

CONSTRUCTION SPILL MANAGEMENT PLAN

SIMCOE COUNTY HOUSING CORPORATION
20 ROSE STREET
CITY OF BARRIE
COUNTY OF SIMCOE



PEARSON
ENGINEERING

PEARSONENG.COM

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CONSTRUCTION SPILL MANAGEMENT PLAN

COUNTY OF SIMCOE, BARRIE

1. BACKGROUND

PEARSON Engineering Ltd. (PEARSON) has been retained by Simcoe County Housing Corporation (SCHC) (Client) to prepare a Construction Spill Management Plan in support of the proposed affordable housing development located at 20 Rose Street (Project) in the City of Barrie (City), County of Simcoe (County). The Project site is approximately 1.87 hectares in size and is zoned as Institutional. The Project site fronts onto Rose Street to the south, the Highway 400 Northbound ramp to the west, Highway 400 Corridor to the north and existing residential homes to the east. The Project site location can be seen on Figure 1.

The Project consists of a 215-unit apartment building with 9 and 11-storey buildings and community agency spaces on level 1 and 2, a parking structure with additional community agency spaces, surface parking, 2 driveway connections to Rose Street and an amenity area. The buildings are proposed to be connected by both an underground tunnel and an above ground enclosed bridge.

The City requires a CSMP is required to be in place prior to construction and occupancy of the property where bulk fuels and chemicals are stored if applicable.

The subject property is to be developed for residential use and requires onsite backup generators, otherwise there are no storage of bulk fuels or chemicals is intended. The proposed diesel generators have a built in spill containment system. 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. REQUIREMENTS

This CSMP is intended to reduce or eliminate risk associated with the operation of mobile construction equipment and vehicle parking after the building is occupied.

During construction of the 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. Resident and visitor vehicle parking once the subdivision is occupied may result in minor drips of hydrocarbons and other fluids from the vehicles from time to time.

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.

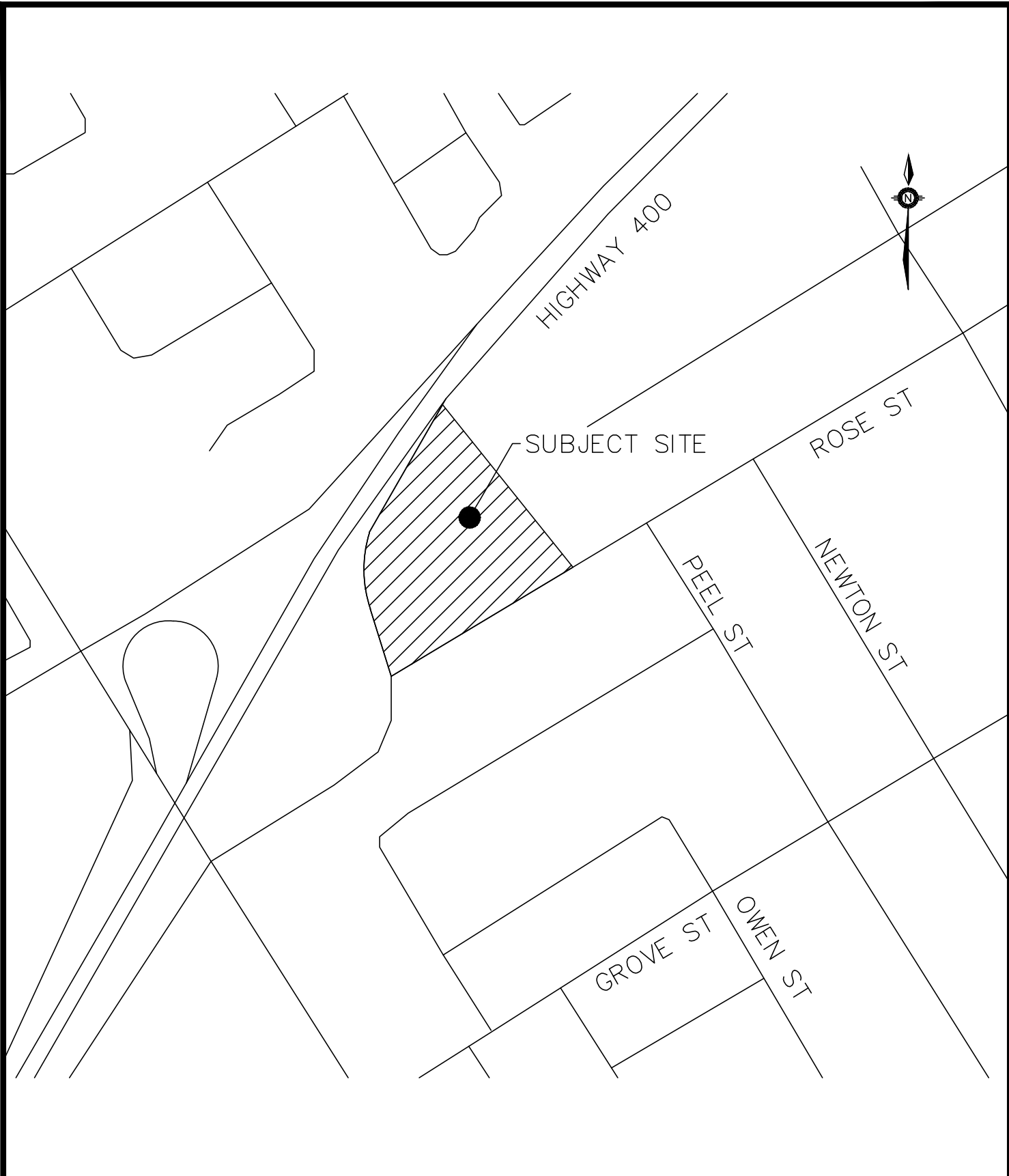
3. DEFINITIONS

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.

P:\Autodesk Vault\Working Folders\20118 - SCHC, 20 Rose St., Barrie\Layout SHEETS\20118 - COVER & NOTES.dwg Layout:FIG-1 Plotted Apr 23, 2024 @ 11:47am by acleaves © PEARSON ENGINEERING LTD.



COUNTY OF SIMCOE AFFORDABLE HOUSING – 20 ROSE ST. CITY OF BARRIE



PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

SITE LOCATION PLAN

DESIGNED BY	AMC/TWC	HORIZ SCALE	NTS	PROJECT #	20118
DRAWN BY	TWC	VERT SCALE		DRAWING #	FIG-1
CHECKED BY	MWD	DATE	OCTOBER 2023	REVISION #	0



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)".

4. 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 below in Section 5. Please note that silt laden run off leaving the site is a reportable spill under the Sewer Use By-law 2021-002, as amended, in addition to provincial and federal legislation. 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:

- An alarming or offensive odour, or
- 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:

- The existence of large vapour cloud,
- 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 5).

4.1. 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 non-sparking shovel or other similar tools 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) All spills that impact a sewer system, watercourse, or City property, must be immediately reported to the Spills Action Centre (1-800-268-6060) and Service Barrie (705-726-4242).

4.2. 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 apartment building office 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 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 a safety supplier.



4.3. 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**

**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.

4.4. SPILL KIT SUPPLIERS

Ontario Safety Products 1(800)339-9861 or (416)-297-1911

Loraday Environmental Products (Barrie) (705)-733-3342



5. CONTACT INFORMATION

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

Owner:	Simcoe County Housing Corporation. Jason Allan (705) 726-9300 x1443 Jason.Allan@simcoe.ca
General Contractor:	To be identified prior to site development
On-site Manager/Spill Coordinator:	To be identified prior to site development
Consulting Engineer Field Staff:	Pearson Engineering Ltd. Claudio Annecca – 705-719-4785 cannecca@pearsoneng.com
Fire/Police/Ambulance	911
Barrie Fire and Emergency Services Fire Prevention (Non-emergency day time)	705-728-3199
City of Barrie On-Call Environmental Officer	705-725-3374
MECP – Spills Action Centre	416-325-3000 or 1(800)-268-6060
Canutec (Canadian Transport Emergency Centre)	613-996-6666
Emergency Response & Site Remediation GFL Environmental	1(866)-417-2797
Service Barrie	705-726-4242