

PROBLEM

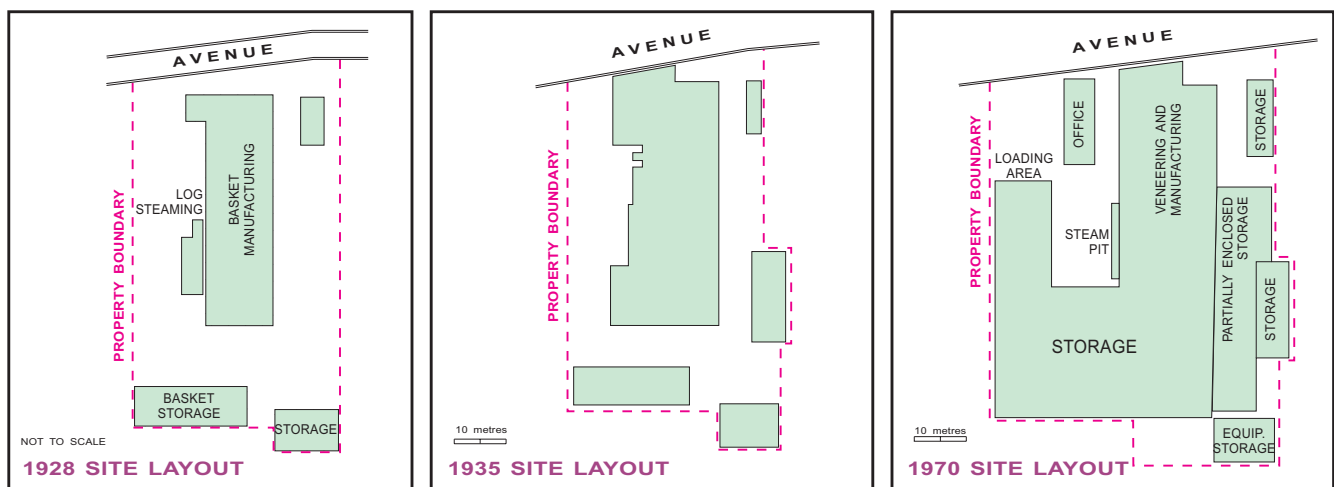
A client was considering the acquisition of a vacant 0.4 hectare property in Grimsby, Ontario. This property had reportedly been used for industrial purposes including a basket making factory. The client retained the services of Jagger Hims Limited to assess the environmental liabilities associated with these land uses as input to his decision on purchasing the property.

APPROACH

The assessment of the site conditions involved a review of available historic information including fire insurance files, public archives, aerial photographs, historical maps, and title search information, and a site reconnaissance survey. Additionally a shallow soil gas survey was conducted to identify the potential presence of total volatile organic vapours. The survey involved manually driving a metal bar into the ground to form a 0.3 metre deep hole in which the total organic vapour concentration was measured using a photo-ionization detector.

RESULTS

Information collected during the background review was used to reconstruct the history of the property from the early 1900's to present. Based on these data a series of schematic drawings chronicling historical land use at the site was prepared. Selected site layout plans from 1928, 1935 and 1970 are shown below.



The site was used for basket manufacturing between about 1917 and 1971. The operation was primarily a physical one which involved cutting and weaving wood to form baskets. Minimal chemicals were used in the process. Since 1971 the property has been used as a parking lot. At the time of the site visit the property was generally tidy and no visual or olfactory signs of contamination were noted. Thus it was concluded that there were no significant environmental liabilities at the site.

Based on the findings of the Phase I investigation, the client subsequently purchased the subject property.