

Summary of Identified Issues

1. Will the hazardous materials be stored in bulk or in containers? If in bulk, how will they be stored? If in storage containers, will they be placed above ground or underground or both? What is the size of the containers? Will the containers be double-walled?

Applicant's Response: At site creation, 100% of product will be stored in containers until the bulk storage tanks located within the warehouse facility are fully installed and operational. Packaging for all products is as follows:

- 1,211 liter totes
- 208 liter drums
- 20 liter pails
- 4 liter bottles (boxed in sets of 6 bottles)

Approximately half of the total stored product will be stored within the warehouse, with the remaining totes stored within the outside storage compound located east of the warehouse facility.

Plastic industrial totes are made from High-density polyethylene (HDPE), a very strong material that enables the containers to last for several years in containing the stored product, and are stackable. Bulk storage consists of three storage tanks, each with a capacity of 1,049 ft³ and located within a self-contained area on the South-East side of the warehouse. As the warehouse foundation is designed for future expansion, the facility has been designed to increase the number of tanks as required with a similarly designed and self-contained structure.

2. Will there be secondary containment?

Applicant's Response: The site will contain the following secondary containment systems or equivalent:

1. Concrete Swale – Located on the west-side adjacent to National Cartage and designed to control drainage in a northerly direction and away from the neighbouring sites.
2. Curbing – A 2 foot high curb around the future bulk storage tanks creates a reservoir measuring 1, 221 ft³, which is in excess of the future tank capacity equalling 1, 049 ft³. A 2 foot high curb extends northward along the east wall of the proposed warehouse building.
3. Drainage systems – 1.) The storm sewer system is designed to be plugged by use of an isolation valve located near at the north property line near East Pettigrew Avenue. 2.) A “stormceptor” catch basin operates as a reservoir in the event of an emergency.
4. Impervious Site Coverage – Total site area is 54,163 ft²; Total impervious site area is 35,380 ft², or 65.3%; 22,444 ft² is heavy duty asphalt, or 41.4%; 5,935 ft² is concrete ramp apron and sidewalk, or 23.9%.

5. Sumps and Collection Systems:

Interior - A collection system within the bulk tank storage containment area. See #2 above for detail.

Exterior - Two surface collection areas: 1.) Pond #1 located on the east side of the proposed warehouse has 1,831 ft³ storage capacity; 2.) Pond #2 located on the north side of the proposed warehouse has 4,144 ft³ storage capacity.

3. **What type and frequency of monitoring will be conducted i.e. air, soil, soil vapour, groundwater, storm-water, etc?**

Applicant's Response: : 49 North Forwarding Limited is committed to:

1. The City of Regina's Environmental Evaluation Checklist for recommended methods of monitoring. Although the checklist does not specify petroleum lubricants, the closest chemical in terms of nomenclature is petroleum ether (Chapter 21, Page 21.41, Appendices) which requires air & water monitoring. The largest four elements contained with the product are Zinc, Phosphorous, Calcium and Sulfur. Using Zinc, as the most abundant element within the product, (Chapter 21, Page 21.41, Appendices) requires water monitoring only.
2. The Saskatchewan Ministry of the Environment's condition of Approval to Construct and Operate a Storage Facility for WH-1 type warehouses containing Lubricating Oils – Class 3, Flammable Liquids as per The Hazardous Substances and Waste Dangerous Goods Regulations.
3. The Saskatchewan Ministry of the Environment's Operational Duties for Petroleum Storage Facilities which requires; 1) Inventory measurements and reconciliation calculations each week to measure and record to be conducted; 2) measure and record water levels each month; 3) maintain and retain inventory reconciliation showing weekly and cumulative gains/losses for a period of two years.

4. **Will the facility be inspected on a regular basis?**

Applicant's Response: The facility will be inspected by an authorized inspection agency approved by all authorities having jurisdiction, quarterly, and records will be maintained.

1. 49 North Forwarding Limited is responsible for self-maintaining inspection and maintenance records pertaining to leak detection and containment facilities for a period of two years from the date of creation. (Refer to Section 13, Duties of the Operator/Owner, The Hazardous Substances and Waste Dangerous Goods Regulations).
2. 49 North Forwarding Limited is committed to meeting its insurer's minimum inspection requirements pertaining to fixed site pollution legal liability coverage including on-site/off-site and operator's negligence coverage.

5. **What type and frequency of reporting will be required of the facility operators?**

Applicant's Response: A current inventory listing of all product stored within the site will be submitted semi-annually to the City of Regina Fire Department. A copy of the Emergency Response Plan will be supplied to the City of Regina Fire Department annually.

Accountable discrepancies in inventory including leakage will be reported to all authorities having jurisdiction.

As per the Saskatchewan Ministry of the Environment's Operational Duties for Petroleum Storage Facilities, facility operators are responsible for the following:

1. Inspection and maintenance records for leak detection and containment will be maintained for two years from the date of creation.
2. Product inventory measurements and reconciliation calculations will be conducted weekly.
3. Water table levels will be measured and recorded monthly.

49 North Forwarding Limited is committed to meeting all requirements within Section 13, Duties of the Operator/Owner, The Hazardous Substances and Waste Dangerous Goods Regulations as provided by Saskatchewan Ministry of the Environment.

6. **What type of financial assurance will be required to ensure that any potential exposures and/or releases are appropriately remedied? Will the occupants have environmental insurance policies in place, including on-site/off-site and operator's negligence coverage?**

Applicant's Response: As a fiscally responsible Canadian company with a good track record, 49 North Forwarding Limited will obtain a fixed site pollution legal liability coverage including on-site/off-site and operator's negligence coverage.

49 North Forwarding Limited currently has fixed site pollution legal liability coverage and on-site/off-site and operator's negligence coverage.

7. **Will the project increase the number of trucks transporting hazardous materials within the area?**

Applicant's Response: Frequency of trips to and from the East Pettigrew Avenue site will be driven by the demand and supply and is indeterminate. Assuming an average of two shipments arrive per week, results in a monthly average of 16 trips and an annual average of 192 trips. Truck traffic is assumed to involve typical routing within the following streets: Ring Road, McDonald Street, Henderson Drive, Leonard Street and East Pettigrew Avenue. The eventual transporting of bulk product via railway, having access to the existing railway spur line, will effectively reduce the frequency of trips for truck traffic.

8. **This development will negatively impact the value of surrounding properties.**

Administration's Response: The Administration is not aware of any evidence that such a development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance.

9. **There is potential for leakage of hazardous materials into the soil and water.**

Administration's Response: The applicant will be required to adhere to all applicable requirements of *Regina Zoning Bylaw No. 9250*, which will nullify any impact on soil and water, as well as applicable building code requirements to reduce the risk of explosion and fire.