



SPILL CONTROL AND RESPONSE MANAGEMENT PLAN

233, 237, 241 and 245 Dunlop Street West, Barrie, ON

Prepared for:
Muskoka D and M Corp.
190 Hotchkiss Street
Gravenhurst, ON P1P 1H6

Prepared by:
Trinity Consultants Ontario Inc.
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Trinity 197205.0023

December 19, 2019



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Mr. Luke Wilson
Muskoka D and M Corp.
190 Hotchkiss Street
Gravenhurst, ON P1P 1H6

**Re: Spill Control and Response Management Plan, Proposed Residential Development
233, 237, 241 and 245 Dunlop Street West, Barrie, ON
Trinity Project 197205.0023**

Dear Mr. Wilson;

Trinity Consultants Ontario Inc. (Trinity) is pleased to present our Spill Control and Response Management Plan for the proposed residential development to be located at 233, 237, 241 and 245 Dunlop Street West in Barrie, Ontario.

Yours very truly
Trinity Consultants Ontario Inc.

Brian J. Schuyler, C.E.T.
Senior Consultant.

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1 Introduction

The property is located in an area overlying a highly vulnerable aquifer. In areas of high aquifer vulnerability, bulk fuels and chemicals have been identified as moderate drinking water threats. To reduce the risk for these types of aquifers to be negatively impacted, preventative measures are required to be implemented for proposed developments.

A Spill Control and Response Management Plan, and if required, Secondary Containment Plan is required to be in place prior to construction and occupancy of the property where bulk fuels and chemicals are stored.

The subject property is to be developed for residential use. No storage of bulk fuels or chemicals is intended. The Spill Control and Response Management Plan therefore addresses the primary sources of potential risk associated with the site development phase (construction equipment) and site occupancy after completion of construction for residents and visitor vehicle parking.

2 Process Explanation

The subject property is intended for residential development. The site building that will be constructed is approximately 1,215 square metres in size and will be located at the front of the lot facing Dunlop Street West. The rear developable area of the property will be used for resident and visitor parking.

Other than general cleaning chemicals and liquids in small quantities used for building maintenance purposes, bulk fuels or other chemicals will not be stored at the property.

During construction of the site building and development of the property, mobile equipment including excavators, graders, dump trucks and similar equipment will be used. Fueling of such equipment may result in accidental spills to occur. Resident and visitor vehicle parking once the building is occupied may result in minor drips of hydrocarbons and other fluids from the vehicles from time to time.

This Spill Control and Response Management Plan is indented to reduce or eliminate risk associated with the operation of mobile construction equipment and vehicle parking after the building is occupied.

3 Emergency Contacts

The following emergency contacts are provided in the event of a spill at the subject property.

EMERGENCY CONTACTS

| Contact | Number |
|--|--|
| Muskoka D & M Corp. | Luke Wilson – (416) 617-8478 |
| Site Superintendent | To be identified prior to site development |
| On-site Manager/Spill Coordinator | To be identified prior to site development |
| Fire/Police/Ambulance | 911 |
| Barrie Fire and Emergency Services Fire Prevention (Non-emergency day time) | (705) 728-3199 |
| MECP – Spills Action Centre | (416)-325-3000 or 1(800)-268-6060 |
| Canutec (Canadian Transport Emergency Centre) | 1(613) 996-6666 |
| Emergency Response & Site Remediation GFL Environmental | 1(866)-417-2797 |

4 Definitions

Minor Spill: A minor spill is one that usually presents little or no hazard to person or property, and is small enough to be safely cleaned up using the emergency spill kit.

Major Spill: A major spill is one that cannot be contained safely with the materials on the site, threatens safety to life, and/or threatens to enter the sewer system or travel beyond the boundaries of building/property to endanger the environment. The Emergency Services shall be contacted.

Approved: means approved by the Chief Fire Official.

Chief Fire Official: means the assistant to the Fire Marshal who is the Municipal Fire Chief or a member or members of the fire department appointed by the Municipal Fire Chief under Subsection 1.1.8. or a person appointed by the Fire Marshal under Subsection 1.1.8.

Combustible liquid: means any liquid having a flash point at or above 37.8 °C and below 93.3 °C.

Flammable liquid: means a liquid having a flash point below 37.8 °C and having a vapour pressure not more than 275.8 kPa (absolute) at 37.8 °C as determined by ASTM D 323, "Vapor Pressure of Petroleum Products (Reid Method)".

Flash point: means the minimum temperature at which a liquid within a container gives off vapour in sufficient concentration to form an ignitable mixture with air near the surface of the liquid.

SDS (Safety Data Sheets): A compilation of information on the identity of hazardous chemicals, health, and physical hazards, exposure limits, and precautions

Vapour Pressure: Means the pressure exerted by a liquid as determined by ASTM D 323, "Vapour Pressure of Petroleum Products (Reid Method)".

5 Spill Control Procedures

The on-site manager (spill coordinator) will conduct regular visual inspection at the property to identify areas with oily staining, or other evidence of potential environmental concern. Visual inspections will be conducted monthly. Any areas of concern identified will be investigated as would any spill before contacting the emergency contacts listed previously. The following criteria shall be used to determine the severity of the incident and if the spill or leak should warrant evacuation of the building.

A minor spill is one that usually presents little or no hazard to person or property, and is small enough to be safely cleaned up using the emergency spill kit.

Minor leaks or spills are normally reported by individuals detecting:

- a) An alarming or offensive odour, or
- b) A small pool of liquid on the ground.

If the minor leak or spill is in an open area and the vapours are being dispersed it will not be considered a significant hazard.

If the vapours from the minor leak or spill can collect in a confined space sufficiently to form an explosive mixture it will be considered a significant hazard and an evacuation must take place immediately.

A major spill is one that cannot be contained safely with the materials on the site and/or threatens to enter the sewer system or travel beyond the boundaries of building/property to endanger the environment.

Major leaks or spills may be detected by:

- a) The existence of large vapour cloud,
- b) A large pool or liquid on the ground.

If a major spill is detected, an evacuation must take place immediately along with notifying the Barrie Fire and Emergency Services at 911 and the other emergency contacts found within the document (Section 3).

5.1 Disposal

The disposal of waste material resulting from a spill or leak of flammable and combustible liquid is of extreme importance. All disposal actions must be in accordance with Part X of the Environmental Protection Act. The following steps should be followed in an attempt to clean up a spill or leak in a safe and secure manner.

The following will be done once the spill has been contained:

- 1) Apply absorbent material found within the spill kits to the entire spilled area;
- 2) Using a large hand tool (i.e., non-sparking shovel) ensuring all the liquid has been exposed and mixed with the absorbent material;
- 3) Place the used absorbent into a disposal bag and then a non-combustible container. Dispose of material in conformance with the applicable Safety Data Sheet; and
- 4) If the spill is major, call the Emergency Response and Site Restoration Company (*GFL Environmental at 1-866-417-2797*) to clean the exposed area and for disposal of the waste material.

5.2 Spill Kit Documentation

Spill kit(s) during site development and building construction phase will be provided by the general contractor and located in the contractor's trailer and will include the following items:

- Protective clothing (gloves, safety goggles)
- Absorbent materials (paper towels, spill pads, spill socks)
- Disposal bags with tape or twist ties
- Shovel
- Dustpan and polypropylene broom
- Container for waste

Spill kit(s) after building occupancy will be provided by the owner and located in the building maintenance room and will include the following items:

- Protective clothing (gloves, safety goggles)
- Absorbent materials (paper towels, spill pads, spill socks)
- Disposal bags with tape or twist ties
- Shovel
- Storm Drain Cover
- Dustpan and polypropylene broom
- Container for waste

Note: The spill kits are only to be used by persons trained in spill response and cleanup. Monthly inventory will be completed by the On-Site Manager to ensure sufficient supplies are

present within the spill kits. After a spill, all used items will promptly be replaced. For replacement material, please contact LORADAY ENVIRONMENTAL PRODUCTS (Barrie) (705)-733-3342 or similar safety supplier.

5.3 Training

Training is an important part of this plan to ensure the proper containment and disposal of any leaked/spilled liquid. Training will be provided to selected spill response personnel on these spill procedures and will occur as follows:

- All spill response personnel will receive a copy of the spill procedures
- If there is a change in personnel, new spill response personnel will receive a spill procedure orientation seminar within one month. This will include, but not be limited to, a review of the spill procedure document, explanation and location of relevant Personal Protective Equipment (PPE) and shown the spill kit location, contents and use.

EMERGENCY SPILL PROCEDURES FOR FLAMMABLE AND COMBUSTIBLE LIQUIDS

233, 237, 241 and 245 Dunlop Street West, Barrie, Ontario

IF THE SPILL CANNOT BE SAFELY CONTAINED USING THE SPILL KIT OR IF THE SPILL IS CAUSING A THREAT TO LIFE, EVACUATE THE BUILDING AND CONTACT BARRIE FIRE AND EMERGENCY SERVICES AT 705-728-3199

UPON DISCOVERY OF A MINOR SPILL

1. ENSURE THE SAFETY OF ALL PERSONNEL AND BUILDING OCCUPANTS

- Warn all surrounding persons and building occupants
- Notify the On-Site Manager (Spill Coordinator). Act as the Spill Coordinator until his/her arrival
- If unsure of the product, consult the SDS sheets
- Wear proper Personal Protective Equipment (PPE) contained in the spill kit
- Attempt to stop the leak or eliminate the source of the spill if safe to do so.
- Eliminate ignition sources and provide natural ventilation

2. CONTAIN THE SPILL: (If safe to do so)

- Use contents of the provided spill kit(s)
- If necessary, ensure all drains are covered to prevent run-off
- Attempt to stop the spread of the spill/leak by using absorbent socks to surround the spill
- Once the spill is contained, attempt to soak it up using an absorbent material
- Place the absorbent material in an approved container and dispose of it in accordance with the SDS sheet.
- If any leak/spill reaches the drainage system, contact the appropriate authorities as listed in the Emergency Contact section of the procedures

Location of SDS sheets: Contractors Trailer during construction/Building maintenance room after building occupancy.

5.4 Spill Kit Suppliers

Ontario Safety Products

1(800) 339-9861
(416)-297-1911

Loraday Environmental Products (Barrie)

(705)-733-3342

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