



Ministry of Environment
Inspection Record

**Environmental
Protection
Division**

EP System: <u>AMS</u>	Inspection Status: <u>FINAL</u>
System Number: <u>105809</u>	Inspection No: <u>24405</u>
EP System Status: <u>Active</u>	Inspection Date: <u>2015-12-02</u>
Region: <u>West Coast</u>	Office: <u>Nanaimo</u>
Trigger: <u>Unplanned</u>	Incidents of Non-Compliance Observed: <u>No</u>
Non-Compliance Decision Matrix Level: <u>Level 0</u>	Non-Compliance Decision Matrix Category: <u>Category 0</u>
Inspector Name(s): <u>Laura Hunse</u>	Risk Ranking: <u>Over 2 = High</u>
Audit: <u></u>	Total Non-Compliance(s): <u>0</u>
Regulated Party: <u>Cobble Hill Holdings (BC0754588)</u>	
Regulated Party Contact(s): <u>Marty Block (CHH director), Pete Craig (SIRM operations)</u>	
Mailing Address: <u>Cobble Hill Holdings Ltd. (BC0754588)</u> <u>c/o Herald Street Law</u> <u>101 - 536 Herald Street</u> <u>Victoria BC V8W S61</u>	
Phone No: <u>(250)743-0811</u>	Fax No: <u></u>
Contact Email: <u>marty.sia@shaw.ca</u>	
Location Description or Site Address: <u>460 Stebbings Road, Shawnigan Lake</u>	
Latitude: <u>48.5511</u> <u>N</u>	Longitude: <u>123.6066</u> <u>W</u>
Receiving Environment(s): <u>Groundwater, Land & Surfacewater</u>	

Summary

MONITORING AND REPORTING REQUIREMENTS

Inspection Period:

From: 2015-11-17

To: 2015-12-02

Requirement Source:

Permit

Activity:

On Site

Waste Type:

Effluent

Inspection Summary:

Response:

Notice

Walked the majority of the site with site operators Todd Mizuik and Pete Craig of South Island Resource Management (SIRM) to view the soil management area, holding pond, permanent encapsulation area (PEA) (i.e. soil landfill), settling pond, south and west perimeters. It was not raining at the time of my inspection, though it had the previously overnight. Further efforts at water management at the site were evident. **No non-compliances noted.**

ACTIONS REQUIRED BY REGULATED PARTY:

Meet all requirements of Authorization 105809 at all times.

ADDITIONAL COMMENTS:

Since previous MOE site visit on Nov 17, 2015, a number of efforts had been made to further ensure water is managed at the site. There was no discharge observed from the site at the visit.

Soil management area was mostly empty and further sandbagging and lining was added to the outer perimeter. The small amount of soil in it was covered as required.

The holding pond (pre-treatment) was very low at the time. Much of the piping has now been twinned for redundancy; further redundancy planning is in progress. 52000 gallons of storage in tanks is on standby if necessary.

The PEA was further shored up at the perimeters and tidy. Only the active area was not covered by poly at the time of inspection.

The settling pond was empty.

The west perimeter (site of the non-compliance seep) has been further engineered, shored up, lined and extended. No evidence of seep across the boundary was noted.

The ditching south of the active pit which collects the overland flow from the untouched vegetation has also been landscaped to inhibit the flow of the storm flow from leaving the site. Swales were enhanced with depth and riprap to inhibit solids.

There was some standing water in the low area north of the settling pond. There was no evidence at the time of inspection that it had discharged overland across the boundary and operator maintains that this has not occurred.

The perc soil pile (regulated by land remediation) has now been removed to the landfill and was required to meet standard waste acceptance procedure prior to acceptance at the landfill.

SIRM notes that it is on track to choose the consulting experts as discussed at MOE/CHH meeting of Nov 23, 2015.

Please contact me with any questions at laura.hunse@gov.bc.ca or 250.751.3224.

Compliance Summary	In	Out	N/A	N/D
Operations	2	0	0	1

Inspection Details

Requirement Type:	Requirement Description:	Details/Findings:	Compliance:
Operations	<p>1.5 Ancillary Discharge – Settling Pond</p> <p>1.5.4 The authorized works are surface runoff collection and diversion ditches, leachate, surface runoff and leak detection control reservoirs, one surface settling pond, flow measurement device, monitoring and sampling equipment, emergency overflow and related appurtenances approximately located as shown on Figure A.</p> <p>1.5.5 The authorized works must be complete and in operation while discharging.</p>	Works appear complete and in operation. Further work was carried out along the west perimeter ditch to improve diversion of surface water to the settling pond.	In
Operations	<p>2.7 Weather Protection</p> <p>The Permittee must cover the soil treatment piles, soil holding area and active landfill areas completely from November to April when not actively worked on and provide sufficient weather protection and containment for nutrients stored at the site for the protection of human health and the environment.</p> <p>The Permittee must cover any soil stored within the holding area at all times.</p>	The small amount of soil in the soil management area was covered with poly. Inactive areas of the PEA were covered with poly.	In
Operations	<p>2.12 Maintenance of Works and Emergency Procedures</p> <p>The Permittee must inspect the authorized works regularly and maintain them in good working order. In the event of an emergency or condition beyond the control of the Permittee which prevents</p>	Nov 14, 2015 inspection noted water management did not divert the non-contact water (from disturbed areas) at toe of the west boundary disturbed earth and rock pile to settling pond effectively. Note non-contact water from non-	Not Determined

effective operation of the authorized works or leads to unauthorized discharge, the Permittee must comply with all applicable statutory requirements, immediately notify the Director, and take appropriate remedial action for the prevention or mitigation of pollution. The Director may reduce or suspend operations to protect human health or the environment until the authorized works have been restored and/or corrective steps have been taken to prevent unauthorized discharges.

disturbed areas of the property (such as the stormwater viewed along the south west boundary on Nov 17, 2015) are not regulated by this permit but are expected to meet general Environmental Management Act requirements (confirmed per MOE letter to CHH Dec 3, 2015).

At the time of this inspection, further work on the west perimeter boundary was viewed. An independent site engineering consultant as discussed in the Dec 3 letter will confirm the engineering requirements for the perimeter ditch and make any recommendations for improvements if necessary. Compliance may be assessed further upon receipt of these findings.

Were the following collected during inspection:

Samples? ☐ Photos? ☐ EMS No.

Other (please specify)

Is the Inspection related to an EA Project?

☐

EA Project Certificate Number:

INSPECTION CONDUCTED BY:

Signature

Laura Hunse

Date Signed

2015-12-16

ENCLOSURE(S) TO REGULATED PARTY & DESCRIPTION:

[CVIS Archives](#)

REGULATORY CONSIDERATIONS:

PE-105809

DISCLAIMER:

Please note that sections of the permit, regulation or code of practice referenced in this inspection record are for guidance and are not the official version. Please refer to the original permit,

regulation or code of practice.

To see the most up to date version of regulations and codes of practices please visit:

<http://www.bclaws.ca/>

If you require a copy of the original permit, please contact the inspector noted on this inspection record or visit: <http://www2.gov.bc.ca/gov/topic.page?id=DF89089126D042FD96DF5D8C1D8B1E41&title=Publicly%20Viewable%20Authorizations>

It is also important to note that this inspection record does not necessarily reflect each requirement or condition of the authorization therefore compliance is noted only for the requirements or conditions listed in the inspection record.

Ministry of Environment	West Coast	Mailing Address:	Phone: (250) 751-3100
	Region	2080-A Labieux Rd	Fax: (250) 751-3103
	Environmental Protection Division	Nanaimo, BC V9T 6J9	Website:
			http://www.gov.bc.ca/env

Authorization: 105809	Cobble Hill Holdings
CVIS IR #: 24405	December 2, 2015 Site Inspection Photos

Photo 1

Soil management
area (SMA)nearly
empty



Photo 2

Site of former
perc soils, now
removed to
landfill



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Photo 3

SMA perimeter



Photo 4

Pre-treatment
holding pond.
Note twinning of
pipes to
treatment plant
for redundancy



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Photo 5

Additional 52000 gallons standby storage space (2 x 5000, 2 x 21000)



Photo 6

Further reinforcement of Permanent Encapsulation Area (PEA). This corner includes the recently accepted former perc soil



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Photo 7

Sedimentation
Pond



Photo 8

Southwest
perimeter swale
and stormwater
redirect



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Photo 9

Southwest
perimeter swale
and stormwater
redirect

