

STAFF REPORT

TO: Warden and Members of Shelburne Municipal Council

FROM: Val Kean, Director of Economic & Community Development

APPROVED BY: Erin Hartley, Deputy Chief Administrative Officer

DATE: May 27, 2026

SUBJECT: **Phase One Environmental Assessment & Hazmat Survey**

PURPOSE

For Council to consider proceeding with a Phase I Environmental Site Assessment (ESA) and Hazardous Materials (HAZMAT) Survey for PID 80101587.

MOTION

It is recommended by the Economic Growth Committee:

THAT Council authorize staff to proceed with a Phase I Environmental Site Assessment and Hazardous Materials Survey for, for PID 80101587, the former Boy School property, at a cost of \$13,750 plus applicable taxes, as outlined.

BACKGROUND

The Municipality continues to advance its overall objective of addressing the condition and long-term remediation of the former Boy School property. Council has previously discussed the condition of the property and the potential need for future clean-up and remediation activities, whether through Dangerous and Unsightly provisions or following the completion of the tax sale redemption period should the Municipality assume ownership of the property.

R.V. Anderson Associates Limited (RVA), through its environmental subconsultant HERAA Consulting Inc., has submitted a proposal to undertake a Phase I ESA and Hazardous Materials Survey. The proposed work is intended to identify potential environmental contamination concerns and hazardous building materials that may impact future remediation or demolition activities.

DISCUSSION

Staff are recommending that Council give consideration to proceeding with this work at this time for several reasons.

First, regardless of the path ultimately taken to address the property — whether through Dangerous and Unsightly enforcement measures or through municipal ownership following the six-month redemption period — environmental due diligence and

hazardous materials identification will be necessary prior to any significant clean-up, demolition, or redevelopment activities.

The proposed Phase I ESA would include:

- Historical review of the property and surrounding lands;
- Review of environmental registries and records;
- Site inspection and interviews;
- Documentation of environmental concerns and recommendations.

The HAZMAT Survey would involve inspection and sampling of building materials for substances such as asbestos and lead. These assessments are considered standard and necessary prior to demolition or remediation work.

Completing this work now would provide Council and staff with important information regarding:

- Potential environmental liabilities;
- Scope and cost implications for future remediation;
- Future demolition planning and funding applications.

The consultant has advised that the work can likely be completed within approximately two months following authorization to proceed. The proposal also notes that a Phase II ESA may be recommended following completion of the Phase I ESA if further intrusive investigation is required.

This matter was discussed at the Economic Growth Committee meeting on May 12, 2026, with the following motion passed:

THAT it is recommended to Council of the Municipality of the District of Shelburne to proceed with Phase I Environmental Site Assessment and Hazardous Materials Survey, as outlined.

BUDGET IMPLICATIONS

The proposed cost for the Phase I ESA and Hazardous Materials Survey is \$13,750 plus applicable taxes. This project is eligible for funds to come from Canada Capacity-building Fund.

ATTACHMENTS

None.