



SECTION 4.0

ENVIRONMENTAL IMPACTS



Description of the Location

The undertaking will be located at 533 Rocky Lake Drive as per the enclosed map and overhead aerial photo. Also, enclosed are photos taken of the existing property. The last tenant at this location was operating a wholesale lumber business and prior to that it was used as a quarry. The owner of this facility operates a quarry behind the proposed undertaking as viewed from the aerial photo. We believe this is an ideal location for the operation of our business as there are no nearby residential properties.

The businesses operating beside the proposed facility are as follows,

a) Mobile Ready Mix – 237 Rocky Lake Drive

This operation is directly across the street from our proposed undertaking.

b) Ambassador Recreational Services – 585 Rocky Lake Drive

This business is located to the North East of the proposed undertaking.

Environmental Impacts

The company has a policy of zero chemical discharge and of recycling as much waste as is technically feasible. The company believes that its activities will have minimal environmental impact and the processes and impacts can be described as follows,

A. Land

Bulk tanks used for storage will be compatible with fluids being stored to minimize the risk of accidental leakage to the environment. A preventative maintenance program will be implemented to monitor the integrity each tank and transfer equipment to minimize the risk of accidental release of product into the environment. The bulk tanks will be placed in a secondary containment systems designed to hold 110% of the largest tank plus 10% of all other tanks volume. All product blending will be prepared in mixing vats that are designed to be compatible with the fluids, thus reducing the risk of accidental release of product to the environment. All blending and repackaging will be performed inside a cement containment system designed to hold 110% capacity of the total liquid volume of the fluids being blended or re-packaged. All products will be packaged in UN approved containers to ensure the highest standards of packaging are met, thus reducing the risk of environment impact during storage and shipment. Any packaging that is returned to our facility that no longer meets UN approvals will be cleaned of residual product and sent to a recycling company to minimize environmental impact to land. Non-recyclable waste is disposed of in a conventional industrial 5 cubic yard garbage bin, which is emptied every 3 – 4 weeks.

B. Water

There will be a need to use water from the pond located on the North West corner of the property for process operations and emergency fire fighting. An application will be made to the Nova Scotia Department of Environment for Water Withdrawal/Diversion.



We plan to continue use of an existing well on site for water used in the office and existing warehouse. All drains from the office connect to the on site septic system. Rainwater collected in the secondary containment systems will be tested in accordance to the municipal storm sewer bylaw W 101. Water that meets the parameters outlined in the storm sewer bylaw will be directly discharged back into the on site pond. Water failing to meet the parameters outlined on the storm sewer bylaw will be sent for treatment at an offsite environmental water treatment facility. All tote, drum and pail washing fluids will be contained, transferred into UN approved packaging for treatment at an approved environmental facility. Wash fluids from cleaning blending vats and process equipment will be contained in UN approved drums, labeled and re-used in future blends of compatible products. Fluids that are deemed non-reusable will be sent to an approved third party recycling or disposal facility. All floor drains in the proposed facility will be blocked to prevent dangerous goods from entering the sewer or drain system.

As mentioned in section 3.4(f) we will monitor ground water semi-annually from three locations on the property,

- a. Existing site well servicing the main office.
- b. The pond located North West on the property.
- c. The small stream flowing from through the site into the North West pond.

Samples will be taken on a quarterly basis from each sample point identified above and tested by a third party laboratory as per the parameters outlined in the HRM W 101 sewer by-law. As you can see from the enclosed Phase I site assessment the flow of ground water is to the North West pond, which is adjacent to Rocky Lake Drive.

The impact to the local watercourse will be minimal under normal operating conditions. In the case of an uncontrolled release of product we will have specific site emergency procedures to control the loss of product to the environment. Our emergency response program will be designed specifically for this site based on input from the Department of Environment and the local Fire Emergency Response Team.

C. Air

Bulk tanks containing volatile products will be protected with a pressure/vacuum relief valves to minimize the amount of vapors entering the atmosphere. Vapors generated during the transfer, storage and blending of volatile liquids will be vented directly to the atmosphere while being monitored on a continuous basis utilizing a portable gas detector to determine Lower Explosive Limits (LEL), Carbon Monoxide, and Oxygen levels. Detailed procedures will be written for each volatile product transferred, stored and blended at our facility that outline the control limits of hazardous gas levels as indicated on the MSDS, manufactures safe handling guidelines, Occupational Health & Safety product data and the Department of Environment emission guidelines. Before any volatile product will be transferred, stored or blended at our facility a review of the potentially hazardous vapors will be completed to ensure engineering systems are in place to minimize the environmental impact to air. The work procedures will include detailed engineering control systems required to minimize the



effects of hazardous vapors to both the worker and environment. The company's operations do not produce any smell, odor or other noxious emissions of any kind.

Operating Schedule: Hours of business are 8:00 am to 5:00 pm, Monday to Friday. Occasional evening or weekend shifts are run.