

ENVIRONMENTAL ASSESSMENT  
RagnaRöck Northern Brewing Company Ltd  
223-227 West St  
St Anthony, NL  
A0K4S0

August 2018

**NAME OF UNDERTAKING:** RagnaRöck Northern Brewing Company Ltd, a Craft Brewery

**PROPONENT:**

(i) Name of Corporate Body: RagnaRöck Northern Brewing Company Ltd

(ii) Address:

223-227 West St  
PO Box 51  
St Anthony, NL  
A0K4S0

(iii) Chief Executive Officer:

Name: Lauren Smithson  
Official Title: Director/Shareholder  
Address:  
18-20 Starigan Hill PO Box 51  
St Anthony, NL  
A0K4S0  
Telephone: 709-450-0670

(iv) Principal Contact Person for purposes of environmental assessment

Name: Lauren Smithson  
Official Title: Director/Shareholder  
Address:  
18-20 Starigan Hill PO Box 51  
St Anthony, NL  
A0K4S0  
Telephone: 709-450-0670

**THE UNDERTAKING:**

(i) Name of undertaking:

RagnaRöck Northern Brewing Company Ltd is a privately owned corporation with three directors/owners: Bradley J Simms, Jennifer L Simms, and Lauren Smithson. We intend to undertake the brewing of craft beer using the 4 main ingredients of malt, hops, water and yeast in a 5 barrel brewing system in the northern peninsula of Newfoundland, with no preservatives. In addition, our brewhouse will be open to the public for viewing and touring, with a taproom for the tasting and consumption of beer in a historical clocktower building in the center of town.

(ii) Purpose/Rational/Need for undertaking:

St Anthony is a tourist destination with a growing population and with recent industry changes that are going to boost the town's permanent population. At present, there is no central place for the community of St Anthony to gather for social events or to enjoy good beer and food. Our intent is to provide that service to our community and secondarily cater to the tourist population. In addition to the social contribution, we intend to provide great local craft beer based in local traditions and flavours and add to the already rich appeal of the area. We have the enthusiastic support of the town in this venture, having presented the concept to them in the spring of 2018.

In Newfoundland, craft breweries have started becoming more prevalent, starting in Mount Pearl in 1995 with Storm Brewing. In the 400km from Cormac to St Anthony, there is no such establishment. For St Anthony, the RagnaRöck Northern Brewing Company Ltd would, as the name suggests, provide beer at 'the end of the world' in a location where the Vikings themselves landed. It would be the final stop in a developing craft brewery trail in Newfoundland and provide tourists with a destination for good beer while experiencing incredible sights and experiences not found elsewhere in Canada. There is a tour company starting in Newfoundland for beer tours, and we could be their terminal stop.<sup>1</sup> For the independent tourist, RagnaRöck Northern Brewing Company Ltd will be located a 5 minute walk from the visitors center and the boat tours as well as a 2 minute walk from the hospital, which houses the Jordi Bonet murals and is a main tourist attraction in the area.

Our town is a tourist destination. About 30,000 people passed through the northern peninsula and the attractions we offer in 2016. Nationally and globally we have attracted attention through the majestic beauty of the icebergs that pass by our shoreline, 3km from the brewery site, every June and July. The tourism is the main support for many of the restaurants and pubs during the summer months. Tourists, from the personal traveler to the bus tours to the cruises, will be the target audience for our summer food and beverage services. St Anthony's accommodations are sold out in the summer, and currently there is no place other than the Legion to go and enjoy a responsible drink. There is no dedicated performance space in the town to showcase traditional music and storytelling; the nearest option is 40km away at the Skipper Hots bar. For us at RagnaRöck, the tourist population will be drawn to the taproom where we can sell our beer in flights, pints, or growlers. There will be a warm, comfortable place for people to enjoy when they come off the boat from their whale watching tours, and they can stay to do a brewery tour, and carry on into the night listening to music and story-telling.

The other marketable area for our beer will be the local restaurants. Some of these restaurants, notably The Norseman in L'Anse aux Meadows, are already willing and planning to serve craft beers from Newfoundland's newer breweries - the Norseman offers beer from the Western Newfoundland Brewing Company out of Pasadena. Our other popular and locally owned restaurants habitually stock Qidi Vidi beers, suggesting that there is indeed a market for Newfoundland beers for travelers and local folk. These currently operating licensed retail outlets will in future be another target for our product, and some have already been approached. The owners of The Nymph Bistro are interested, as is The Norseman, Lightkeeper's Cafe, and The Daily Catch.

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<sup>1</sup> M Hogan. "A guide to Newfoundland Breweries", [www.suitcaseandheels.com](http://www.suitcaseandheels.com), August 14, 2017

There is a clear need for this undertaking. Since we have proposed the idea, one year ago, we have had positive feedback from the town, the CBC, The Northern Pen, and the Newfoundland Beer Blog. Our homebrews, from which we will extrapolate our products, have been received with great success. There is a lot of relief from the community with the thought of having a gathering place to enjoy camaraderie and a nice drink, as well as music and culture. Provincial representatives for tourism and culture have approached us for the development of heritage classes and story telling, and indicate that a central focus such as our brewery will become a beacon for the region.

## **DESCRIPTION OF THE UNDERTAKING:**

- (i) Geographical location: The proposed site is at 223-227 West St, St Anthony, NL. This is the Clock Shop Building built in 1935, with an additional building added to the east side in 1949. The two were then connected in the 1970/80s. The lot is mostly occupied by the building, located on the main street of the town, with parking on the east and west sides. Behind the building is an unoccupied Co-operative that until recently provided grocery services to the town. The harbour is approximately 200ft beyond that, without road access to the water. To the west, beyond the parking lot, is a playground. To the east is private residences. Across the road from the building is the Charles S Curtis Memorial Hospital, a 52 bed hospital serving the 25,000 people in the northern peninsula and southern Labrador regions. The building is zoned as mixed zoning (commercial and residential).

The brewery will use only the existing structure. The taproom and brewhouse will be on the main floor of the Clock Shop building, totaling 2380 sq ft, with storage on the basement level, another 2380 sq ft directly below the taproom.

Other locations for the brewery were considered, including a site on Fishing Point, and another near the SABRI building at the corner of West St and East St. The site at Fishing Point was rejected due to the lack of a well and ease of access, and the site at the entry to the town (West/East st) was rejected due to the cost of rental space. The site at 223-227 West St is more centrally located for tourism (near the Jordi Bonet murals and the Grenfell Heritage building as well as the Northland boat tour launch), and the cost of the rental significantly more feasible with better accessibility and parking.

On the satellite image below, the Clock Shop building is located under the Shoppers Choice Pharmacy Label (this building once housed the Shoppers Choice Pharmacy).

- (ii) Physical features: The main physical feature on the site is the Clock Shop, which will house the brewery and, in future, a possible brewpub with a coffee shop/restaurant. This building already stands and has been found sound under structural appraisal. The brewery component of the building will be separated from the rest of the building by a firewall, so that the rest of the building can eventually be turned into an office building or residential building as per the owners discretion.

On the south side of the building is West St, the main street through town. There are parking lots on the east and west sides of the building. The north side of the building faces the harbour of the town, but there is no pedestrian or road access to the water



properly certified for the removal of hazardous waste such as asbestos. Any materials of uncertain origin will be tested before safe removal continues.

There are a few new construction projects going on in the town of St Anthony at the moment, but in terms of resource conflicts, there is very few, as our construction will revolve around demolition and safe waste product disposal. Our construction will include wood for framing, gyprock for interior improvements, appropriate firewall materials, and appropriate insulation, all of which are accessible in St Anthony or by shipment through Budgell Construction.

All improvements to the property, based on the size of the building, have been submitted to ServiceNL in July 2018 by the architectural firm of Glenn Fisher for approval.

All of our contractors follow the OH&S and environmental guidelines throughout construction.

The following improvements will need to be carried out in order to prepare the space for brewery operations:

1. Removal of all current materials from the leased space
2. Power washing the interior
3. Renovating and painting the interior of the space
4. Framing and finishing the loft and ground-floor retail space
5. Electrical updates to a 3 phase 600 Amp system for the brewhouse
6. Removal of all detritus from the basement of the building for use as brewery
7. Restore functionality of basement doors for access to brewing floor
8. Renovating washrooms to be handicap accessible
9. Redoing stair entry to the main floor
10. Installing F2 firewalls to separate residential space from the brewery space
11. Installing appropriate fireproof doors
12. Drainage for the production floor
13. Appropriate plumbing updates
14. Installing an insulated cool fermentation room
15. Repairing and renovating parking lot for visitor access
16. Construct of a cold room for beer storage and delivery
17. Installation of a stage and a sound system acceptable for performance
18. Creating appropriate fire exits to meet fire code
19. Updates and modifications to upstairs bathrooms for guest use.
20. Interior cleaning, painting and updating of upstairs office space for brewery offices
21. Removal of asbestos and lead based paint products, PCBs and updated lighting

These represent only the primary building repairs that need to be completed on the leased space before it can be used. This has been discussed with the owner who is in agreement and currently working to comply with these needs.

Timeline:

August 2018 to September 2018

- finalizing funding for the renovation of the brewery building - this is in the final stages of signatures; including leasehold improvements for electrical and plumbing

- attorney and accounting fees for the initiation of the project
- begin appropriate plumbing and electrical adjustments to make the building suitable for brewing
- submission of environmental assessment to Canadian Environmental Assessment Agency
- ordering/purchasing brewhouse for construction
- Launch website for promotion of the site

#### September 2018 to December 2018

- Demolition and hazardous waste disposal from the site
- Installation of heating (fuel), plumbing upgrades, and 3 phase electrical system for running of the brewery
- Assessment of water and sewer access and capacity - to allow for any adjustments that need work
- Installation of firewall in the east wall of Clock Shop for separation from possible residential area
- permits and licenses for brewing and selling alcohol on premises
- capacity and fire chief assessment of structure
- discussions with the community and the health care team and law enforcement about the brewery and its goals

#### Jan 2019 to March 2019

- Interior leasehold renovations - build out of separate space for employees, handicap accessible washrooms, plexiglas enclosed space for brewhouse and preparation for brewhouse arrival
- Creation of appropriate storage areas
- Creation of cold room with appropriate refrigeration and cooling
- creation of appropriate drainage in the brewhouse with waste disposal
- building the bar, ordering seating to fit capacity appraisal
- Replacement of windows in the taproom
- Seek additional training, visiting of other microbreweries in the province for support
- Visit retailers with beer and promote sale of kegs for the following tourist season
- tweak and improve recipes for three main brews while homebrewing and continue to get customer advice

#### March 2019-May 2019

- Arrival of the brewhouse - installation and begin brewing
- Make more improvements based on the assessment of the brewhouse and brewing process
- Conduct appropriate inspections and licensure
- Continue to brew and to improve on recipes
- Start some seasonal brews - winter ale, christmas ale
- Interviewing employees for brewing and serving in the taproom
- financing appraisal and awareness of findings

#### June 2019 - Planned Opening - Iceberg Festival - to September 2019

- live music in brewpub weekends
- our craft beer on tap
- hire of part time staff for the tourist season

- maintenance and construction management as needed

(iv) Operation: This will be a year round operation, with increased production in the tourist season, from May to October yearly.

Brewing beer involves approximately 3 steps:

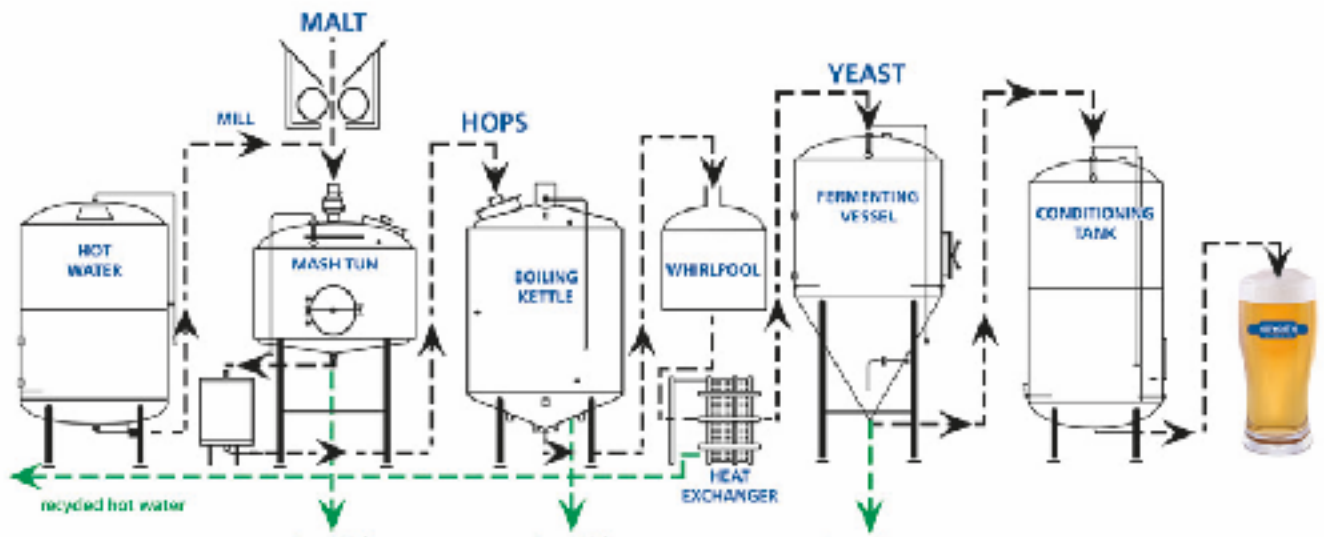
1. crushing grain
2. the brewing process - once or twice a week over a 2-3 week period
3. cleaning/sanitizing

## 1. Crushing Grain

RagnaRöck Northern Brewing Company Ltd intends to produce beer with a 5-barrel, stainless steel brewing plant with 5 base recipes. Brewing begins by cracking the highest quality malted barley with a roller mill - called grist. Of all the pollutants that a brewery might produce, the dust from cracking grains is one of the few airborne ones. It is all natural and not harmful to the operator. It will take place in an enclosed room with explosion proof fixtures, emergency stops, and proper ventilation.

## 2. The Brewing Process

The brewing process typically takes about 8 hours.



**EXAMPLE OF BREWING PROCESS**

First, we heat the water. Approximately 500L of water is heated by electrical elements. The grist we previously cracked in our mill is then mixed with the hot water in the mash tun, producing mash. This steeping takes about 1 hour. A sweet

liquid called wort is filtered out of the mash and transferred to the stainless steel brew kettle. More temperature controlled water, in the range of 100-200L, is then sprinkled evenly over the grains to wash the remaining sugars/starches off the grains and add to the effluent (wort). This process is called sparging.

The wort is then brought to a rolling boil over the course of another hour and hops are added to contribute bitterness, flavour, and aroma. We are planning on an electrical brewhouse. After boiling, the wort is transferred through a heat exchanger, cooling the liquid down to fermentation temperature. The wort is then pumped into the primary fermentor that contains a glycol jacket. This is where brewer's yeast is added. It is kept at a controlled temperature for about 5-7 days until all of the sugar of the beer is consumed by the yeast. Glycol is cycled around the outside of the tank, in its 'jacket', to keep the temperature constant.

From about 1-3 weeks of fermentation, we test the gravity of the beer to measure the alcohol content. When the alcohol content is appropriate, the fresh ale is transferred to a cold conditioning tank where it is clarified with gelatin and carbonated with CO<sub>2</sub>. Now at the height of freshness, the beer is racked to kegs where it is ready to be marketed.

The waste from the brewery usually includes the used malt grains (solid), yeast and hops trub (solid), and the water run off (liquid). There is little airborne waste in a brewery.

The used malt grains will be disposed of in the following ways: 1. some will be used to create dog treats, which will be recycled into the brewery profits. 2. some will be used for composting, which the neighbouring Boys and Girls Club performs, as do the current owners. Any other local gardeners are also welcome to take from our solid waste. 3. The remaining grains, which is the majority, will be disposed of in the landfill outside of town. Water waste, and the accompanying sterilizing cleaning products (not environmentally hazardous), will be flushed through the sewage system to which the building is connected.

The hops and yeast trub is minimal. There is about 20L total if both are combined. Mostly this is protein, fats and inactive yeast. We will compost most of what remains, such as we will with the malt. The yeast we may try to preserve if we can use it in future brews. We intend to be as environmentally conscious as possible with our byproducts.

Water and beer waste constitutes the liquid waste of the brewing process. Water waste varies, but totals around 125L-175L per brewing of 475L of beer. This waste water will drain off into the town sewage system. Beer waste is minimal but is usually due to spillage.

### 3. Cleaning/Sanitizing

Tanks and equipment are cleaned and sanitized after every use. This is part of the brewhouse. We use an in place cleaning system for the brewhouse and kegs using a non-caustic alkaline cleaner and sanitizer. Only small amounts will contribute to



the waste in the brewing process, but this does constitute liquid waste. There are environmentally friendly sanitizers. Solid is a low alkaline non-caustic, environmentally- and user-friendly sanitizer. When required with our system, a diluted solution of Reaction 2000 caustic is used. This may total about 20L a year. Formul-A-Acid is a biodegradable nitric/phosphoric acid blended needed to dissolve scale and build up on the brewhouse. This use will be infrequent. All of the above practices are industry standard.

**(v) Occupations:**

The construction for this project includes the leasehold improvements and then the installation and use of the brewhouse. For the construction, subcontracting of the electrical and plumbing and heat is being carried out by Budgell's Construction. For the work, approximately 15 people in their employ will work on the building. Their duration of employment will follow the timeline, and will likely be from September 2018 to June 2019 (10 months). Whether all of the employees will be needed for the entire period will be determined by the contractor himself, as will the subcontracting.

For the installation and management of the brewhouse, the brewmaster is one of the owners/directors, Bradley Simms. Mr Simms will, in conjunction with the owner of the Everwood Brewhouse Company, oversee the delivery, installation, and initial runs of the brewhouse. Everwood indicates in their contract that one of their staff will come onsite for a week to supervise installation and production. For this component of the project, the other two owners/directors of the brewery, Mrs Jennifer Simms and Dr Lauren Smithson, will also be present. There will therefore be 4 people involved in the delivery and installation of the brewhouse.

For the brewing of the beer, the system allows for 1-2 people to manage the production of beer. This will be mostly carried out by Mr Brad Simms, brewmaster. Mrs Jennifer Simms and Dr Lauren Smithson will also be helping with production, cleaning, fermenting, and sterilizing throughout production. We intend to have 1-2 brewings per week, and these three people will be the main employees/owners/directors for production of the beer.

For serving beer, we intend to hire part time servers over the legal age for serving, of any gender, without discrimination, based on their CVs and experience, to work in the taproom. Interviews will be held with the three owners of the brewery to determine acceptability of the candidate before hire. These part time workers will be employed for 20+ hours a week at a rate above that of minimum wage for the province. A majority of the work for them will occur from May to October (5 months), although there may be part time work throughout the winter months for those employees who are not seasonal. This employment will be determined based on the success of the brewery in the POS in the winter month.

Temporary hiring of experts for consultation on brewing, finance, accounting, or legal consultation will be determined on an 'as needed' basis. Part time contracting for maintenance on electrical or plumbing needs will again go through Budgell Construction on an as needed basis. These employment periods are difficult to project.

In terms of the National Occupation Classification 2016, our brewery should include the following:

1. Category 6. Sales and services: Employment of individuals with skill level B will be adequate for the part time sales of beer in the taproom and merchandise
2. Category 1. Finance: Contracting of individuals with skill level A and B will help with accounting and legal issues centered around the business/brewery
3. Category 7. Trades: Contracting of individuals with apprenticeship skills will be carried out by the contractor hired for the leasehold improvements including electrical/heating/plumbing and refrigeration

RagnaRöck's team has already started making connections in the brewing world to help us succeed with this project. Although we want to be unique and independent in our work, we know that there is no reason to reinvent the wheel. Brad Simms has been in communication with Alicia MacDonald of Port Rexton Brewing Company as well as the management team from Split Rock in Twillingate. Both have already offered good advice on equipment, brewhouse development, site development and brewing tips. The brewmaster in St John's new Mill St Brewery, Jacobi, has offered to host RagnaRöck on a brew day to give us some hands on experience with transitioning from homebrewing to the brewhouse. Working with the inventory and asking questions about malt, hops, and yeast has been sourced to many individuals with more experience. We have been in communication with Raymond Feltham at BrewCraft regarding live yeast and working on recipes. We have all visited with Morgan at the Bootleg Brewing Company in Corner Brook and she is willing to help with advice on brew systems, what will work with recipes, and how to manage a new brewery in terms of licensing and permits. Lauren met with Jennifer Galliot of Western Newfoundland Brewing Company. Jennifer has a taproom and art studio in Woody Point, NL that she runs as a small business, and her expertise in starting a new taproom is invaluable. For other concerns, and should the need for consultancy on the brewing arise, Lauren has made contact with a brewmaster in BC who would be willing to come and evaluate our business (Eric Emery), and Brad has suggested that we recruit the new brewmaster in the Burin for more advice and expertise.

The management team is highly committed to the success of this plan. When RagnaRöck Northern Brewing Company Ltd becomes self sustaining and profitable, all three members of the leadership team intend to make the running of the business their main employ and livelihood. Over 100 breweries in the USA make a comfortable living for 2-3 people on 1000-2000 barrels/year production.<sup>2</sup> We intend to follow suit, and when we have adequate production, in the next 3-4 years, we will take on the brewing full-time. All decisions will be made with the best interests of the business and other investors in mind. Whenever necessary, the management team will rely on the assistance of professionals on a contractual basis, especially in the early stages of the business.

**(vi)** Project related documents:

Bibliography of associated documents:

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<sup>2</sup> N Pierce. [www.microbrewr.com](http://www.microbrewr.com). October 5, 2015

1. Business permit for RagnaRöck Northern Brewing Company Ltd (municipal)
2. Letter of Support from the Town of St Anthony (municipal)
3. Environmental Survey of the Building and Lot (October 2017 - privately contracted)
4. Proposed Site/Lot with dimensions
5. Architectural Draft of taproom floor in Clock Shop Building 223-227 West St

**APPROVAL OF THE UNDERTAKING:**

1. Business permit - Town of St Anthony (municipal)
2. Incorporation documents - ServiceNL (Provincial)
3. Lounge License - application under review (Provincial)
4. Food License - application under review (Provincial)
5. NLC Manufacturer's license - application under review (Provincial)
6. NLC Brewer's Agent License - application under review (Provincial)
7. Building Accessibility and fire and life safety - application under review (Provincial)
8. Capacitance approval - application under review (Provincial)
9. CRA excise - application under review (federal)
10. Labelling requirements - Canadian Food Inspection Agency

**SCHEDULE:**

- Earliest Date to start leasehold improvements would be September 2018 - this would allow us the optimal time frame to prepare the space for the arrival of the brewhouse, which will be ordered in September 2018 and take 8-12 months to arrive in St Anthony for installation
- Latest Date to start improvements would be November 2018 - any later and it will be too cold for the contractors to work in the building installing the heat and plumbing. If we can get the improvements started earlier then heating and plumbing will be installed so that internal work can continue through the winter with appropriate working conditions for contractors

**FUNDING**

Owner investment: \$75,000

External investors: \$20,000

ACOA: \$75,000

CBDC/Nortip: \$163,000

TCII: \$146,145

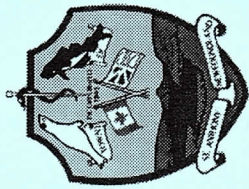
Total funding for the project: \$479,145

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Date

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Signature of Chief Executive Officer



# THE TOWN OF ST. ANTHONY

# BUSINESS PERMIT

No.: 82 Date Issued: September 13, 2017 Date Terminated: \_\_\_\_\_

Legal Name of Business: Ragna Rock Northern Brewing Company Ltd.

Owner's Name: Yvonne Smithson

Note: In the event Business Permit Holder/Owner changes name/address, or sells/closes the business, Owner responsible to notify Council.

## TYPE OF BUSINESS

Retail ( ) \_\_\_\_\_ Food Service () \_\_\_\_\_

Financial Services ( ) \_\_\_\_\_ Industry ( ) \_\_\_\_\_

Warehousing ( ) \_\_\_\_\_ Wholesaling ( ) \_\_\_\_\_

Convenience ( ) \_\_\_\_\_ Accommodations () \_\_\_\_\_

Other Services () Brewery + Pub Oil Companies ( ) \_\_\_\_\_

Garages ( ) \_\_\_\_\_ All Other Businesses ( ) \_\_\_\_\_

Business Address: P.O. Box 51 Telephone: 709-450-0670

St. Anthony, NL Fax: 709-454-2848

AOK 450 E-mail: \_\_\_\_\_

**Town Manager**



THE TOWN OF  
**ST. ANTHONY**

P.O. Box 430, St. Anthony, NL A0K 4S0

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April 25, 2018

Ms. Lauren Smithson  
West Street Clock Shop Business Park  
18-20 Starigan Hill  
St. Anthony, NL  
AOK 4S0

Re: Letter of Support

Dear Ms. Smithson,

During a Public Council meeting held on April 24, 2018, St. Anthony Town Council passed a motion fully supporting your efforts to construct and operate the West Street Clock Shop Park which will include the Ragnarock Northern Brewing Company, a Bed and Breakfast and rental space.

Your business concept provides our communities growing tourism industry with a new and exciting venue that doesn't presently exist in our region. We feel that your concept will be very well received by the growing tourism industry and provide a needed service to residents throughout the year. As an example, Grenfell Historical Society has indicated that their visitation numbers have doubled over the past 5-10 years to over 20,000 plus visitors in 2017. This growth illustrates the tremendous opportunity to build and operate such a business in our region.

In addition, with the growing micro brewery industry in Newfoundland and Labrador the opportunities around this sector of your business appears to be endless with the use of natural resources such as berries and ice berg water.

As a Town we are very excited to see such a strategic investment in our community and wish you every success.

Kindest regards,

Desmond McDonald  
Mayor

**Phase I Environmental Site  
Assessment, Commercial  
Property, 223-227 West Street  
St. Anthony, NL**



Prepared for:  
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**File No: 121414929**

**Final Report**

October 31, 2017

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# **Executive Summary**

## Executive Summary

### Site Description and Current Operations

Stantec Consulting Ltd. (Stantec) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the commercial property located at 223-227 West Street, St. Anthony, Newfoundland and Labrador (NL), herein referred to as the "Site". The Phase I ESA was conducted for Ms. Lauren Smithson of 79979 Newfoundland & Labrador Corp. in support of environmental due diligence of the Site for acquisition. The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the Site, as a result of current or past activities on the Site or neighbouring properties.

The Site is a commercial property located on the north side of West Street in St. Anthony, NL. The property is reported to cover approximately 0.35 acres (0.14 hectares). It is bounded by a commercial property (Grenfell Memorial Cons. Co-Op) to the northeast, a residential dwelling to the southeast, West Street followed by commercial properties (Mack House Apartments, a Boiler Building for the local hospital, and the Boys and Girls Club) to the south and southwest, and a parking lot for the Co-Op building followed by a playground to the northwest. The Site is serviced by water and sewer systems provided by the Town of St. Anthony.

The Site is currently a vacant, unoccupied commercial building that is undergoing various site improvements and renovations. The site building has been vacant for approximately seven years and has been used for temporary storage by the site owner.

### Records Review

Based on the historical information gathered during the Phase I ESA, the original site building (northwest portion of the current structure) was constructed in 1935 and was used for a doctor's office and pharmacy. It has also been used for commercial office space and accommodations. A building addition was constructed between 1946 and 1949 and was used for a flower and gift shop, a bakery, and in more recent years, a campus for Academy Canada. The site building was reported to have been vacant for the past seven years and used for temporary storage by the owner. Recent work has been conducted on the site building including the construction of a new roof.

Stantec requested Service NL and the Newfoundland and Labrador Department of Municipal Affairs and Environment (NLDMAE), to review their records for the Site. A letter from the NLDMAE dated October 30, 2017 stated that to the best of their knowledge, there are no records of past, pending, outstanding or ongoing orders or complaints related to compliance or any matter of environmental significance on file for the Site. The Service NL response letter has not been received at the time of issue of this report. Upon receipt of the Service NL response, Stantec will forward this information to the client.

### Site Visit/Interviews

A dirt floor pit is located in the basement of the site building, adjacent to an inactive fuel storage tank. A metal grate covers the pit. No field evidence of petroleum hydrocarbons was noted upon visual assessment of the pit. No other floor drains, sumps, septic systems, interceptors, or separators are identified on the Site property. The presence of a dirt floor pit in a basement furnace room is a potential environmental concern for the Site.

Evidence of significant water intrusion, water damaged building materials and suspected mould were observed throughout the site building during the site visit. It was reported to Stantec that the source of water intrusion was the roof which has since been replaced. The continued presence of water damaged materials in the site building is considered a potential environmental concern for the Site.

Based on the age of the site building and/or site observations, hazardous building materials such as asbestos, polychlorinated biphenyls (PCBs), lead-based paints, urea formaldehyde foam insulation (UFFI) and/or ozone-depleting substances (ODSs) may be present on the Site.

## Executive Summary (continued)

### Conclusions

The Phase I ESA has identified the following environmental concerns:

- On-site concern: asbestos, lead, and PCB containing materials: a hazardous materials survey should be conducted to determine the presence or absence of asbestos, PCBs, and lead prior to any demolition or renovation of the site building. Suitable precautions and approved contractors should be used for all activities which may disturb hazardous materials.
- On-site concern: water damaged materials and suspected mould were observed throughout the site building. It was reported that the source of the water intrusion (i.e., leaks from the roof) has been remedied. Proper handling methodology should be used for water damaged materials and mould-impacted building materials in accordance with appropriate health and safety and environmental protocols including Mould Guidelines for the Canadian Construction Industry (CCA, 2004).
- On-site concern: a dirt floor pit is located in the concrete floor of the furnace room in the basement, adjacent to an inactive fuel storage tank. No field evidence of petroleum hydrocarbons was noted upon visual assessment of the pit. Sampling of the soil within the pit for petroleum hydrocarbons would be required to determine if potential environmental impacts are present within the pit.

The regulatory response from Service NL is pending for any environmental information they may have for the Site. Pertinent information, which may change the conclusions and recommendations of the report, will be forwarded upon receipt.

The statements made in this Executive Summary are subject to the same limitations included in the Closure (Section 7.0) and are to be read in conjunction with the remainder of this report.

# **Phase I Environmental Site Assessment**

## 1.0 General Information

### Client Information:

79979 Newfoundland & Labrador Corp.  
Ms. Lauren Smithson  
P.O. Box 51  
St. Anthony, NL A0K 4S0

### Project Information:

Phase I Environmental Site Assessment, 223-227 West  
Street, St. Anthony, NL  
121414929

### Site Information:

Commercial Property  
223-227 West Street  
St. Anthony, NL

### Consultant Information:

Stantec Consulting Ltd.  
19 Union Street  
Corner Brook, NL A2H 6G7

**Phone:** (709) 639-9712   **Fax:** (709) 639-3001  
**E-mail Address:** Paula.Brennan@stantec.com  
**Site Visit Date:** 10/12/2017  
**Report Date:** 10/31/2017  
**Site Assessor:** Sherry Buckle, B.Sc., EP  
**Report Preparer:** Sherry Buckle, B.Sc., EP  
**Senior Reviewer:** Paula Brennan, M.A.Sc., P.Eng.

Site Assessor:



Sherry Buckle, B.Sc., EP  
Environmental Scientist

Report Preparer:



Sherry Buckle, B.Sc., EP  
Environmental Scientist

Senior Reviewer:



Paula Brennan, M.A.Sc., P.Eng.  
Senior Environmental Engineer

The environmental site assessment and preparation of this report were completed in general accordance with the objectives, requirements or standards of the CSA Phase I Environmental Site Assessment Standard Z768-01 (R2016).

## 2.0 Introduction

### 2.1 Objectives

Stantec Consulting Ltd. (Stantec) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the commercial property located at 223-227 West Street, St. Anthony, Newfoundland and Labrador (NL), herein referred to as the "Site". The Phase I ESA was conducted for Ms. Lauren Smithson of 79979 Newfoundland & Labrador Corp. in support of environmental due diligence of the Site for acquisition. The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the Site, as a result of current or past activities on the Site or neighbouring properties.

A Site Plan and Site Location Plan are included in Appendix A and selected photographs of the Site are included in Appendix B.

### 2.2 Scope of Work

The Phase I ESA carried out by Stantec on this property was conducted in general accordance with Stantec's Proposal dated October 5, 2017 and the Canadian Standards Association's (CSA) Phase I Environmental Site Assessment Standard Z768-01 (R2016) and consisted of the following:

- records review including, but not limited to, publicly available city directories, aerial photographs, fire insurance plans, geological and topographic maps
- provincial government regulatory search
- review of available environmental databases and records
- review of previous environmental reports and existing title searches, if made available
- interviews with persons having knowledge of the Site
- a site visit
- evaluation of information and preparation of the report provided herein

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. For this Phase I ESA, no enhancements to the CSA standard were made.

This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, which may exist for the Site.

The assessment of the Site for the potential presence of hazardous building materials was based on the age of the building and components, and a non-intrusive visual review of the Site. No sampling of materials was conducted. A Phase I ESA does not constitute a Hazardous Materials Survey or Designated Substances Survey.

The assessment of the Site for microbial contamination and moisture damage was made during the walk through of the building. This assessment was visual only and not every area was assessed. No sampling or intrusive investigation was conducted.

The professional qualifications of the project team are provided in Appendix C.

The site visit was conducted by Sherry Buckle, B.Sc., EP, of Stantec, on October 12, 2017. The Site and readily visible and publicly accessible portions of adjoining and neighbouring properties were observed for the presence of potential sources of environmental contamination. Stantec was accompanied by Mr. Lauren Smithson of 79979 Newfoundland & Labrador Corp. during the site visit. Ms. Smithson has been associated with the Site for approximately one year.

Interviews were carried out to obtain or confirm information on the historical operations and activities on the Site. Ms. Smithson was interviewed during the course of the site visit.

## 2.0 Introduction (continued)

### 2.3 Regulatory Framework

In Newfoundland and Labrador, the roles and powers of the Newfoundland and Labrador Department of Municipal Affairs and Environment (NLDMAE) when dealing with contaminated sites are outlined primarily in the Environmental Protection Act (May 2002). The NLDMAE has a mandate to deal with situations where there is an adverse effect, or the likelihood of an adverse effect, associated with the presence or discharge of a contaminant. The NLDMAE has specifically introduced the Guidance Document for the Management of Impacted Sites (2005) to deal with managing contaminated sites. The Guidance Document for the Management of Impacted Sites is based on a tiered approach to site management. Within this tiered approach, three tiers of increasing technical complexity (Tier I, II and III) are available for the management of impacted sites, all of which provide protection of human health and the environment to achieve the same result of safe site closure. The person responsible, with the assistance of the Site Professional, is able to choose Tier I, II or III depending on the specifics of the site, the contamination, the affected parties and the intended property use after closure. Tier I and II methods result in the selection of contaminant concentrations (clean-up criteria) that are protective of human health and the environment. Tier III may either result in the selection of clean-up criteria or in the implementation of risk management techniques to reduce or eliminate exposure to the identified contaminants. As a result of this tiered approach, the clean-up criteria defined under the new guidance document is not as stringent as the criteria included in the former policy directive PPD97-01 and allows for greater flexibility in dealing with contaminated sites. A Phase I ESA is an initial step in the site assessment process, which may lead to the requirement for restoration work if actual or potential sources of environmental contamination are identified.

During a Phase I ESA samples are not collected, however, if there are previous soil or groundwater sample results available, the results are compared to applicable federal and provincial regulations and guidelines.

A Phase I ESA involves a review of any site buildings for the potential presence of hazardous materials related to building components and materials. Specific federal or provincial regulations, guidelines or codes of practice exist for these individual hazardous materials. Where required, this documentation was utilized to determine appropriate conclusions and formulate appropriate recommendations.



### 3.0 Records Review

#### 3.1 Information Sources

The applicable search distance for the records review included the Site, properties immediately adjoining the Site and other neighbouring properties where activities considered to be potential sources of environmental contamination were apparent. Information sources obtained and reviewed as part of the records review are listed below.

SOURCE	INFORMATION/CONTACT
Aerial Photographs	1948, 1979, and 1995  Google Earth Imagery dated 2014
Fire Insurance Plans	OPTA Enviroscan Report dated October 18, 2017 (Appendix D)
City Directories	None available
Previous Environmental Reports	Short Environmental Questionnaire completed by Lauren Smithson (Appendix D)
Company Records	Lot Plan (Appendix D)  Appraisal of 223-227 West Street, St. Anthony, NL prepared by Drafting & Appraisal Services NL dated July 11, 2017  223-227 West Street, St. Anthony, NL prepared by A to Z Home Inspection dated July 28, 2017
Geological and Geotechnical Reports	Government of Newfoundland and Labrador, Online Access to Maps and Reports of the Geoscience Resources of Newfoundland and Labrador, Mineral Resource Atlas: <a href="http://gis.geosurv.gov.nl.ca">http://gis.geosurv.gov.nl.ca</a>
Other Available Information	NLDMAE and Service NL Regulatory Request Letters dated October 17, 2017 (Appendix D)  NLDMAE Response Letter dated October 30, 2017 (Appendix D)

#### 3.2 Previous Reports

No previous environmental reports were provided to Stantec.

#### 3.3 Regulatory Information

Stantec requested Service NL and the Newfoundland and Labrador Department of Municipal Affairs and Environment (NLDMAE) review their records for the Site and advise Stantec in writing on the following:

- permits (e.g., certificates of approval, storage tank registrations, and/or operating permits) that pertain to activities that may impact the condition of the property (e.g., hazardous waste storage, treatment, and disposal or potential sources of information)
- past, pending, outstanding or continuing prosecutions, work orders, or control orders, or complaints related to environmental compliance that may impact the condition of the property

### **3.0 Records Review (continued)**

#### **3.3 Regulatory Information (continued)**

- violations of environmental statutes, regulations, by-laws, approvals and permits that may impact the condition of the property

A letter from the NLDMAE dated October 30, 2017 stated that to the best of their knowledge, there are no records of past, pending, outstanding or ongoing orders or complaints related to compliance or any matter of environmental significance on file for the Site. The Service NL response letter has not been received at the time of issue of this report. Upon receipt of the Service NL response, Stantec will forward this information to the client. Copies of the Service NL and NLDMAE regulatory request letters and the NLDMAE response letter have been included in Appendix D.

#### **3.4 Physical Setting**

##### **3.4.1 Surficial Geology**

Based on an available surficial geology map, the native surficial soils of the Site consist of marine clay and diamicton with a wide range of sediment types. The characteristic permeability of these soils is moderate. A site-specific determination would be required in order to obtain detailed soil profile and permeability information.

##### **3.4.2 Surface Water Drainage**

The surfaces of the Site consist of asphalt and gravel parking areas and a roughly vegetated bank. Stormwater is anticipated to drain by infiltration and/or overland flow.

##### **3.4.3 Topography and Regional Drainage**

The topography of the Site is moderately sloping to the north-northeast along West Street. Based on an available topographic map and the observed site topography, local drainage (anticipated shallow groundwater flow direction) appears to be to the north in the area of the Site while the regional drainage appears to be to the northeast towards St. Anthony Harbour, approximately 50 m from the Site.

It should be noted that the direction of the shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of regional or local groundwater flow or a replica of the Site or area topography.

##### **3.4.4 Bedrock Geology**

Based on an available bedrock geology map, bedrock in the area of the Site consists of siliclastic and mafic volcanic rocks of the Late Proterozoic to Cambrian age. The depth to bedrock is not indicated on the reviewed map.

## 4.0 Site Description

### 4.1 Property Information

The Site is a commercial property located on the northeast side of West Street in St. Anthony, NL. The property is reported to cover approximately 0.35 acres (0.14 hectares). It is bounded by a commercial property (Grenfell Memorial Cons. Co-Op) to the northeast, a residential dwelling to the southeast, West Street followed by commercial properties (Mack House Apartments, a Boiler Building for the local hospital, and the Boys and Girls Club) to the south and southwest, and a parking lot for the Co-Op building followed by a playground to the northwest. The Site is serviced by water and sewer systems provided by the Town of St. Anthony. A summary of property information is provided below.

<b>Current Site Owner:</b>	Kinsella Enterprises Ltd.
<b>Legal Description:</b>	See attached survey (Appendix D)
<b>Property Area:</b>	Estimated 0.35 Acres (0.14 hectares)
<b>Utility Providers:</b>	
<b>Water:</b>	Town of St. Anthony
<b>Storm and Sanitary Sewers:</b>	Town of St. Anthony
<b>Electricity:</b>	Newfoundland and Labrador Hydro
<b>Natural Gas:</b>	Not applicable

### 4.2 On-Site Buildings and Structures

The site building is a two storey wood frame building that consists of an original structure built in 1935 and an addition built in 1946-1949. The site building covers an approximate footprint of 1,193 square metres (sq. m.). The following is a summary of the site building information.

Building ID:	# of Levels:	Basement:	Area:	Year Built:	Building Use:	General Construction:
223-227 West Street	2	Yes, full	Approx. 1,193 sq. m.	1935 & 1946-1949	Vacant commercial building	Concrete foundation; wood frame; vinyl, wood, and transite exterior siding; and, rolled roofing and asphalt shingled roof

### 4.3 Historical Land Use

Historical land use for the Site was determined through historical records listed in Section 3.0. The original site building (northwest portion of the current structure) was constructed in 1935 and was used for a doctor's office and pharmacy. It has also been used for commercial office space and accommodations. A building addition was constructed between 1946 and 1949 and was used for a flower and gift shop, a bakery, and in more recent years, a campus for Academy Canada. The site building was reported to have been vacant for the past seven years and used for temporary storage by the owner. Recent work has been conducted on the site building including the construction of a new roof.

## **5.0 Site Visit Findings**

### **5.1 Current Site Operations**

The Site is currently a vacant, unoccupied commercial building that is undergoing various site improvements and renovations. The site building has been vacant for approximately seven years and has been used for temporary storage by the site owner.

### **5.2 Waste Generation and Storage**

#### **5.2.1 Solid and Liquid Wastes**

No hazardous or non-hazardous waste generation or storage was identified to be conducted on the Site. No wastewater discharges were identified to be produced on the Site at the time of the site visit.

#### **5.2.2 Drains, Sumps, Septic Systems and Oil Water Separators**

A dirt floor pit is located in the floor of the basement of the site building, adjacent to an inactive fuel storage tank. A metal grate covers the pit. No evidence of petroleum hydrocarbon surface staining was noted upon visual assessment of the pit. No other floor drains, sumps, septic systems, interceptors, or separators are identified on the Site. The presence of the dirt floor pit in the basement furnace room is a potential environmental concern for the Site.

#### **5.2.3 Air Discharges and Odours**

No sources of air emissions that are suspected to result in residual contamination to the property were identified on the Site. Further, no strong, pungent, or unusual odours were identified during the site visit.

### **5.3 Fuel and Chemical Storage**

#### **5.3.1 Underground Storage Tanks (USTs)**

No chemical or fuel storage USTs were identified on the Site. Further, no vent or fill pipes indicating the potential presence of an abandoned or decommissioned UST were observed.

#### **5.3.2 Aboveground Storage Tanks (ASTs)**

Two (2) ASTs are located in the basement of the site building. Both ASTs were reported to be empty, unused tanks that were reportedly previously used for storage of furnace oil to supply on-site boilers for heating purposes. The smaller of the two ASTs with an approximate capacity of 1,137 L appears to be in fair condition. The larger of the ASTs was observed to be supported with wood cribbing. No apparent staining on the concrete floor of the basement in the area of the ASTs was observed at the time of the site visit.

#### **5.3.3 Other Storage Containers**

No chemical storage was observed to be stored on the Site.

### **5.4 Building Systems/Equipment**

#### **5.4.1 Heating and Cooling Systems**

No heating or cooling systems are operational at the Site. Oil, electric, and wood heating equipment is located in the site building, but is not in use. Rust-like staining was observed on the concrete floor of the basement in the area of the furnaces.

## 5.0 Site Visit Findings (continued)

### 5.4 Building Systems/Equipment (continued)

#### 5.4.2 Hydraulic Equipment

No hydraulic equipment related to building systems was identified in the site building.

### 5.5 Exterior Site Observations

#### 5.5.1 Surface Features

No stained surficial materials or stressed vegetation was observed on the Site. No watercourses, pits, lagoons or ditches were identified on the Site and no standing water was observed.

#### 5.5.2 Fill Materials

Based on the presence of a gravel parking lot with a retaining wall to contain material to the grade of West Street, it is possible that fill materials were imported to create the parking area. No other evidence of imported fill materials was observed. The Site generally appears to be at grade with the adjacent roadways and adjoining properties. Therefore, it is unlikely that significant quantities of fill materials were brought onto the Site.

#### 5.5.3 Wells

No abandoned or existing wells (water, oil, gas or disposal) were identified on the Site.

### 5.6 Hazardous Building Materials

#### 5.6.1 Asbestos-Containing Materials (ACMs)

The common use of friable (crumbles easily by hand pressure) asbestos-containing materials (ACMs) in construction generally ceased voluntarily in the mid 1970s but was only banned through legislation in the mid-late 1980s. Asbestos was used in thousands of building products and the common uses of friable ACMs included boiler and pipe insulation, and spray-on fireproofing. Asbestos was also used in many manufactured products such as floor tiles, ceiling tiles, transite cement products and various other construction materials. Some cement drain piping currently used in the construction of buildings still contains asbestos (non-friable). Vermiculite used as insulation may be contaminated with asbestos fibres.

Based on the age of the site building, ACMs may be present on the Site. Potential ACMs observed (i.e., vinyl flooring, drywall joint compound and transite siding) appeared to be in good condition at the time of the site visit.

#### 5.6.2 Polychlorinated Biphenyls (PCBs)

From the 1930s to the 1970s, PCBs were widely used as coolants and lubricants for electrical equipment, including transformers and capacitors, and in a number of industrial materials, including sealing and caulking compounds, inks and paint additives. The use of PCBs was prohibited in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. Regulations now require that PCB containing equipment be taken out of service prior to regulated deadlines.

The site building utilizes fluorescent light fixtures. Therefore, PCB-containing ballasts may be present on the Site in any remaining original fluorescent light fixtures.

A bank of three pole-mounted transformers is located near the northeast portion of the Site which is owned and maintained by Newfoundland and Labrador Hydro.

## **5.0 Site Visit Findings (continued)**

### **5.6 Hazardous Building Materials (continued)**

#### **5.6.3 Lead-Based Materials**

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. Lead based water supply pipes were used greater than 50 years ago. Between 1930 and 1986, most buildings used copper pipe with lead-solder joints. Other lead-based products include wall shielding (x-ray rooms).

Based on the age of the site building, lead-based products may be present on the Site. Some potential lead-containing paints appeared to be in poor condition and flaking in some areas of the site building at the time of the site visit.

#### **5.6.4 Urea Formaldehyde Foam Insulation (UFFI)**

Urea Formaldehyde Foam Insulation (UFFI) was used as an insulation product for existing houses between the mid-1970s and its ban in Canada in 1980. It was not commonly used for commercial or industrial buildings.

Based on the age of the site building, it is possible that UFFI may be on Site. No evidence of the application of UFFI was observed during the site visit.

#### **5.6.5 Ozone-Depleting Substances (ODSs)**

Refrigeration and air conditioning equipment in place before 1998 may contain refrigerants containing Ozone-depleting Substances. Non-ODS refrigerants have been developed and are available to replace these materials in newer equipment.

No equipment containing ozone-depleting substances (ODSs) was identified on the Site during the site visit.

## **5.7 Special Attention Items**

### **5.7.1 Radon Gas**

Radon is a radioactive gas associated with uranium rich black shale and/or granite bedrock. Radon emits alpha particles and produces several solid radioactive products called radon daughters. Harmful levels of radon and radon daughters can accumulate in confined air spaces, such as basements and crawl spaces.

No testing for radon gas products has reportedly been completed for the Site. Further, no information regarding radon testing in the area of the Site was available from the Province of Newfoundland and Labrador. There is insufficient existing data available to make an accurate assessment of the potential for radon issues at the Site.

### **5.7.2 Microbial Contamination (Mould) and Indoor Air Quality**

The growth of mould in indoor environments is typically due to a moisture problem related to building envelope or mechanical systems deficiencies or design, and can produce adverse health effects. There is no practical way to eliminate all mould and mould spores in the indoor environment. The way to control mould is to control moisture.

Evidence of significant water intrusion, water damaged building materials, and suspected mould were observed throughout the site building during the site visit. It was reported to Stantec that the source of water intrusion was the roof which has since been replaced. The continued presence of water damaged materials in the site building is considered a potential environmental concern for the Site.

## 5.0 Site Visit Findings (continued)

### 5.7 Special Attention Items (continued)

#### 5.7.3 Electromagnetic Frequencies (EMFs)

Electrical currents induce electromagnetic fields. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

No high-voltage transmission lines or electrical substations, which could generate significant electromagnetic fields, were identified on or adjacent to the Site.

#### 5.7.4 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

No major or persistent sources of noise and vibration were identified on the Site at the time of the site visit.

## 5.8 Neighbouring Property Information

The current activities on neighbouring properties observed at the time of the site visit and a summary of historical information gathered through the records review are presented in the following sections.

Direction From Site:	Relation to Property:	Current Use:	Across What
Northeast	Adjoining	Commercial	Property boundary
<b>Occupant Name:</b>		<b>Address:</b>	
Grenfell Memorial Cons. Co-Op		187 West Street, St. Anthony, NL	
<b>Current Activities:</b>			
A retail grocery store (Co-Op) is located to the northeast of the Site across the property boundary. The property includes a large one-storey building and a shared asphalt parking lot.			
<b>Historical Activities</b>			
Based on aerial photographs, the property to the northeast appears to have been developed since at least 1979.			
<b>Potential Environmental Concerns:</b>			
Based on topography of the local area and anticipated localized groundwater flow to the northeast, the property to the north is down-gradient of the Site. Two exterior aboveground storage tanks are located on the southeast side of the building, down-gradient of the Site and are not considered an environmental concern to the Site. No other current or historical activities, operations, or tenants on the adjoining property to the northeast were identified that would be a potential environmental concern to the Site.			

Direction From Site:	Relation to Property:	Current Use:	Across What
Southeast	Adjoining	Residential	Property boundary
<b>Occupant Name:</b>		<b>Address:</b>	
Unknown		West Street, St. Anthony, NL	
<b>Current Activities:</b>			
A residential property is located to the southeast of the Site across the property boundary. The property includes a residential dwelling and detached shed.			
<b>Historical Activities</b>			
Based on aerial photographs, the property to the southeast appears to have been developed since at least 1979. An addition to the dwelling was constructed on the west portion of the house between 2014 and 2017.			
<b>Potential Environmental Concerns:</b>			
Based on topography of the local area and anticipated localized groundwater flow to the north, the property to the southeast is cross-gradient of the Site. No current or historical activities, operations, or tenants on the adjoining property to the southeast were identified that would be a potential environmental concern to the Site.			

## 5.0 Site Visit Findings (continued)

### 5.8 Neighbouring Property Information (continued)

Direction From Site:	Relation to Property:	Current Use:	Across What
South/southwest	Neighbouring	Commercial	West Street
<b>Occupant Name:</b>		<b>Address:</b>	
Mack House, Boiler Building, and Boys and Girls Club		West Street, St. Anthony, NL	
<b>Current Activities:</b>			
Commercial properties are located to the south (Mack House apartments) and southwest (Boiler Building and Boys and Girls Club). The Boiler Building is reported to provide the heat source for the Labrador Grenfell Regional Hospital located further southwest.			
<b>Historical Activities</b>			
The properties appear to have been developed since at least 1979.			
<b>Potential Environmental Concerns:</b>			
Based on topography of the local area and anticipated localized groundwater flow to the north, the property to the south (Mack House) is considered up-gradient of the Site while the properties to the southwest (Boiler Building and Boys and Girls Club) are cross-gradient of the Site. Details of potential current and historical storage and handling of petroleum products for the properties to the south and southwest are unknown. The buildings to the south and southwest are located approximately 50 m from the Site with West Street in between the properties and are not considered an environmental concern to the Site. No other current or historical activities, operations, or tenants on the adjoining properties to the south and southwest were identified that would be a potential environmental concern to the Site.			

Direction From Site:	Relation to Property:	Current Use:	Across What
Northwest	Adjoining	Commercial & Recreational Land	Property boundary
<b>Occupant Name:</b>		<b>Address:</b>	
N/A		Carlson Drive, St. Anthony, NL	
<b>Current Activities:</b>			
An asphalt surfaced parking lot is located to the northwest of the Site and is followed by a large green space and playground.			
<b>Historical Activities</b>			
The property appears to have been developed as a recreational area sometime between 2014 and present. The area appears to have been a combined green space and developed lot with a wharf or boat slip.			
<b>Potential Environmental Concerns:</b>			
Based on topography of the local area and anticipated localized groundwater flow to the north, the property to the northwest is cross-gradient of the Site. No current or historical activities, operations, or tenants on the adjoining property to the northwest were identified that would be a potential environmental concern to the Site.			

### 5.9 Client-Specific Items

No specific client requests were made with respect to this Phase I ESA.



## 6.0 Conclusions

The Phase I ESA has identified the following environmental concerns:

- On-site concern: asbestos, lead, and PCB containing materials: a hazardous materials survey should be conducted to determine the presence or absence of asbestos, PCBs, and lead prior to any demolition or renovation of the site building. Suitable precautions and approved contractors should be used for all activities which may disturb hazardous materials.
- On-site concern: water damage: water damaged materials and suspected mould were observed throughout the site building. It was reported that the source of the water intrusion (i.e., leaks from the roof) has been remedied. Proper handling methodology should be used for water damaged materials and mould-impacted building materials in accordance with appropriate health and safety and environmental protocols including Mould Guidelines for the Canadian Construction Industry (CCA, 2004).
- On-site concern: a dirt floor pit is located in the concrete floor of the furnace room in the basement, adjacent to an inactive fuel storage tank. No field evidence of petroleum hydrocarbons was noted upon visual assessment of the pit. Sampling of the soil within the pit for petroleum hydrocarbons would be required to determine if potential environmental impacts are present within the pit.

The regulatory response from Service NL is pending for any environmental information they may have for the Site. Pertinent information, which may change the conclusions and recommendations of the report, will be forwarded upon receipt.

## 7.0 Closure

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential liabilities associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

The opinions in this report can only be relied upon as they relate to the condition of the portion of the identified property that was assessed at the time the work was conducted. Activities at the property subsequent to Stantec's assessment may have significantly altered the property's condition. Stantec cannot comment on other areas of the property that were not assessed.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition. This report should not be construed as legal advice.

This report has been prepared for the exclusive use of the client identified herein and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

This report is limited by the following:

- The regulatory response from Service NL is pending for any environmental information they may have for the Site. Pertinent information, which may change the conclusions and recommendations of the report, will be forwarded upon receipt.
- Interviews were limited to the purchaser of the Site who has obtained site-specific information from family member(s) of the current Site owner.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures should be confirmed and Stantec assumes no liability for damage to them.

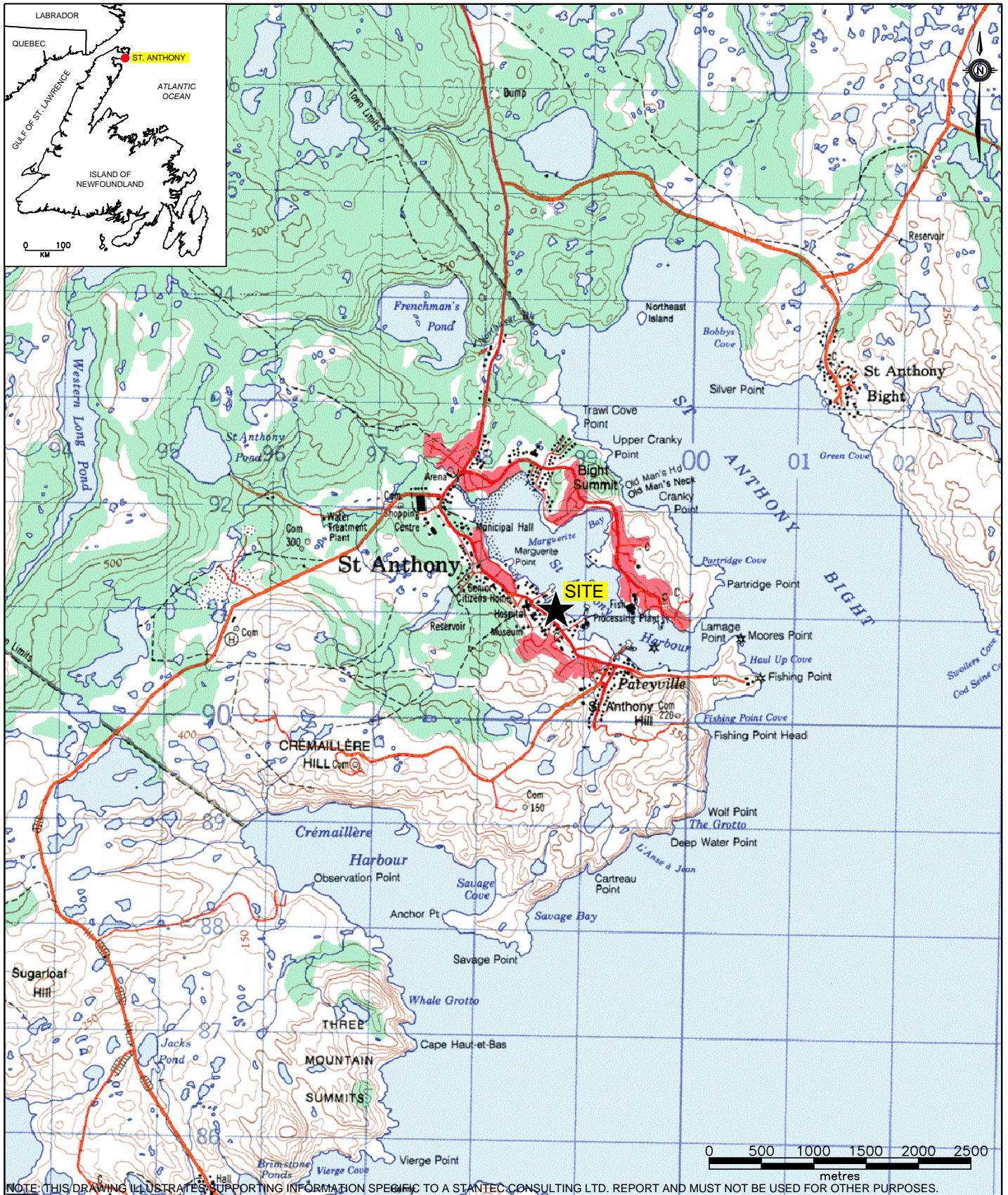
The conclusions are based on the site conditions encountered by Stantec at the time the work was performed at the specific testing and/or sampling locations, and conditions may vary among sampling locations. Factors such as areas of potential concern identified in previous studies, site conditions (e.g., utilities) and cost may have constrained the sampling locations used in this assessment. In addition, analysis has been carried out for only a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, Stantec does not warrant against undiscovered environmental liabilities nor that the sampling results are indicative of the condition of the entire site. As the purpose of this report is to identify site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, Stantec specifically disclaims any responsibility to update the conclusions in this report.

This report was prepared by Sherry Buckle, B.Sc., EP and reviewed by Paula Brennan, M.A.Sc., P.Eng.

# **Appendix A**

## **Site Plans**



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

CLIENT:		79979 NEWFOUNDLAND & LABRADOR CORP.		
PROJECT TITLE:		SCALE:	DATE:	REV. No.
DRAWING TITLE:		1:50,000	OCT. 25, 2017	0
DRAWING No:		DRAWN BY:	EDITED BY:	CHECKED BY:
121414929-EE-01		N.M.	-	
CAD FILE:				
121414929-EE-01.DWG				





NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

CLIENT: <b>79979 NEWFOUNDLAND &amp; LABRADOR CORP.</b>		SCALE: 1:1000	DATE: OCT. 30, 2017	REV. No.: 0
PROJECT TITLE: <b>PHASE I ENVIRONMENTAL SITE ASSESSMENT, COMMERCIAL PROPERTY, 223-227 WEST STREET, ST. ANTHONY, NL</b>		DRAWN BY: N.M.	EDITED BY: -	CHECKED BY:
DRAWING TITLE: <b>SITE PLAN</b>		DRAWING No.: <b>121414929-EE-02</b>	CAD FILE: 121414929-EE-02.DWG	



**Appendix B**  
**Photographs**



Site building, 223-227 West Street, St. Anthony, NL, looking northeast



Building interior in the 1935 portion of the site building

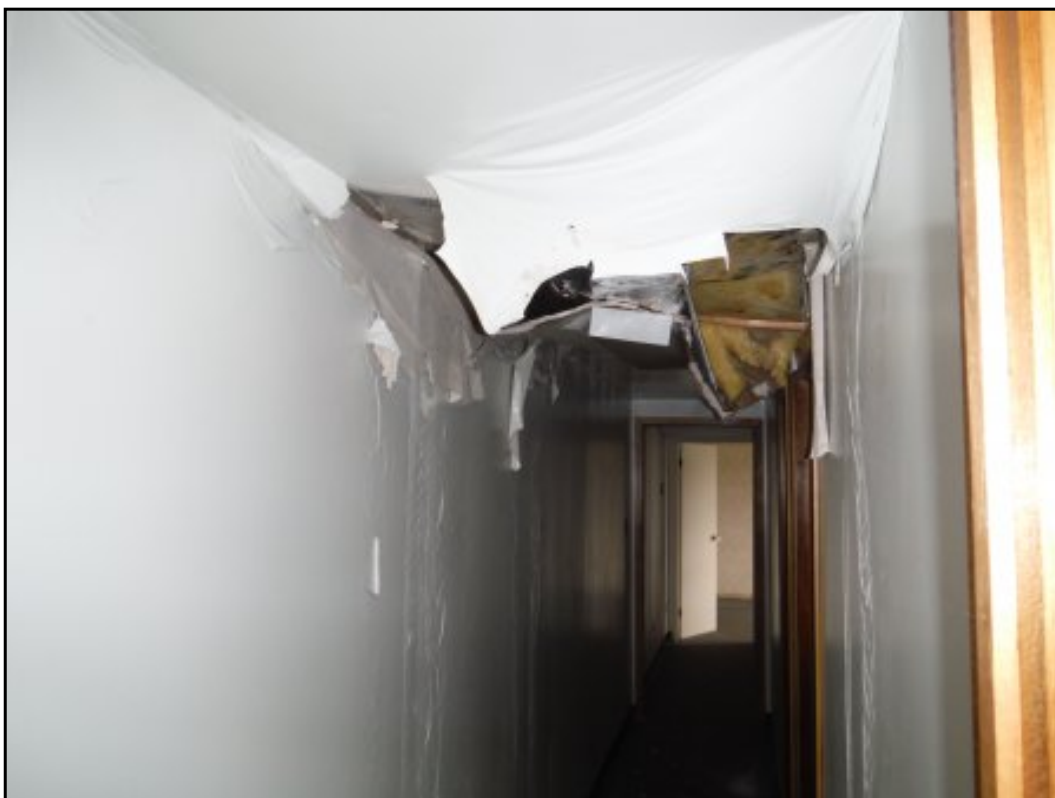


Building interior in the 1946-49 portion of the site building



Storage of miscellaneous materials on the first floor of the site building





Water damaged building materials in the site building



Evidence of water intrusion into the site building



Evidence of water damage and peeling paint in the site building



Water damaged materials in the former Academy Canada portion of the site building



Storage of miscellaneous materials in the basement of the site building



Inactive 1,137 L AST in the basement of the site building



Rust-like staining on the concrete floor of the site building



Old, inactive AST (unknown volume) in the basement of the site building



Pit in floor of the basement of the site building, adjacent to the large AST



Potential asbestos-containing exterior siding on the southeast side of the site building



Fill and vent pipes on the north wall of the site building



Transformers located on the northeast portion of the Site, looking northwest



North property boundary, looking northeast



Down-gradient adjoining property (Co-Op) with two exterior ASTs on the southeast side of the building, looking north



Adjoining residential property to the east, looking east-southeast



Neighbouring property (Mack House) to the south, across West Street, looking south





Neighbouring properties (Boiler Building and Boys and Girls Club) to the southwest, looking southwest



Recreational area and playground further to the northwest of the Site across the Co-Op parking lot, followed by the Grenfell Centre (background), looking northwest

## **Appendix C**

### **Assessor Qualifications**

---

## Profile

**Ms. Sherry Buckle, B.Sc., EPT** is an Environmental Scientist in the Stantec Consulting Ltd. (Stantec) Corner Brook, Newfoundland office, having transferred from our office in Dartmouth, Nova Scotia. She is a certified Environmental Professional in-training in Site Assessment and Reclamation. Her work area largely includes Phase I ESAs and Hazardous Material Surveys from site visits and field work to authoring the subsequent reports. Prior to working with our office, Sherry worked with Jacques Whitford in Goose Bay, NL collecting and analyzing baseline data for resource development in Labrador and the associated report compilation. Her field experience in this area includes various sampling programs, site supervision, and wildlife surveys.

## EDUCATION

B. Sc. - Saint Mary's University, 2001  
Halifax, NS  
Environmental Studies, Biology minor

## COMPENTENCY

Site Visit  
Report Writer

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## Profile

**Ms. Paula Brennan, M.A.Sc., P.Eng.** is a senior environmental engineer with Stantec in St. John's, Newfoundland and Labrador. Ms. Brennan is primarily involved with conducting Phase I Environmental Site Assessments (ESA) of residential, commercial and industrial properties including site inspections, historical reviews, interviews, and reporting; conducting Property Condition Assessments (PCAs) of commercial and industrial buildings; conducting Phase II/III ESAs involving aboveground and underground petroleum storage tank removals and site remediations as well as performing indoor air quality, hazardous materials assessments and mould assessments for commercial and residential properties. Ms. Brennan has also completed courses in the Atlantic Risk Based Corrective Action (RBCA) Program; Contaminated Sites; Indoor Air Quality and Mold Assessments; and, Industrial Hygiene Principles.

## EDUCATION

M.A.Sc. – Memorial University of Newfoundland, 1998  
St. John's, NL  
Environmental Engineering

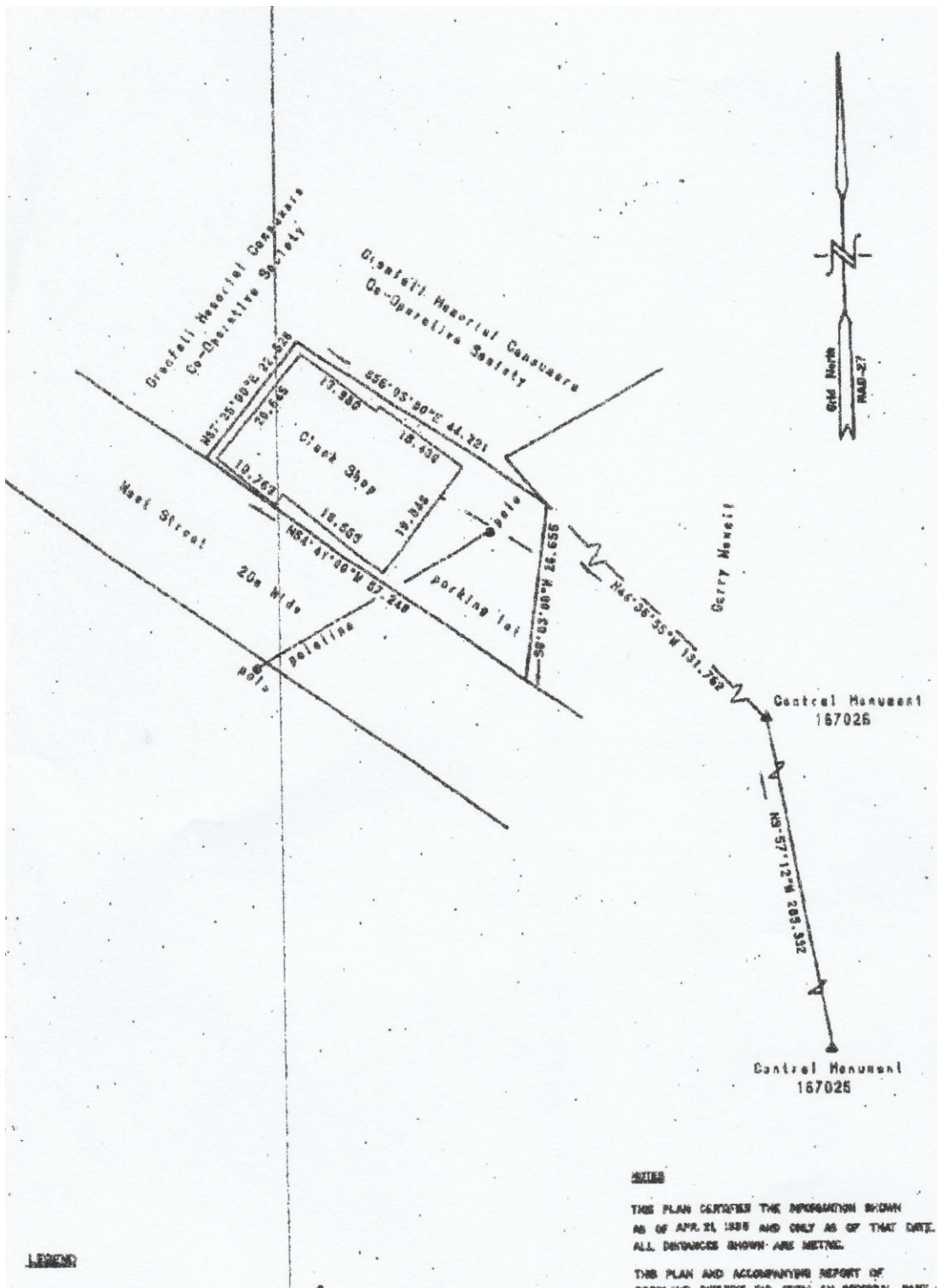
B.Eng. – Memorial University of Newfoundland, 1994  
St. John's, NL  
Civil Engineering

## COMPETENCY

Site Visit  
Report Writer  
Senior Reviewer

## **Appendix D**

# **Supporting Documentation**



**LOT PLAN**

# SHORT ENVIRONMENTAL QUESTIONNAIRE

This questionnaire is to be completed by the borrower for:

- Commercial mortgages under \$3 million (Category 0 and I only)
- Section A should only be completed by RBC borrowers in Ontario

## GENERAL INFORMATION

### **BORROWER:**

Contact person: Lauren Smithson  
Telephone No.: 709 450 0670  
Address of Site: 223-227 West St, St Anthony AOKASO  
City:  
Province: NL

### **OWNER: (If Different from BORROWER):**

Name  
Telephone No.:  
Address of:  
City:  
Province  
Postal Code

1. Describe the nature of your business (use a separate sheet of paper if necessary):

2. Number of employees: 0

3. Please check your property status:

Owner with tenants \_\_\_\_\_ Own and occupy X Lease \_\_\_\_\_ Other \_\_\_\_\_

If other, please describe:

4. If you are the property owner, date you took title:

Letter of intent signed only - Aug 9, 2017

*please see attached*

## PROPERTY INFORMATION

5. Please describe to the best of your knowledge:

(i) historical use(s) of property, if possible, over the past 50 years, e.g., commercial / industrial / residential / recreational / agricultural / vacant / open space / other (Use a separate sheet of paper if necessary)

(ii) current and planned use(s) of property.

6. Total acreage of property: land measurements 187.82 x 74.24 x 145.08 x 87.45

Number of building on property: 1

Approximate size of buildings: 12300 sq ft

Year of construction: 1935

*please see attached*

If any answers to the following questions are "yes", additional information may be required. Your account manager will contact you to advise what is needed.

7. Have any Environmental Site Assessments, Site Profiles or other environmental studies been carried out regarding the property over the past 5 years?

Yes \_\_\_\_\_ (provide copies) No  (proceed to question 10)

8. Did environmental reports (if any) carried out for the property, identify the presence of hazardous substances, petroleum products or contamination or recommend further assessment of the property?

Yes \_\_\_\_\_ No \_\_\_\_\_

9. Were the buildings on the property constructed prior to 1982?

Yes \_\_\_\_\_ No \_\_\_\_\_ (proceed to question 13)

10. Is there equipment on the property (other than fluorescent light ballasts) that may contain PCBs or are there any PCBs storage sites on the property?

Yes \_\_\_\_\_ No .

11. Are there any building materials that may contain asbestos or lead-based paint?

Yes  No \_\_\_\_\_. Contractor is aware of this and it is part of building inspector. We have disposal plans.

**Section A (Only to be Completed by Ontario Borrowers)**

Under Ontario Regulation 278/05, building owners are now required to perform an asbestos survey and subsequent asbestos management plan if your building is suspected to contain any asbestos containing materials (including non friable asbestos found in floor and ceiling tiles, mastic, dry wall compound, roofing, transite, flooring adhesive and insulation). Nearly all buildings constructed prior to 1986 have asbestos present and buildings constructed after 1986 often have non- friable asbestos present. Are you in compliance with this regulation?

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes please indicate the methods used to confirm compliance. (eg. survey, ESA, consultant inspection, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If No what steps are being taken to bring this building into compliance?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Note: Failure to comply with this regulation breaches covenants in our standard loan agreement and could place any subsequent loan in jeopardy.

12. Do any present or past uses of the property involve any of the following activities: metal smelting, casting, rolling, pickling, fabrication, or plating, leather tanning, coal gasification, wood preservation, fuel dispensing, (bulk stations or gas stations), chemical formulation or production, pesticide/herbicide/ fungicide formulation or production, dry cleaning, paint or ink manufacturing, incineration, bulk gas storage (i.e. ammonia, propane, butane), scrap yards of recycling, petroleum refining, blending, storage or distribution, waste storage or transfer.

Yes \_\_\_\_\_ No .

13. Are there or have there ever been any uses of this site or of neighbouring properties that might be a source of environmental concerns (e.g. storage tanks, gas stations, junkyards, waste disposal facilities, buried waste, lagoons, landfills, pits, etc.)?

Yes \_\_\_\_\_ No .

14. Have hazardous materials (acids, alkalines, degreasing solvents, explosive or flammable) in quantities greater than 100 L ever been used, stored or handled on this site?

Yes \_\_\_\_\_ No .

15. Have medical or pathological waste ever been generated, stored or incinerated on this property?

Yes \_\_\_\_\_ No .

16. Are you aware of any concerns with respect to radon gas on or in the vicinity of the property?

Yes \_\_\_\_\_ No .

17. Are there or have there ever been any underground or aboveground storage tanks on the property?

Yes \_\_\_\_\_ No .

18. Has the property been filled with soil to bring the property up to grade in the past?

Yes \_\_\_\_\_ No .

19. Are there or have there been any reportable spills of chemicals or contamination on the property?

Yes \_\_\_\_\_ No .

**MANAGEMENT INFORMATION**

20. Has the property ever been the subject of an environmental related order, regulatory action, proceeding, hearing or any claim, action, complaint or disputes.  
Yes \_\_\_\_\_ No .
21. Have any of your workers ever filed any complaints, or claims, for any environmental or health and safety issues?  
Yes \_\_\_\_\_ No .

---

**BORROWER DECLARATION**

I declare that the aforementioned information is true and complete, to the best of my knowledge, understanding and belief, after diligent inquiry. I understand that this information is required and will be relied upon by RBC Financial Group as part of its overall credit risk assessment of my business. I also understand that if I deliberately provide incorrect or misleading answers to this questionnaire, my loan application may be rejected and that if discovered after financing has been advanced, could result in the mortgage being deemed to be in default.

(Borrower Name).

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**RELATIONSHIP MANAGER DECLARATION**

I have reviewed the short environmental questionnaire completed by BRS HOLDINGS INC., and I have considered the information provided in this questionnaire as part of my risk assessment and review. Any concerns have been addressed appropriately with the client and/or Risk Management.

\_\_\_\_\_  
Relationship Manager or Originator Signature

\_\_\_\_\_  
Title: Account Manager

\_\_\_\_\_  
Date

## Short Environmental Questionnaire

1. Describe the nature of your business:

The registry numbered company has been incorporated to act as a real estate holding company. Under this real estate company, the RagnaRöck Northern Brewing Company will run a craft brewery and eatery. The rest of the building will be rented and owner occupied. The rental component of the building will be part residential and commercial. The commercial rentals that have been suggested at present include retail, physiotherapy, a gym, a massage therapist, and mental health practitioner, a yoga studio, and a day spa.

5. i) Please describe historical uses of the property over the past 50 years

According to the previous owner, the property was initially built as a coop/grocery in 1935 and served the Grenfell mission. Over time, it was adapted to be a commercial rental building and housed a grocer, a hairdresser, a pharmacy, the paraplegic association of Canada, a doctor's office, and NorPen offices (newspaper). It has been vacant for the last 7-10 years.

5. ii) Please describe current and planned uses

Currently the property is vacant. The immediate plan is to restore it to functional status and then begin renting space for commercial and residential use, including owner occupied. The main business to be run is the operating company of the owner, a craft brewery. The planned uses are described above.



**Stantec Consulting Ltd.**

141 Kelsey Drive, St. John's, NL A1B 0L2

Tel: (709) 576-1458 Fax: (709) 576-2126

To:	Ann Marie Whelan	From:	Paula Brennan
Company:	Department of Municipal Affairs and Environment	Phone:	(709) 576-1425
E-mail:	envsearch@gov.nl.ca	Fax:	(709) 576-2126
Date:	October 17, 2017		
File:	121414929		

**Reference: REGULATORY INFORMATION – PHASE I ESA**

We are conducting a Phase I Environmental Site Assessment for the following property:

- Commercial Building, 223-227 West Street, St. Anthony, NL

Please review your records for the site and advise us in writing on:

1. permits (e.g., certificates of approval, storage tank registrations, and/or operating permits) that pertain to activities that may impact the condition of the property (e.g., hazardous waste storage, treatment, and disposal or potential sources of information);
2. past, pending, outstanding or continuing prosecutions, work orders, or control orders, or complaints related to environmental compliance that may impact the condition of the property; and,
3. violations of environmental statutes, regulations, by-laws, approvals and permits that may impact the condition of the property.

Attached are the authorization from the property owner for release of information to Stantec and a site plan. Thank you in advance for your assistance. Please call if you have any questions.

**Stantec Consulting Ltd.**

A handwritten signature in purple ink that reads "Paula Brennan".

Paula Brennan

Attachment: Authorization Letter & Site Plan



**Stantec Consulting Ltd.**

141 Kelsey Drive, St. John's, NL A1B 0L2

Tel: (709) 576-1458 Fax: (709) 576-2126

To:	Service NL	From:	Paula Brennan
	Corner Brook	Phone:	(709) 576-1458
Fax:	(709) 637-2681	Fax:	(709) 576-2126
Date:	October 17, 2017		
File:	121414929		

**Reference: REGULATORY INFORMATION – PHASE I ESA**

We are conducting a Phase I Environmental Site Assessment for the following property:

- Commercial Building, 223-227 West Street, St. Anthony, NL

Please review your records for the site and advise us in writing on:

1. permits (e.g., certificates of approval, storage tank registrations, and/or operating permits) that pertain to activities that may impact the condition of the property (e.g., hazardous waste storage, treatment, and disposal or potential sources of information);
2. past, pending, outstanding or continuing prosecutions, work orders, or control orders, or complaints related to environmental compliance that may impact the condition of the property; and,
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**Stantec Consulting Ltd.**

A handwritten signature in purple ink that reads "Paula Brennan".

Paula Brennan

Attachment: Authorization Letter & Site Plan



Government of Newfoundland and Labrador  
Department of Municipal Affairs and Environment

Pollution Prevention Division  
Industrial Compliance & Impacted Sites

**Date: October 30, 2017**

**Email: Stantec**

**Attention: Paula Brennan**

**Re: Property Location: 223-227 West Street, St. Anthony, NL**

**WE DO NOT GUARANTEE THE ACCURACY, COMPLETENESS, CURRENCY OR RELIABILITY OF THE INFORMATION PROVIDED BELOW.** Any reliance on the information is at the user's own risk.

Further to your request in relation to the referenced property, a file review at the Department of Municipal Affairs and Environment office in St. John's has been carried out. The following information is provided as it relates to the Provincial Jurisdiction, subject to the above limitations.

**To the best of our knowledge, there are no other records of past, pending, outstanding or ongoing orders or complaints related to compliance or any matter of environmental significance on file for this property.**

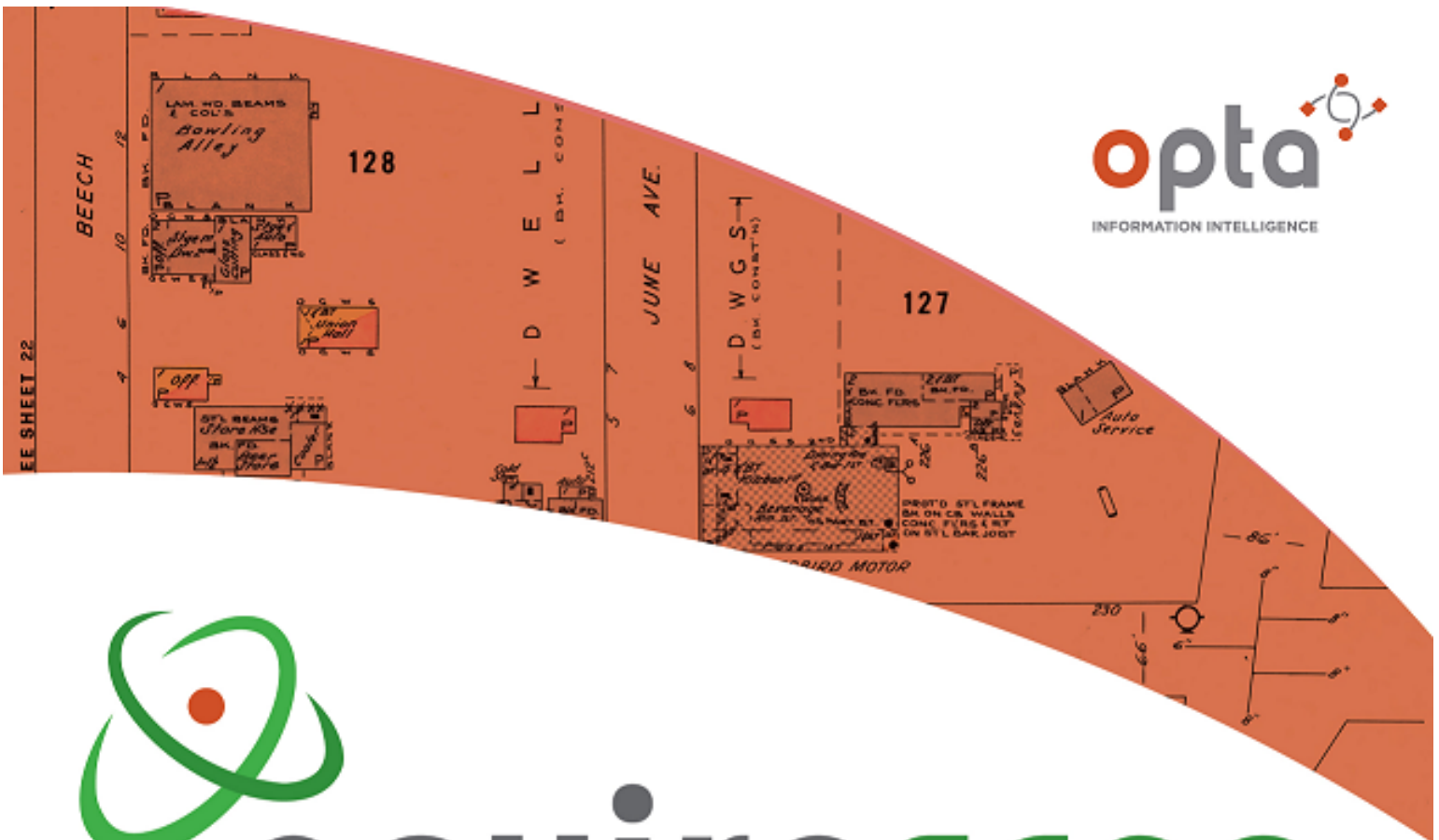
This information has been provided in consideration of your request and in view of available records.

Your request should also be sent to our agents at Service NL at the Western Region office for a review of their files by email to [debbiegoosney@gov.nl.ca](mailto:debbiegoosney@gov.nl.ca) and [tanyasimms@gov.nl.ca](mailto:tanyasimms@gov.nl.ca) or telephone (709) 637-2204.

If you have any further inquiries concerning this property, please contact me by e-mail at [envsearch@gov.nl.ca](mailto:envsearch@gov.nl.ca).

A handwritten signature in black ink that reads "Ann Marie Whelan".

Ann Marie Whelan  
Pollution Prevention Division



# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:  
**Catherine**

Site Address:

223227 West Street Saint Anthony NL Canada

Project No:

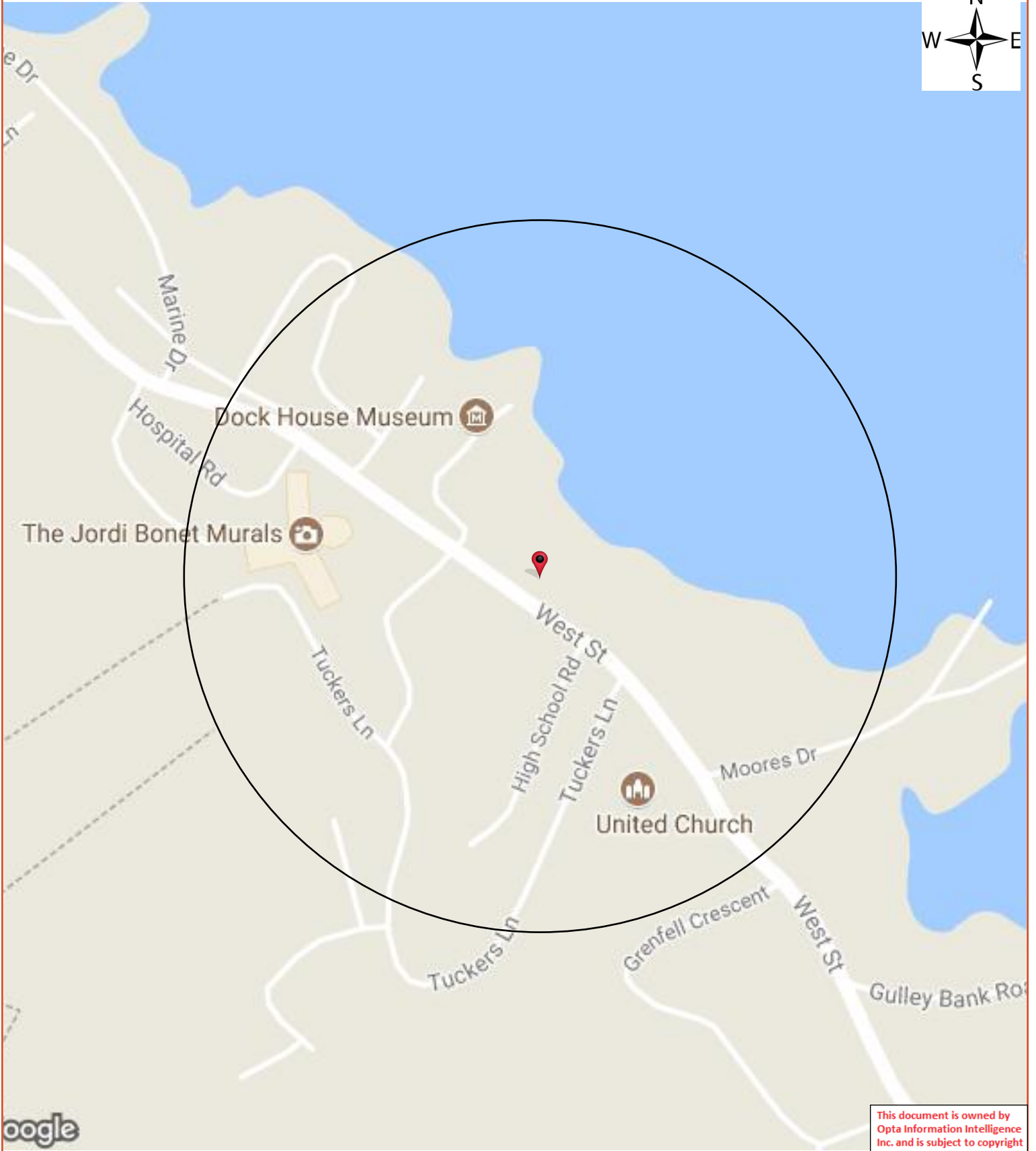
121414929  
Opta Order ID:  
41630

Requested by:

Paula Brennan  
Stantec Consulting Ltd.

Date Completed:

10/18/2017 8:31:46 AM







# Opta Historical Environmental Services Enviroscan <sup>TM</sup> Terms and Conditions

## Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

## Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

## Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

## Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

## Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

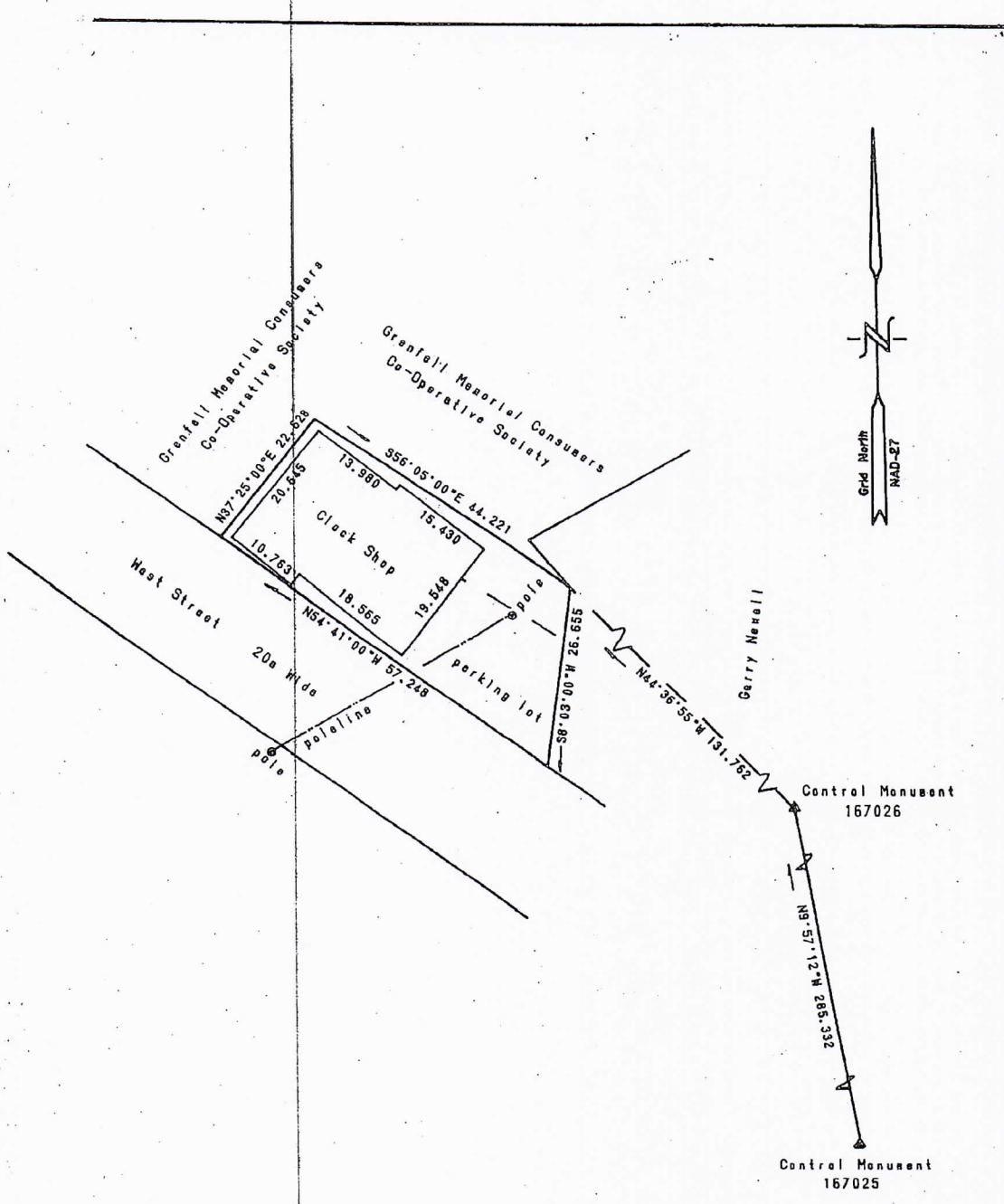
T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

[www.optaintel.ca](http://www.optaintel.ca)



**LEGEND**

CONTROL MONUMENT ---▲---

**NOTES**

THIS PLAN CERTIFIES THE INFORMATION SHOWN AS OF APR. 21 1996 AND ONLY AS OF THAT DATE. ALL DISTANCES SHOWN ARE METRIC.

THIS PLAN AND ACCOMPANYING REPORT OF GOODLAND SURVEYS INC. FORM AN INTEGRAL PART

GENERAL NOTE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.



DATE: 12/31/2024  
PROJECT: ST. ANTHONY'S MEDICAL CENTER RENOVATION

NO.	DESCRIPTION	DATE

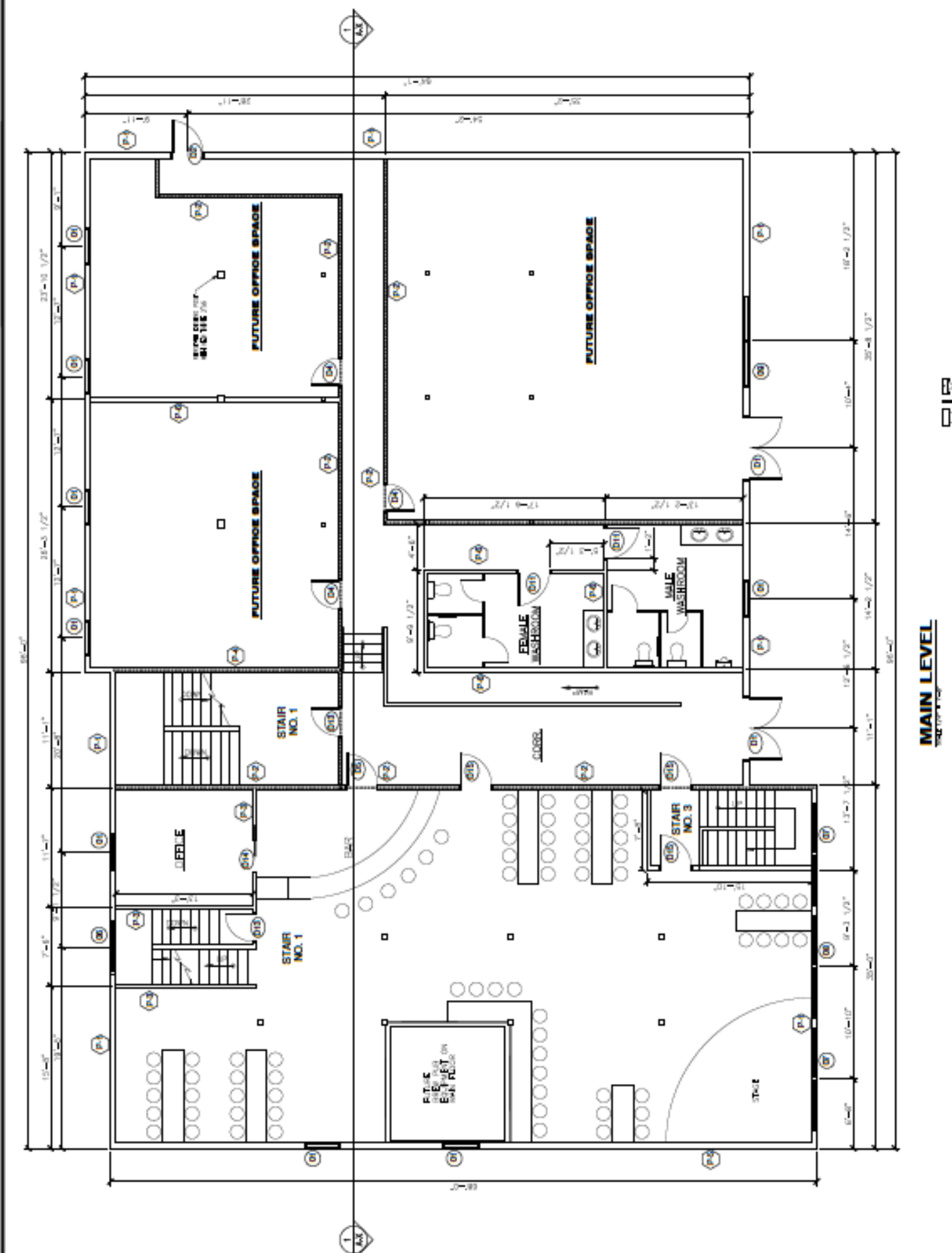
PROJECT: ST. ANTHONY'S MEDICAL CENTER RENOVATION

DATE: 12/31/2024

PROJECT: ST. ANTHONY'S MEDICAL CENTER RENOVATION

MAIN FLOOR PLAN

A-1



**MAIN LEVEL**

12/31/2024

