequently be referred to as “the Site”).

ENG-TECH received authorization to proceed with the Phase I ESA from Mr. Steve Campbell.

1.2 Objectives

The purpose of the Phase I ESA was to identify, to the extent possible, areas of potential environmental concern (APECs), both past and present, which may have an impact on the Site or users of the Site.

1.3 Scope of Work

The scope of work for the Phase I ESA consisted of the following:

- A historical records review of the Site and surrounding properties;
- Site reconnaissance to record current site uses and conditions;
- Interviews with persons knowledgeable about the Site; and
- An evaluation of the findings.

The Phase I ESA provides an overview of both past and present APECs at the Site; however, the Phase I ESA is limited by the availability of information at the time of the assessment. Therefore, it is possible that unreported (or unrecorded) activities could have impacted the environmental condition of the Site and consequently could not be identified at the time of the assessment. The Phase I ESA is limited by time, budgetary constraints, and the reliability of information from others. Verification of some information may not always be possible.

1.4 Methodology

The Phase I ESA was conducted using guidelines outlined in the following documents:

- Canadian Standards Association (CSA) Z768-01 (Phase I Environmental Site Assessment, R2012);
- American Society for Testing and Materials (ASTM) designations: E 1527 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process); and
- ASTM E 1528 (Standard Practice for Environmental Site Assessments: Transaction Screen Process).

A bibliography/reference list is attached.

2.0 RESULTS AND DISCUSSION

2.1 Site Location and Description

The Site is located at 276 Duke Street in Dryden, Ontario. The Site is rectangular with approximate dimensions of 125 m (410 feet) x 47.25 m (155 feet). The Site is bounded by the Duke Street to the north, residential (R2 and RM) properties to the west, an unnamed road to the east with rural (RU) property farther east, and institutional (I) property to the south.

There were no structures at the Site at the time of the assessment. The Site was cleared at least 20 years ago; however, due to the property being left fallow, natural revegetation of native grasses has occurred. Coniferous trees are present near the south and west edges of the Site.

The site location plan is presented on Figure 1; site details are presented on Figure 2. Site photographs are attached in Appendix A.

2.2 Site Topography and Drainage

The Site is relatively even with site drainage toward the ditch for Duke Street along the north side of the property. Overall drainage is primarily to the east towards Milanese's Lakes that drain into Wabigoon Lake.

2.3 Site Geology and Groundwater

A review of information provided by the *Ontario Geological Survey* for Bedrock Geology (2011) and Quaternary Geology (2000) provided the following information.

Site Geology and Groundwater

Map Name (scale)	Details
Bedrock Geology of Ontario (1:250,000)	Metasedimentary Rocks: wacke, siltstone, arkose, argillite, slate, mudstone, marble, chert, iron formation, minor metavolcanic rocks, conglomerate, arenite, paragneiss, migmatites
Quaternary Geology of Ontario (1:1,000,000)	Bedrock (1): undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift Glaciolacustrine Deposits (24): silt and clay, minor sand, basin and quiet water deposits. Organic Deposits (32): peat muck and marl

Based on the scale of the maps and location of the site, the quaternary (surface) geology is located at the junction of three different surface features. It is likely that surface deposits over the bedrock are relatively shallow.

2.4 Historical Site and Surrounding Land Uses

The history of the Site and surrounding land use was determined from several documented sources of information, all of which are outlined in the Bibliography/References section. Current surrounding property land uses are presented on Figure 1. Photographs (#1 to #4) taken at the time of the site visit show the Site and adjacent properties and are attached in Appendix A. Aerial photographs for the Site and surrounding area from 1952, 1969, 2002, 2006, 2012, and 2019 are presented in Appendix B.

2.4.1 Aerial Photographs

The following table summarizes the observations from the aerial photographs reviewed for the Site:

Aerial Photographs

Year	Details
1952	<u>Site</u> <ul style="list-style-type: none"> Undeveloped, trees present across the majority of the Site. <u>Surrounding Properties</u> <ul style="list-style-type: none"> CPR Main Line to the north of the Site. Duke Street to the west of the Site but does not appear to extend along the north property boundary of the Site. Majority of adjacent properties undeveloped. Building to the southwest of the Site possibly Pinewood School.
1969	<u>Site</u> <ul style="list-style-type: none"> Similar to 1952 <u>Surrounding Properties</u> <ul style="list-style-type: none"> Development to the north of the Site. It is unclear what type of development, possibly a construction yard. Highway 594 overpass for the CPR Main Line constructed. Pinewood School to the southwest redeveloped. Residential development to the west and southwest of the Site. Some commercial/industrial development farther north and northwest.
2002	<u>Site</u> <ul style="list-style-type: none"> Site cleared. <u>Surrounding Properties</u> <ul style="list-style-type: none"> Development north of the Site no longer present. Snow disposal area to the east developed. Additional commercial/industrial development farther north and northwest.
2006	<u>Site</u> <ul style="list-style-type: none"> Similar to 2002. <u>Surrounding Properties</u> <ul style="list-style-type: none"> Similar to 2002.
2012	<u>Site</u> <ul style="list-style-type: none"> Similar to 2006. <u>Surrounding Properties</u> <ul style="list-style-type: none"> Similar to 2006.
2019	<u>Site</u> <ul style="list-style-type: none"> Similar to 2012. <u>Surrounding Properties</u> <ul style="list-style-type: none"> Similar to 2012.

The Site was undeveloped until at least 1969. Between 1969 and 2002, the trees on the Site were cleared. The fill brought to the southeast portion of the Site was visible since 2002.

The surrounding residential properties were primarily developed prior to 1969. The overpass for the CPR Main Line was developed during the same period. The snow disposal grounds were

developed between 1969 and 2002. Residential and commercial developments to the north were mostly completed by 2002.

2.4.2 Surrounding Land Use

The Site and surrounding properties are zoned primarily for residential and institutional use, with commercial and mechanical use farther north and west. Details for select surrounding properties are summarized in the following table:

Surrounding Land Use

Business	Location	Zoning (Land Use)
City of Dryden Parks Department	250 Duke Street (approx. 120 m west)	Residential
Dryden Homeward Bound EarlyON Child and Family Centre	91 Rourke Avenue (approx. 10 m to the southwest)	Institutional
Superior Propane	30 Keith Avenue (approx. 150 m north)	Highway Commercial
Railside Sport & Marine	564 Government Street (approx. 280 m north)	Highway Commercial
Peterbilt Dryden	70 Keith Avenue (approx.. 340 m north)	Highway Commercial

The surrounding land use consists primarily of residential and institutional with the majority of adjacent properties are vacant or undeveloped.

2.4.3 Business Directories

There were no business directories for the City of Dryden available for review

2.4.4 Fire Insurance Maps

There were no fire insurance maps for the City of Dryden available for review

2.5 Natural Heritage Areas

The Ontario Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Areas website was reviewed for information on Species At Risk (SAR), Areas of Natural and Scientific Interest (ANSI), and environmentally sensitive locations at the Site and nearby properties. This source indicated that there were no SAR or ANSI within the study area.

2.6 Other Reports

The report *Environmental Impact Statement for 276 Duke Street* dated January 27, 2021, prepared by Scott Schelske Engineering. This report provides information regarding potential environmental concerns relating to the rezoning of the Site and did not identify any significant negative impacts.

Railway Vibration Study for 276 Duke Street, Dryden, Ontario dated January 20, 2021, prepared by Scott Schelske Engineering. This report provided an assessment of potential vibration effects from

the nearby CPR main line corridor. This report concluded that there would be no adverse effects to the proposed buildings due to vibrations resulting from trains.

2.7 Site Reconnaissance and Interviews

ENG-TECH visited the Site on January 18, 2021 to assess the Site. There were no buildings at the Site and the site is currently vacant. Snow cover at the time of the site visit prevented a detailed assessment of ground conditions. An overview of Site use and details are provided in Section 2.8.

2.8 Site Use and Details

Although the Site has been cleared at some point in the past, the Site remains undeveloped.

2.8.1 Air Emissions

There was no equipment on the Site that would require air emission control devices.

2.8.2 Asbestos Containing Materials (ACMs)

Since there were no buildings at the Site, ACMs were not present.

2.8.3 Chemical Storage or Use

No chemical storage or use was observed.

2.8.4 Lubricants and De-Greasers

Degreasers or lubricants were not observed to be stored at the Site.

2.8.5 Engine Coolant and Anti-Freeze

Storage of engine coolant or anti-freeze was not observed to be stored at the Site.

2.8.6 Paint

Since there were no buildings at the Site, lead-based paint was not present.

2.8.7 Freon and Halon

No equipment that might use Freon or halon was observed.

2.8.8 Hazardous Materials Storage and Waste

No hazardous materials were observed or reported to have been stored or used at the Site.

2.8.9 Potable Water Supply

Potable water for the Site would be through the City of Dryden water supply system. Based on a visual inspection of the Site and Ontario water well records, there were no potable water wells at the Site.

2.8.10 Liquid Waste Products

The Site does not generate any liquid waste and was not currently connected to the City of Winnipeg sewer system.

2.8.11 Polychlorinated Biphenyls (PCBs)

Equipment that might use PCBs were not observed at the Site.

2.8.12 Nuisance Odours

There were no nuisance odours observed from the Site.

2.8.13 Storage Tanks, Drums and Bulk Containers

There were no storage tanks, drums or bulk containers observed at the Site.

2.8.14 Scrap Metal, Batteries and Tires

No storage of scrap metal or batteries was observed at the Site.

2.8.15 Waste Storage and Disposal

The Site does not generate waste and no waste was observed to be stored at the Site.

2.8.16 Fill Materials

Approximately 20 to 30 piles of soil have been dumped at the southeast corner of the property. The source of these soil piles is unknown but they have been present since at least 2002 (based on aerial photographs).

2.8.17 Waste Disposal Landfills

The closest waste disposal landfill to the Site was the City of Dryden Landfill Site located approximately 7.5 km to the south-southwest of the Site.

2.8.18 Snow Disposal Sites

According to the City of Dryden Public Works Department, the properties immediately to the east of the Site have been used for dumping snow for more than 30 years. Additionally, they indicated that the streets are treated primarily with road sand since road salt has proven to be minimally effective due to the very cold winter temperatures in Dryden.

Snow disposal sites typically result in elevated salt concentrations in soil and groundwater. Additionally, gravel and debris collected along with the snow is deposited at these locations. Based on the proximity of the snow disposal site and the subject property it is likely that impacts from this site are present.

2.9 Discussion

On-Site APECs

APECs resulting from current and historical on-site land use are summarized in the following table:

On-Site APECs

No.	Location	APEC Details
1	Southeast portion of the Site	Prior to 2002, piles of soil were dumped in the southeast portion of the Site. The source of the soil is unknown. Additionally, it is unknown whether the soil was clean fill, rubble, contaminated soil, etc.

Off-Site APECs

APECs resulting from current and historical on-site land use are summarized in the following table:

On-Site APECs

No.	Location	APEC Details
2	Adjacent property to the east	The properties to the east of the Site have been used as a snow disposal site for more than 30 years. Potential impacts from snow disposal sites typically include elevated concentrations of salts and/or metals.

2.10 Conclusions and Recommendations

ENG-TECH concludes that there were APECs related to current and/or historical on-site and off-site land use and recommends that a Phase II ESA be conducted to assess these areas.

3.0 THIRD PARTY USE AND STATEMENT OF LIMITATIONS

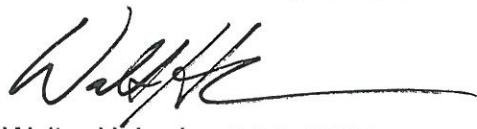
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As with any environmental site assessment the intent is to identify and address, not eliminate, potential environmental concerns. The observations made at the Site do not apply to areas which could not be observed. In addition, other materials or compounds not investigated or addressed or beyond the scope of work could be present at the Site. If this occurs, ENG-TECH must be notified to determine whether modification to any part of this report should be conducted.

4.0 CLOSURE

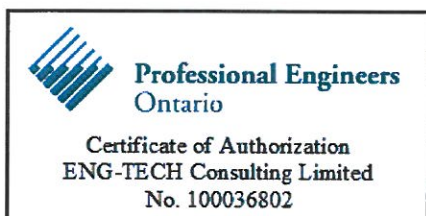
The conclusions and recommendations presented in this report were based on the scope of work outlined for the purpose of the investigation, and were prepared in accordance with accepted professional engineering/geo-science principles and practices. If you have any questions or concerns, please contact the undersigned.

Sincerely,
ENG-TECH Consulting Limited



Walter Holowka, C.E.T., NCST
Senior Geoenvironmental Technologist

CDH/wgh



Clark Hryhoruk, M.Sc., P. Eng.
Principal



BIBLIOGRAPHY/REFERENCES

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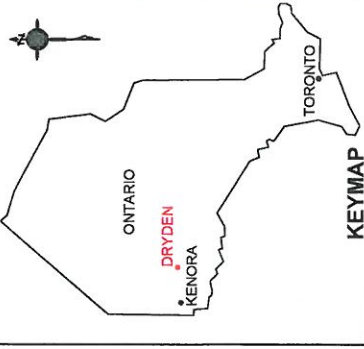
FIGURES

Figure 1: Site Plan and Surrounding Land Use

LEGEND

- A - CITY OF DRYDEN PARKS DEPARTMENT
(250 DUKE STREET)
- B - DRYDEN HOMEWARD BOUND EARLYON
CHILD AND FAMILY CENTRE
(91 ROURKE AVENUE)
- C - SUPERIOR PROPANE
(30 KEITH DRIVE)

- D - RAILSIDE SPORT & MARINE
(564 GOVERNMENT STREET)
- E - PETERBILT DRYDEN
(70 KEITH AVENUE)



LEGEND

- APPROXIMATE PROPERTY
--- BOUNDARY

NO. DATE ISSUE / REVISION

0 FEB 2021 REPORT

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CLIENT:

FUSION CAPITAL CORP.

PROJECT:
PHASE I ESA
276 DUKE STREET
DRYDEN, ONTARIO

DWG DESCRIPTION:
SITE PLAN AND SURROUNDING
LAND USE

SCALE:

1:5,000

DRAWN BY:

WGH

DATE:

FEBRUARY 2021

FILE No.:

21-363-01

CLIENT DWGFIG No.:

ENG-TECH DWGFIG No.:

1

NO.:

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APPENDICES

Appendix A – Site Photographs
Appendix B – Aerial Photographs

APPENDIX A

Site Photographs (4)



PHOTOGRAPH #1: View of the Site as seen facing east-southeast from the northwest corner of the Site.



PHOTOGRAPH #2: View of the Site as seen facing west-southwest from the northeast corner of the Site.



PHOTOGRAPH #3: View of the Site from Duke Street as seen facing south-southwest.



PHOTOGRAPH #10: View of Duke Street facing west (the Site is visible along the left side of the photograph).

APPENDIX B

Aerial Photographs (6)

AERIAL PHOTOGRAPH – 1952



LEGEND



SITE

Photo date: 1952

Image © Natural Resources Canada, A13562-043



AERIAL PHOTOGRAPH – 1969



LEGEND



Photo date: 1969

Image © Natural Resources Canada, A21199-014



AERIAL PHOTOGRAPH – 2002



LEGEND



Photo date: April 27, 2002
Image from Google Earth™ © 2021 Maxar Technologies



AERIAL PHOTOGRAPH – 2006



LEGEND



Photo date: September 9, 2006
Image from Google Earth™ © 2021 Maxar Technologies



AERIAL PHOTOGRAPH – 2012



LEGEND



Photo date: April 26, 2012
Image from Google Earth™ © 2021 Maxar Technologies



AERIAL PHOTOGRAPH – 2019



LEGEND



Photo date: July 1, 2019
Image from Google Earth™ © 2021 CNES / Airbus

