

PHASE 1 ENVIRONMENT SITE ASSESSMENT

Proposed Parkland County Land Donation Conservation Site

SW 13-53-6-W5



Prepared by:
Juanna Thompson & Erin Vandermarel

June 2012



EXECUTIVE SUMMARY

The proposed Parkland County Land Donation Conservation Site is located approximately 75 kilometers west of the City of Edmonton 800 meters south of the # 16 Trans-Canada Highway. The site is 160 acres in size and is located near Wabamun Lake, approximately one kilometer northwest of Seba Beach.

A Phase 1 Environmental Site Assessment inspection was completed on May 25th, 2012. A landowner interview with Parkland County staff has yet to be conducted.

The potential Conservation Site is in excellent condition. There are no buildings or other improvements on the subject property. No records for the property exist with Alberta Environment.

There are no issues or concerns related to the securement of this site. This property is an excellent candidate to be secured through the Provincial Habitat Securement Program and represents an excellent partnership between industry, municipality and land trust.

General Property Location and Description

The proposed Parkland County Land Donation Conservation Site is located approximately 75 kilometers west of the City of Edmonton and 800 meters south of the TransCanada Highway. It is a 160 acres parcel (Figure 2) located within the Central Mixedwood Natural Subregion and contains approximately 155 acres of tamarack-spruce forest and five acres of an unnamed, permanent waterbody. It is located within in WMU 336.

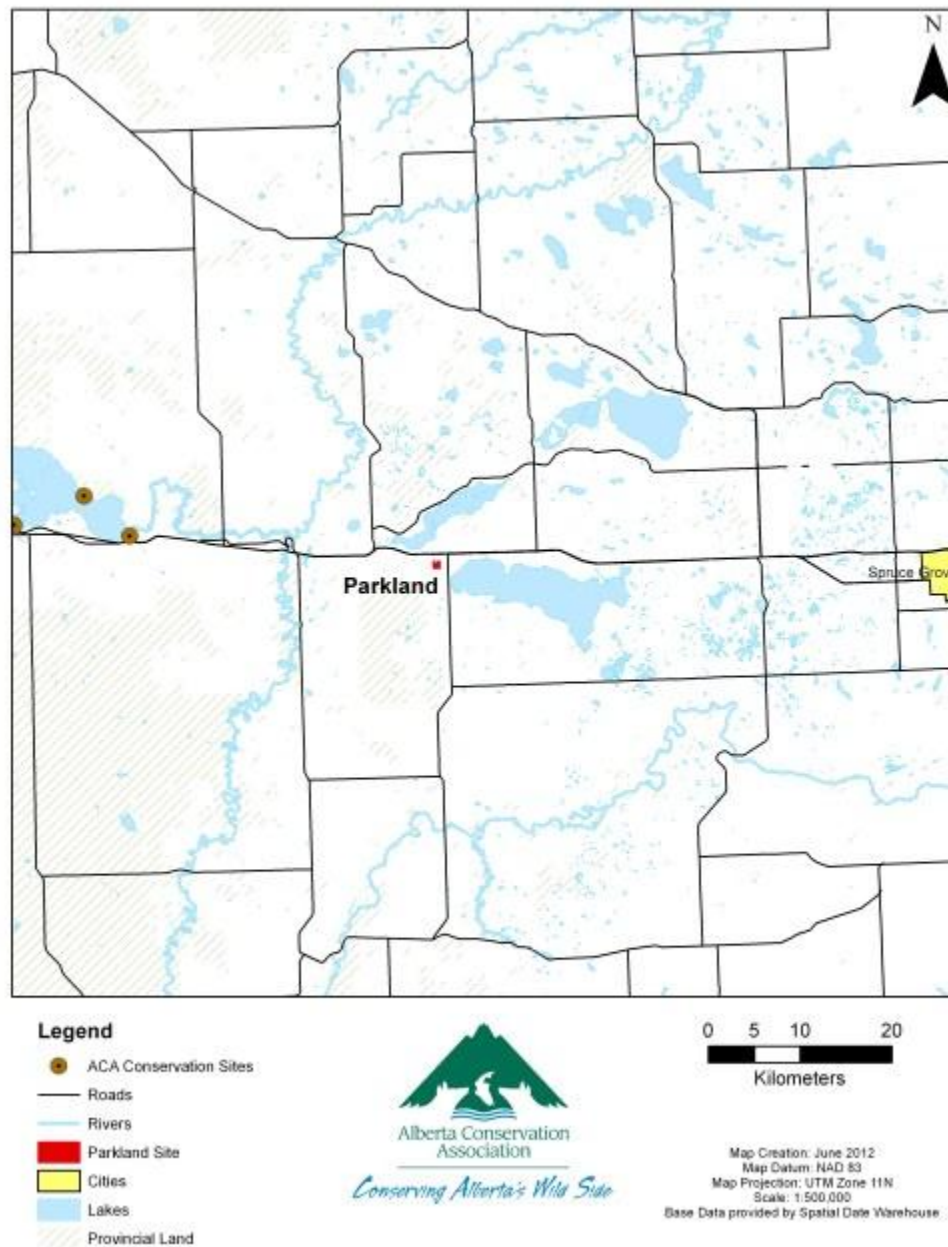


Figure 1: General Location of Proposed Conservation Site



Figure 2: Proposed Conservation Site Sketch

**ALBERTA CONSERVATION ASSOCIATION
ENVIRONMENTAL ASSESSMENT FORM**



Site: Parkland County Land Donation

Location: SW 13-53-6-W5

Prepared By: Juanna Thompson & Erin Vandermarel

Date: May 25th, 2012

Please complete the form as fully as possible using “don’t know “ or “not applicable” as appropriate for questions you cannot answer. The original of this form, sketch map, and photographs should be submitted with the land acquisition/donation proposal package to Head Office.

Overall Assessment: *(Indicate the source of information you consulted in conducting this assessment):*

✓ Interviews with owner: To be conducted with Parkland County Staff once land donation process is initiated with Alberta Fish and Game Association

✓ Interviews with others-identify: Alberta Fish & Game Association - Brad Fenson

☐ Interviews with fire, health, building, land use or environmental official-identify:

✓ Aerial photos - current: 1999

☐ Aerial photos-historical (give years):

☐ Topographical maps:

✓ Zoning/land use maps: Parkland County

✓ Land title search (chain of title history): Historical land titles ordered and reviewed

☐ Building Plans: n/a

✓ Other government records-identify: No results from Alberta Environment records

Alberta Environment – Energy Resources Conservation Board

Alberta Environment - Environmental Site Assessment Repository

Alberta Environment - Groundwater License

Alberta Environment – Water License

☐ Previous environmental assessments-identify: n/a

☐ Other-specify:

Describe your visit and how you inspected the property: *(e.g. walked perimeter, entered buildings, drove all passable roads, flew over interior, etc.)*

Access to the property is via the west boundary along a well-maintained municipal gravel road (Range Road 61). Drove vehicle along entire west boundary perimeter and walked the property (See Appendix A).

List the date and time of all visits and identify all persons present during visits:

January 31st, 2012 - Juanna Thompson, Dan Sturgess, Brad Fenson (AFGA) and Quinn Gillard – Initial Site Assessment

May 24th, 2012 – Juanna Thompson, Roy Schmelzeisen, Marco Fontana, Brad Fenson & Erin Vandermarel – Phase 1 ESA investigation fieldwork

Appendix A – Site Inspection Map

Appendix B – Site Photos

Property History/Use: List all known historical and current uses of the property (e.g. agricultural, manufacturing, undeveloped land, etc.) Identify all known owners/operators. Include dates/time periods of these uses as appropriate.

This property has been idled and primarily used for recreational purposes (ATV). Industrial activity has been limited and livestock grazing has not occurred. The property has been owned and managed by Parkland County.

HISTORICAL TITLES SUMMARY

Ownership From Date	Ownership To Date	Owner (s)
14/10/1992	Present	Parkland County
10/01/1958	14/10/1992	M.D. of Stony Plain No. 84
29/06/1944	10/01/1958	M.D. of Stony Plain No. 520
29/12/1933	29/06/1944	Northern Lands Limited
11/06/1925	29/12/1933	British Dominions Land Settlement
08/11/1909	11/06/1925	Western Canada Land Company Limited

List all known historical and current uses of adjacent properties that might have an impact on this property. Include dates/time periods as appropriate.

Land directly southwest of the subject property is co-owned by the County and the province (NE 11-53-6-W5). It is currently being used as a waste disposal site and a sewage lagoon.

The summer village of Seba Beach, with a current population of 143 individuals, is located 400 meters southeast.

TransAlta's Sundance Generating Plant, located on the south side of Wabamun Lake, is located approximately 2 miles southeast.

List all buildings/structures on the property and their uses.

There are currently no buildings or structures on the subject property.

General Property Condition: *(When visiting the property, did you observe the following):*

	Yes	No	Don't Know
Distressed vegetation or any areas that was bare for no apparent reason.		X	
Unusual odors.		X	
Stains (unusual or around areas where chemicals are stored/used)		X	
Evidence of dumping		X	
Trash or other debris		X	
Drains		X	
Any unusual depressions or mounds		X	
Sheens or unusual colors on the surface of water bodies		X	
Piping/vents for underground storage tanks		X	

Comment on any yes answers above and locate those areas on the sketch map.

n/a

Identify any other areas of concern and identify on sketch map.

No other areas of concern

Water Impoundments: *(Indicate if any of the following are on the property and how they are used and what they contain. Identify any of the following on the sketch map.)*

- ☐ Ditches: Not observed
- ☐ Pits: Not observed
- ☐ Ponds: Not observed
- ☐ Lagoons: Not observed
- ☐ Clarifiers: Not observed
- ☐ Oil/water separators: Not observed
- ☐ Surface impoundments: Not observed
- ☐ Sumps: Not observed

Drums: *(If storage drums are on the property, show them on the sketch map and provide the following information):*

- ☐ Are they empty: N/A
- ☐ What is/was in the drums: N/A

- ☐ Any evidence of leaking: N/A
- ☐ Will the drums need to be moved: N/A
- ☐ Describe the area around the drums: N/A

Transformers: *(If transformers, pole-mounted or pad-mounted are located on the property, show them on the sketch map and provide the following information):*

- ☐ Type of device and who owns them: N/A
- ☐ Are they labeled as containing PCB's or being PCB free: N/A
- ☐ Any evidence of leaking or damage: N/A

Storage Tanks: *(If storage tanks are or were on the property, show them on the sketch map and provide the following information):*

- ☐ Is/are the tanks above or below ground: N/A
- ☐ Age and size of tanks:
- ☐ What was/is stored in the tanks:
- ☐ Details on any tank that has been removed:
- ☐ Describe permits for the tank, if available:
- ☐ Results for any tank and associated piping that has been tested:
- ☐ Describe the area around the tank and indicate any evidence of leaking or spilling:
- ☐

Septic Tanks or fields: *(If septic tanks or fields are on the property, show them on the sketch map and provide the following information):*

- ☐ Are they in use or abandoned: N/A
- ☐ Did they receive any industrial materials and what type: N/A

Wells: *(If wells are on the property, show them on the sketch map and provide the following information):*

- ☐ The type of well and how is it used: N/A
- ☐ Are the wells in use or abandoned: N/A
- ☐ Are the wells locked or protected: N/A
- ☐ If the well has been tested attach results
- ☐ Have there been any complaints about the quality of the water or flow rate: N/A

Mineral/Petroleum Operations: *(If any oil or gas wells, or other mining activities are on the property, show these locations on the sketch map and provide the following information):*

- ☐ The type of operation: N/A
- ☐ Where the wastes of the operation was disposed: N/A
- ☐ Any gas or oil pipelines: N/A
- ☐ Details of any pipeline leakage: N/A
- ☐ The owner/operator of any well, pipeline or mine: N/A

Radon: *(Attach the results of any radon test conducted in any building on the property)*

Not known

Asbestos: *(Describe any evidence of materials that are likely to contain asbestos. Check roof, exterior, pipe coverings, spray-on fire proofing, cement sheet, etc. Describe the types, amounts and condition of materials intact or deteriorating)*

Not known. No evidence of materials containing asbestos found on the property during inspections.

Fill: *(If fill has ever been brought to the property, indicate where and when it was placed and where it came from)*

Not known – unlikely fill was brought in to property

Grading: *(If there has been any grading or disturbance to the soil, indicate why)*

Not known

Chemicals: *(If any chemicals have been used on the property, indicate the types of chemicals, how they were used and where and how they were stored. Chemicals are industrial materials, cleaning compounds, lubricating agents, greases, oils, heating fluids, gasoline, pesticides; i.e. insecticides, herbicides, fungicides and fertilizers and metals)*

Not known. No evidence of chemical use/storage on the subject property.

Waste Disposal: *(If the property has been used to dispose of waste, indicate the kinds of materials disposed and identify the method of disposal; i.e. burning, discharge to waterbody, dump, land farming, landfill, recycled, settling ponds, surface impoundments, etc. Identify these sites on the sketch map)*

Material	Method of Disposal
Appliances	Materials listed have not been identified or disposed of on the property
Asbestos	
Automobiles	
Chemicals	
Construction debris	
Garbage (food wastes)	
Household trash	
Incinerator ash	
Industrial wastes (identify)	
Mining wastes	
Pesticide containers	
Pesticides	
Petroleum products	
Sewage sludge	
Tires	
Other (identify)	

Spills: *(If there has been a chemical spill or leak on the property, indicate what was spilled, where it was spilled, how much, and what actions were taken in response)*

N/A

(Indicate if there has been any chemical spills or leaks on adjacent properties or in the surrounding area)

Studies/Records/Enforcement:

- ☐ Attach copies of any previous environmental assessments, tests, samplings or impact statements that have been conducted for the property.
- ☐ Indicate any communications the current landowner has had with any government agency concerning environmental conditions on the property.
- ☐ Indicate if government officials have ever investigated, cited or been involved with any violations of any environmental law on this property or in the immediate area.
- ☐ Does this property or any property within one-half mile radius appear on any list of “problem” sites maintained by an environmental agency.

No records located from Alberta Environment’s Environmental Site Assessment Repository database, Groundwater License database or Water License database.

Summary: *Summarize the overall condition of the property and your conclusions and/or recommendations regarding the property.*

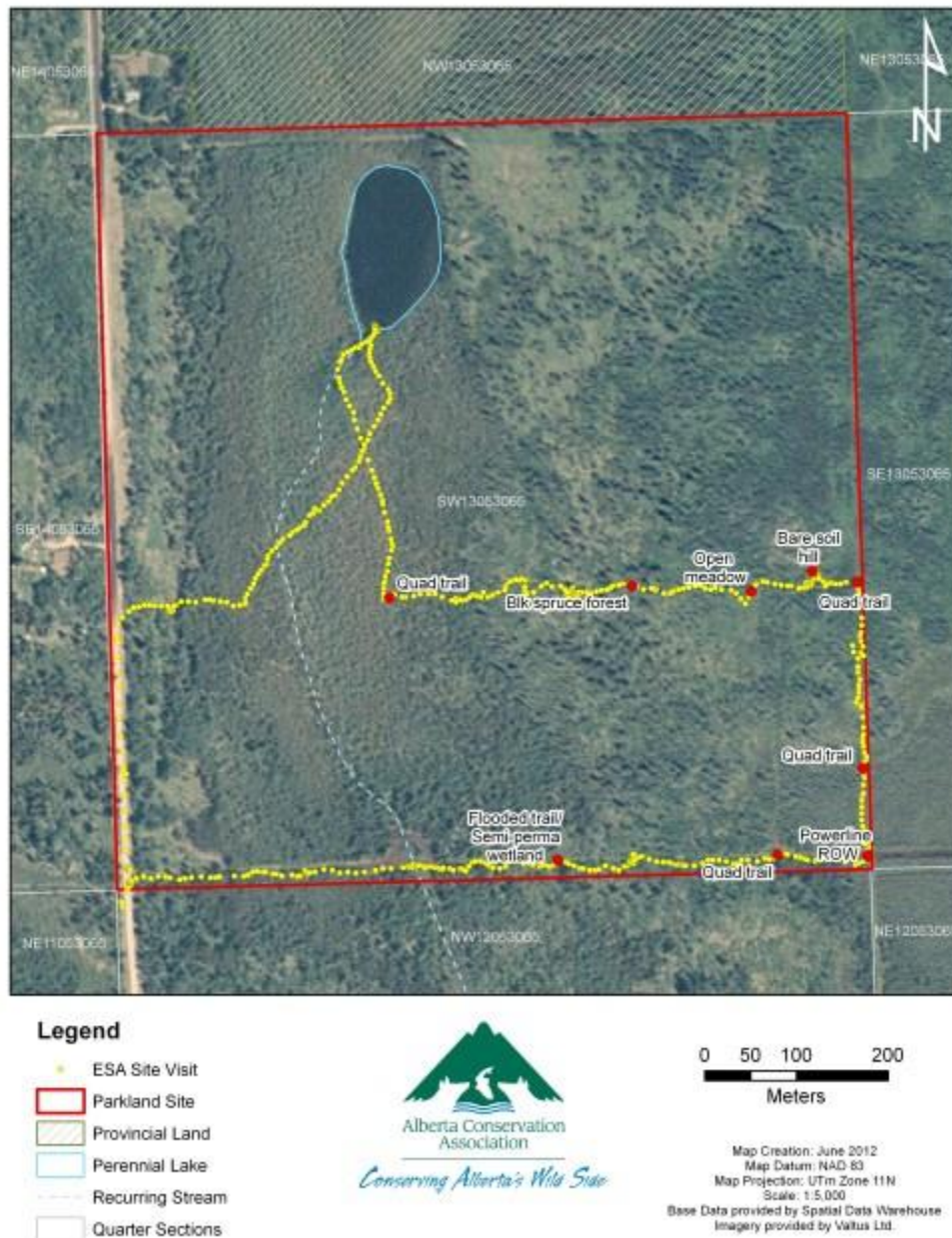
The subject property does not appear to have any significant liabilities associated with it. Historical land use was limited to recreational use with no infrastructure or other major improvements occurring on the property.

This property is an excellent candidate to be secured through the Provincial Habitat Conservation Project. The project represents an excellent partnership between industry, municipality and land trust.

Signature of Preparer: _____ **Date:** _____

Signature of Reviewer: _____ **Date:** _____

APPENDIX A – Sketch Map of Inspection Route – Parkland County Land Donation



APPENDIX B – Site Photos



Photo 1: View of southern boundary cutline/ATV trail (Photo taken by D. Sturgess)



Photo 2: View of cutline along east boundary of property, facing north (Photo taken by R. Schmelzeisen)



Photo 3: Quad tracks through tamarack forest (Photo taken by R. Schmelzeisen)



Photo 4: View of unnamed waterbody, facing northeast (Photo taken by E. Vandermarel)