



## **BI-WEEKLY STATUS REPORT**

### **Cobble Hill Landfill Closure**

<b>PROJECT # : PRJ18074</b>	<b>File #:</b> 18074- BWR-68
<b>REPORT #:</b> 69	<b>Date:</b> May 30, 2020
<b>SHA REPRESENTATIVES:</b> Dr. Tony Sperling, P.Eng. Scott Garthwaite Carly Wolfe, EIT	<b>Owner:</b> Cobble Hill Holdings Ltd.  <b>Contractor:</b> Allterra Construction Ltd.

#### **Semi Monthly Reporting Requirements SPO MO1701**

##### **Per SPO MO1701 Section 4:**

Commencing in the month that closure activities commence pursuant to the approved Updated Final Closure Plan, the Named Parties must submit semi-monthly status reports, certified by a Qualified Professional. The reports must include the status of closure activities, inspection results, quality control and testing results, photographs which support/document the quality control and testing results, inspection reports and other supporting documents as needed to fully document all stages and components of the closure activities.

##### **Per Condition 10 of June 26, 2019 Letter Re: Second Amended Spill Prevention Order MO1701, dated June 29, 2017 – Final Closure Plan:**

Identification of any deviations from the quality management plan and the construction activities work plan and implementation schedule referenced in conditions 3 and 4 of this approval; The results of inspections, repairs, quality controls and testing, in accordance with the quality management plan referenced in condition 5 of this approval; The planned activities (and associated timing) for the next reporting cycle; and The environmental monitoring program laboratory reports and tabulated results (Quarterly Only-Submitted quarterly, reviewed annually by others). Copies of all soil relocation documentation as required in condition 7 of this approval.

Status reports must be submitted by the 15th and 30th of each month (or the next business day thereafter if the 15th or 30th of the month is not a business day) until closure activities have been completed. Submissions must be made electronically to the following email inbox: [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca).

**1. Status of Closure Activities**

- Activities related to QMP “Construction Activities” occurred this reporting cycle.
- Completion of the PEA toe drainage soak away trench on the east side of the landfill occurred this reporting period.
- Extension of cleanouts occurred this reporting period.
- Placement and compaction of common fill soil stabilizing wedge at toe of PEA occurred this reporting period.
- Soil imporation continued this reporting period. New source material is from Admirals Road/McKenzie Interchange Phase 2 construction.

**2. Inspection Results**

- Permanent Encapsulation Area (PEA): Liner appears to be in good condition. No noticeable changes since last reporting period.
- Soil Management Area (SMA): All works are in good condition, no noticeable changes since last reporting period.
- Cut-off ditch upland of PEA: All works are in good condition, ditch still performing well.
- Pictures detailing inspection results are shown at the end of this report.

**3. Results of Inspections, Repairs, Quality Controls and Testing, in Accordance with the Quality Management Plan**

- Alleterra is awaiting the Quality Assurance/Quality Control (QAQC) package to be submitted by Western Tank & Lining (WTL) for liner works that occurred during the last reporting period. The WTL QAQC package will be attached to the subsequent bi-weekly report (June 15<sup>th</sup>, 2020) if received in time.

**4. Identification of Any Deviations from the Quality Management Plan and the Construction Activities Work Plan and Implementation Schedule**

<input type="checkbox"/> NO DEVIATIONS OCCURRED THIS REPORTING PERIOD	Notes: Decision made by engineering and construction teams to take clean outs vertically instead of having them run horizontally to toe of fill. Horizontal runs had more chance of getting damaged during construction and would have greater impact on filling operations. Shorter runs of pipe also increase future capacity to clean system out. Clean outs originally shown in design to run sideways along cover system to top of landfill which was really not the best solution on reflection in the field.
<input checked="" type="checkbox"/> DEVIATIONS OCCURRED THIS REPORTING PERIOD	

#### **5. The Planned Activities (and associated timing) for the Next Reporting Cycle**

- Soil importation is to continue into the subsequent reporting cycle.
- Placement of 50 mm thick sand layer on PEA is to continue into the subsequent reporting cycle.
- Deployment of 12 oz. geotextile over sand layer on PEA is to continue into the subsequent reporting cycle.
- Placement of drainage gravel over 12 oz. geotextile layer on PEA is to continue into the subsequent reporting cycle.
- Placement of 8 oz. geotextile layer over drainage gravel layer on PEA is to continue into the subsequent reporting cycle.
- Placement and compaction of common fill soil stabilizing wedge is to continue into the subsequent reporting cycle.

#### **6. Environmental Monitoring Program Laboratory Reports and Tabulated Results**

- Sampling occurred on May 28<sup>th</sup>, 2020. Tabulated results and laboratory certificates will be attached to the subsequent bi-weekly report (June 15<sup>th</sup>, 2020).

#### **7. Copies of All Soil Relocation Documentation**

- Origin site land use was assessed via Technical Guidance 10 on Contaminated Sites. Soil quality was confirmed per letters of assurance provided by CSAP to BC ENV.

#### **8. Leachate Volumes Over Reporting Period**

- Total Leachate Collected: 5.93 m<sup>3</sup>
- Total Leachate Stored: 20.93 m<sup>3</sup>
- Total Leachate Transferred: 0 m<sup>3</sup>

## 9. Photographs



**Photo 1: Alterra covering PEA toe drainage soakaway trench on east side of PEA**



**Photo 2: Cover Layers: Sand, 12 oz. geotextile, drainage gravel, 8 oz. geotextile, and common fill on north slope of PEA**



**Photo 3: Looking east at common fill stabilizing wedge at north side of PEA**



**Photo 4: Cleanout Extensions on east side of PEA**

Report prepared by:

Carly Wolfe, EIT

Report Reviewed by:

Dr. Tony Sperling, P.Eng.



May 30, 2020

**Note:** Report prepared by Sperling Hansen Associates Inc. If those in attendance have additions or objections to these notes, they should report back to Sperling Hansen Associates (SHA) within 3 days of receipt, otherwise, these notes will be considered a complete and accurate permanent record of this reporting period.

**Attachments:**

Cobble Hill Landfill Site Inspection Report 2020-05-15

Cobble Hill Landfill Site Inspection Report 2020-05-20

Cobble Hill Landfill Site Inspection Report 2020-05-21

Cobble Hill Landfill Site Inspection Report 2020-05-26

Cobble Hill Landfill Site Inspection Report 2020-05-27

Cobble Hill Landfill Site Inspection Report 2020-05-28

Cobble Hill Landfill Site Inspection Report 2020-05-29

Statement of Assurance Letter – Review of Suspected Soil Quality Admirals Road/McKenzie Avenue Interchange Site, Saanish, BC

Stage 1 Preliminary Site Investigation Highway 1 Admirals Road/McKenzie Avenue Interchange Saanich, BC

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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 15, 2020

**Time:** 8:30AM – 3:30PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Sun

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Sun

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 15, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.



**Picture # 1:** Imported material is used to build a truck ramp outside of the PEA North toe.



**Picture # 2:** Soil from the East stockpile was used for the truck ramp.





**Picture # 3:** Site – Looking West.

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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 20, 2020

**Time:** 8:30AM – 3:30PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Cloud

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Cloud

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 20, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.



**Picture # 1:** Imported material stockpiled at the East stockpile location – New source material is from Admirals Road/McKenzie Interchange Phase 2 construction



**Picture # 2:** Soil quality from new source location.



**Picture # 3:** PEA East trench coverage – Looking Northeast.



**Picture # 4:** Soil dump location adjacent to PEA North toe.

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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 21, 2020

**Time:** 8:30AM – 3:30PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Cloud, Showers

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Cloud, Showers

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 21, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.



**Picture # 1:** Stockpile location.



**Picture # 2:** PEA North toe trench coverage.



**Picture # 3:** Site – Looking North.

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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 26, 2020

**Time:** 8:30AM – 5:00PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Sun

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Sun

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 26, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.





**Picture # 1:** Stockpile Location – East Stockpile.



**Picture # 2:** A pad is built surrounding SB4.



**Picture # 3:** PEA drainage trench coverage – Looking North



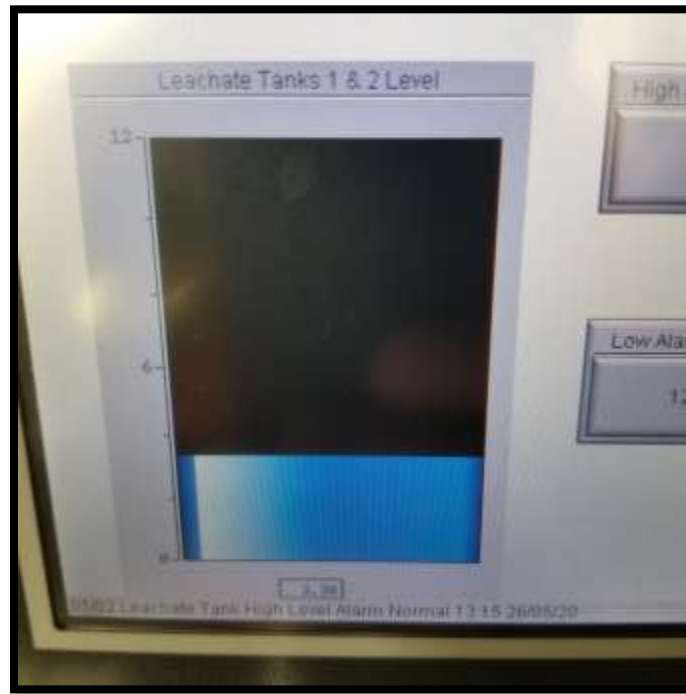
**Picture # 4:** PEA drainage trench coverage – Method – Rock Placement over sand and geotextile.



**Picture # 5:** PEA East drainage trench – Method – Gravel placement over geotextile, rock, geotextile, sand layers.



**Picture # 6:** PEA East drainage trench – Method – Soil Placement over drainage material layers.



**Picture # 7:** Leachate level – 3.38ft per tank.

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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 27, 2020

**Time:** 8:30AM – 5:00PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Sun

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Sun

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 27, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.



**Picture # 1:** Stockpile Location – PEA Northeast Toe.



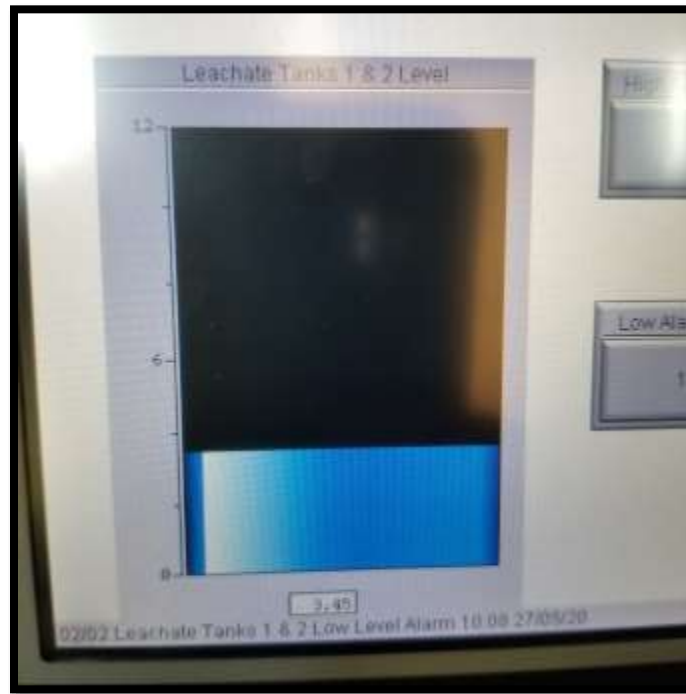
**Picture # 2:** Stockpile Location – PEA East Toe.



**Picture # 3:** Stockpile Location – Looking Northwest



**Picture # 4:** PEA North Toe.



**Picture # 4:** Leachate Display – 3.45ft per tank



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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 28, 2020

**Time:** 8:30AM – 5:00PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Sun

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Sun

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 28, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.



**Picture # 1:** Stockpile Location – East Stockpile.



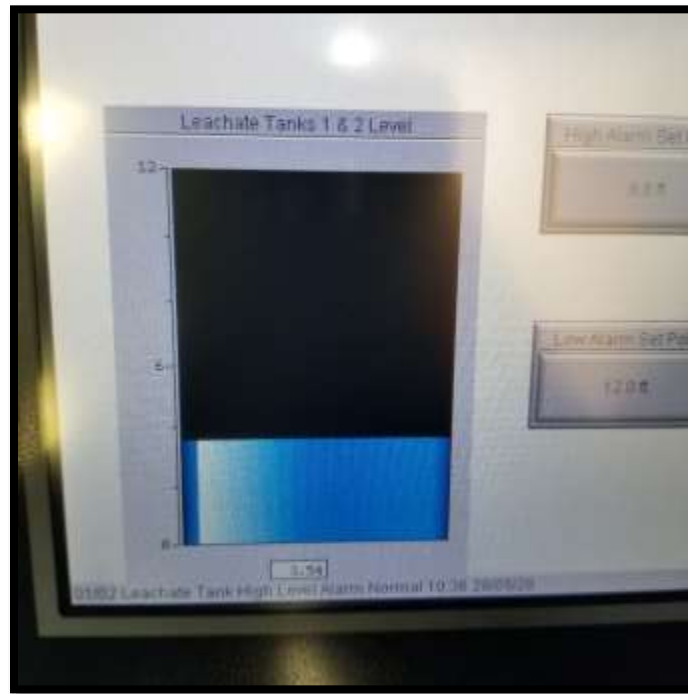
**Picture # 2:** PEA East Face.



**Picture # 3:** Stockpile Location – South Stockpile



**Picture # 4:** PEA North Toe – Looking East.



**Picture # 4:** Leachate Display – 3.54ft per tank

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# **SITE INSPECTION REPORT**

## **Cobble Hill Landfill Closure**

**PROJECT # : 2307**

**GEL REPRESENTATIVE:**

Rahim Gaidhar, GIT

**Date:** May 29, 2020

**Time:** 8:30AM – 5:00PM

**Owner:**

Cobble Hill Holdings Ltd.

**Weather**

**Morning:** Sun

**Contractor:**

Allterra Construction Ltd

**Afternoon:** Sun

### **Construction Activities:**

Islander Engineering Ltd (IEL) performed a site inspection on May 29, 2020 at the Cobble Hill Landfill (Landfill) to assess the site construction progress and the implementation of the Closure Plan design. This report summarizes the Landfill site inspection findings and concludes by identifying action items.



**Picture # 1:** Stockpile Location – East Stockpile.



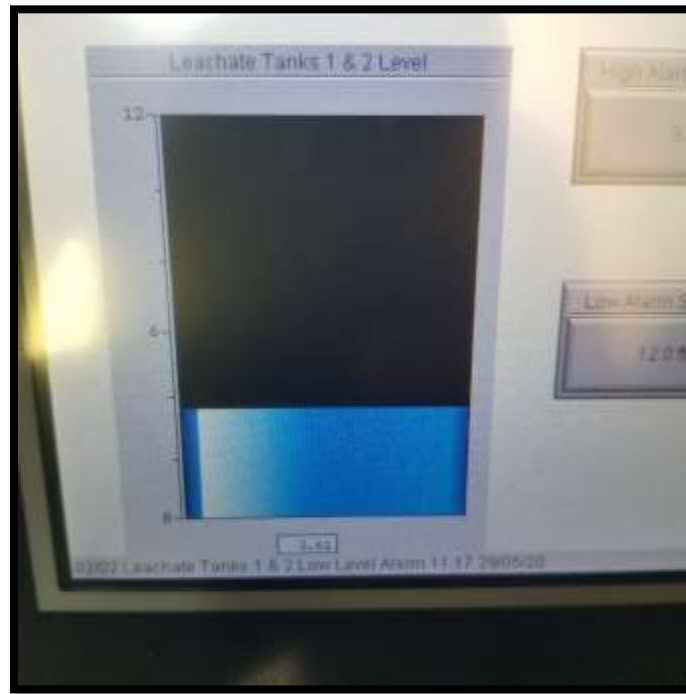
**Picture # 2:** Stockpile Location – PEA North Toe – Looking North to SB1.



**Picture # 3:** Stockpile Location – PEA North Toe – Looking Northeast.



**Picture # 4:** East Stockpile – Looking Southeast.



**Picture # 5:** Leachate Display – 3.61ft per tank



May 20, 2020

File No: MJ012 -20

Via email: Raymond@allterraconstruction.ca

Allterra Construction Ltd.  
2158 Millstream Road  
Victoria BC V9B 6H4

**Attention:** Raymond Lam – General Manager

**Subject:** Statement of Assurance Letter – Review of Suspected Soil Quality  
Admirals Road/McKenzie Avenue Interchange Site, Saanich, BC  
RE: Cobble Hill Holdings Landfill, Shawinigan Lake, BC.

Dear Sir:

The following letter is issued to provide a Statement of Assurance as required by the Ministry of Environment and Climate Change Strategy (the Ministry) in a letter sent to Allterra Construction Ltd. (ACL) and other parties dated June 26, 2019 (Reference: 345883) regarding a Second Amended Spill Prevention Order (MO1701) dated June 29, 2017 and Final Closure requirements for the subject Cobble Hill Holdings Landfill property. The specific requirements for ACL regarding future soil relocation to the subject site were set out in condition 7.0 of the June 26, 2019 letter, as follows:

*The relocation of soil to the Land for use as final cover is governed by the applicable provisions of the Environmental Management Act and the Contaminated Sites Regulation (CSR). The relocation of soil to the Land is also subject to the following requirements:*

*(a) Before a specific quantity of soil is accepted at the Facility, the Named Parties must:*

*i. Cause a Qualified Professional who is a member of the Contaminated Sites Approved Professionals List for Numerical Standards to characterize all soil proposed for transport to, and deposit at, the Land in accordance with the ministry's "Technical Guidance 1 on Contaminated Sites – Site Characterization and Confirmation Testing" (TG1); it is the responsibility of the Qualified Professional to fully justify and document the technical rationale for any deviations from the in-situ and ex-situ soil characterization procedures stipulated in TG1; and*

*ii. Cause a Qualified Professional who is a member of the Contaminated Sites Approved Professionals List for Numerical Standards to prepare and sign a Statement of Assurance confirming that all soil for transport to, and deposit at, the Land has been characterized as required in 7(a) (i), and document and interpret all supporting information including sampling and analysis procedures and the quality control/assurance program.*

*(b) The Named Parties must retain all the documents referred to in (a), such documents must be available for immediate inspection at the Facility by a director or an officer*

As your chosen Contaminated Sites Approved Professional (CSAP) at the start of this project, I requested in an email to ACL dated December 2, 2019 to pass on a query to the Ministry I had on some of the wording in the their June 26, 2019 letter and also to clarify what they were expecting in a scenario whereby, the proposed fill soil source site never has had

any CSR Schedule 2 activities on it and thus no Areas of Potential Environmental Concern (APECs) or Potential Contaminants of Concern (PCOCs) would be identified. I proposed under such a scenario that ACL would commission a qualified environmental firm to complete a Stage 1 Preliminary Site Investigation (PSI) report to meet with BC CSR Technical Guidance 10 (TG10) and if the report determined that source site has never had any CSR Schedule 2 activities on it, and thus no APECs or PCOCs, then no sampling or testing of soils should be required. ACL reportedly received verbal acknowledgement from the Ministry to proceed as I had proposed, but no written correspondence confirming that the Ministry has fully accepted this approach was received and ACL has since informed me no such written follow up on this matter is forthcoming. It is my understanding, however, that the Ministry had indicated to ACL that they would consider them to be in compliance if they fully met with the specific wording contained in Condition 7.0 (a) i of their June 26, 2019 letter which states *“it is the responsibility of the Qualified Professional to fully justify and document the technical rationale for any deviations from the in-situ and ex-situ soil characterization procedures stipulated in TG1”*. Therefore, ACL is proceeding with the proposed approach, which is to complete a Stage 1 PSI report to meet with CSR TG10 and if the source site has never had any CSR Schedule 2 activities on it and therefore no suspected APECs or PCOCs, no sampling or testing of any soils to try and meet TG1 would be necessary or required.

It is my understanding that Islander Engineering Ltd. (IEL) was retained by Cobble Hill Holdings Ltd. to complete the required Stage 1 PSI and report to meet with TG10 in support of the proposed soil relocation from the Highway 1/Admirals Road/McKenzie Avenue Interchange site in Saanich, BC (the source site) to the Cobble Hill Holdings (CHH) landfill in Shawinigan Lake (the receiving site). I have reviewed the following report provided by IEL to complete my assessment and provide this Letter of Assurance:

- Stage 1 Preliminary Site Investigation, Highway 1 Admirals Road/McKenzie Avenue Interchange Saanich, BC Islander Engineering Ltd., dated May, 2020

Based on my review of this report as the numerical CSAP on record, I can state the following:

- The Stage 1 PSI report meets with the technical content requirements set out in CSR TG10 (see copy of an annotated TG10 Checklist for the IEL Stage 1 PSI report attached to this letter in Appendix A);
- I agree with the authors that based on the available historical information reviewed in the report, the source site has never had any CSR Schedule 2 activities on it and thus no suspected APECs or PCOCs; and,
- In my opinion, no sampling or testing of soils to meet TG1 should be required before relocating the material and placing it on the intended receiving site, since soil quality would not be suspect.

This letter should be kept on file by ACL so access to it complies with Condition 7 (b) in the Ministry letter of June 26, 2019, which states *“the Named Parties must retain all the documents referred to in (a), such documents must be available for immediate inspection at the Facility by a director or an officer”*. This letter is intended for the use of Allterra Construction Ltd. but and can be reviewed by the Ministry of Environment and Climate Change Strategy, as necessary, for their specific regulatory purposes.

I trust this Letter of Assurance meets with ACL's requirements. Please contact the undersigned at 250-797-0282 if you have any questions or concerns regarding this letter.

Sincerely,



Martin Jarman, P. Geo. *May 20/20*  
Contaminated Sites Approved Professional

cc: Rahim Gaidhar - ISLANDER ENGINEERING LTD.

Attachments: Appendix A – Copy of CSR TG10 Checklist for Stage 1 PSIs

# APPENDIX A

## TG10 CHECKLIST

**TECHNICAL GUIDANCE  
ON CONTAMINATED SITES**

SITE:

Reviewer:

GENERAL TOPIC		Points of Review (Stage 1 PSI)	Reference	Applicability	Notes	Does report adequately address checklist question?
RELEVANCE	1	Were the Stage 1 PSI historical searches and site visit completed within 6 months of the CSAP review; or, if not, does the investigator provide a clear statement that onsite and offsite land uses have remained substantially the same?		Yes		Yes
AUTHORS AND RELIANCE	2	Does the investigator identify who the major participants are in the investigation and state his/her qualifications?	CSR S. 63	Yes		Yes -Section 9.0
	3	Does the report or cover letter provide reliance of the report to the Ministry?		Yes		Yes - Section 7.0
METHODS AND PROCEDURE	4	Does the investigator follow CSR methodology and procedure to complete the Stage 1 PSI?	CSR S 58(1a)	Yes		Yes - Section 1.0
SUBJECT SITE DESCRIPTION	5	Has the investigator provided:				
	a	site information (e.g., civic address and legal description, etc.) as required in SoSC;		Yes		N/A not a legal parcel
	b	current municipal zoning of subject site;	CSSAF	Yes		
	c	approved (i.e. as identified on an Official Community Plan) municipal zoning of subject site;		If available	If there is a change in the zoning anticipated (find reference).	N/A - roadway
	d	photos of subject site and adjoining properties; and.		Yes		Yes - attached
Physical Setting	e	a summary of the visits, including, date of visit(s), and a record of the visual inspection of the building(s), property (ies), equipment, land, surface water and biota for indicators or presence of contamination?	CSR S58(1)	Yes		Yes- Section 2.3
	6	Has the investigator provided:				
	a	information related to topography (e.g. how it relates to possible groundwater flow and direction of surface runoff);		Recommended	May not be necessary when topography does not affect groundwater flow.	Yes - Sections 3.2 & 3.3
	b	an estimate of the percentage of the subject site currently and historically occupied by buildings and paved areas;		Recommended		Yes- Section 2.3
	c	a general description of adjacent land and nearby water resources;		Yes		Yes - Section 2.4



BRITISH  
GENERAL TOPIC  
Ministry of Environment

**TECHNICAL GUIDANCE  
ON CONTAMINATED SITES**

GENERAL TOPIC		Points of Review (Stage 1 PSI)	Reference	Applicability	Notes	Does report address checklist question?
		d defined general regional geology beneath the subject site based on available desktop information (i.e.. geological maps/adjacent sites/well logs etc.)?		If available	Only if information is readily available from desktop.	Yes -section 3.1
Water Use Receptors	7	Has the investigator:				
	a	reviewed the Ministry well registry database (and other information sources as available) to identify registered water wells to a distance of 500 m at the site; and,		Yes	Distance can be reduced in the upgradient flow direction if the flow direction is known according to TG8.	Yes- Section 3.5 & App. B
	b	identified surface water bodies within 500 m of the subject site utilized for aquatic life?		Yes		
	c	identified surface water intakes within 500 m of the subject site utilized for drinking, irrigation, or livestock watering?		Yes		Yes - Section 3.4
	d	checked the CSAP GIS info system for sites within 500 m of your site?		If available	If the authors of the reports do not have access to the database, the reviewing AP could make the information available.	Yes - Section 4.6
	e	review the reports for any sites with an instrument adjacent (within 50 m nearest property line to property line) to your site?		If available	If the authors of the reports do not have access to the database, the reviewing AP could make the information available.	N/A - none within 50m
DOCUMENTATION Site Activities	8	Has the investigator:				
	a	assessed information from the following sources, as available:	CSR S 58(1)			
		i historical site plans and diagrams;		If available	If not available, state efforts made to obtain.	N/A - roadway
		ii aerial photographs for the subject site and adjacent area;		If available	If not available, state efforts made to obtain.	Yes - Sections 4.2 & 4.4 & App. C
		iii Site Registry records index results indicating the presence of registered sites within 500 m of the subject site (and detailed reports if available);	CSSAF	If available	If not available, state efforts made to obtain.	Yes- Section 4.5 & App. D
		iv city directories;		If available	If not available, state efforts made to obtain.	N/A - roadway
		v regulatory agency environmental records;		If available	If not available, state efforts made to obtain.	Yes- Section 4.5 & App. D
		vi historic subject site titles search; and,		Recommended	If not available, state efforts made to obtain.	N/A - roadway
		vii fire insurance records?		If available	If not available, state efforts made to obtain.	N/A - roadway



BRITISH  
GENERAL TOPIC  
Ministry of Environment

**TECHNICAL GUIDANCE**  
**ON CONTAMINATED SITES**

GENERAL TOPIC		Points of Review (Stage 1 PSI)	Reference	Applicability	Notes	Does report address checklist question?
	9	Has the investigator:				
	a	listed, reviewed, summarized and interpreted data from relevant previous environmental (investigation and remediation) and geotechnical reports, and identified information and data that was relied upon for assessment of site conditions?		If available		Yes - Section 5.1 & App. E
	b	described historical activities likely to have occurred at the subject site and, if possible, timing of the activities (i.e. year);		Yes		Yes. Section 4.1
	c	identified CSR Schedule 2 activities on or adjacent to the site with a potential to have taken place;		Yes, if applicable		Yes- Section 4.3
	d	identified locations, sizes and ages of storage tanks, distribution systems, and other pertinent parts of the system;		Yes, if applicable	Tanks associated with Schedule 2 activities (i.e., water tanks not required) or potentially containing substances with CSR scheduled standards (e.g., residential heating oil tanks) should be noted as they can result in contamination).	N/A
	e	identified whether and where hazardous materials were or have a potential to have been stored, how they were handled and where they were transferred;	HWR	Yes, if applicable	Hazardous Materials as defined by the Hazardous Waste Regulation.	N/A
	f	identified manufacturing processes, raw materials, chemicals or fuels used;		Yes, if applicable		N/A
	g	identified the potential waste streams and method of treatment and disposal;		Yes, if applicable		N/A
	h	documented whether fill soil was imported to the subject site and, if so, assessed its origin and quality with respect to potential applicable CSR standards;		Yes		Yes - Section 5.1 & 6.0
	i	identified current and historic land use and/or activities at neighbouring properties and their relative location to the subject site;		Yes		Yes - Section 5.2



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GENERAL TOPIC  
Ministry of Environment

**TECHNICAL GUIDANCE  
ON CONTAMINATED SITES**

GENERAL TOPIC		Points of Review (Stage 1 PSI)	Reference	Applicability	Notes	Does report address checklist question?
		j a summary of information from interviews of former owners, occupants, neighbours, directors, employees or government officials who can, with reasonable attempts, be contacted respecting information on activities which may have caused contamination; and		Yes, if available		Yes - Section 2.3
		k determined if and where non-domestic septic systems currently exist or historically existed on site?		Yes, if applicable		N/A
		l listed the potential contaminants of concern likely to have been associated with each area of potential environmental concern (past/present) and the approximate dates (if possible);		Yes, if applicable		N/A
Site Plans	10	Has the investigator:				
	a	provided a scaled plan showing the location of all identified on site and off site areas of potential environmental concern (APECs), associated potential contaminants of concern (PCOCs), and including land use, and showing relevant buildings and water wells found on the subject site, other cultural features, etc.;	CSSAF	Yes		N/A but Figure 2 has land uses
	b	included current and historical constructed features such as underground storage tanks, lagoons, ditches, sumps within buildings, and waste storage areas; and		Yes		N/A
	c	shown potential receptors (e.g. surface water, drinking water wells) relative to the site and offsite APECs?		Yes, if applicable		Yes - Figures 1 & 2
	d	provided clear rationale if excluding areas of historical or current activities at the subject site or nearby lands as an APEC.		Yes, if applicable		Yes - Sections 5. 1 and 5. 2
CONCLUSIONS	11	Has the investigator:				
	a	provided a clear statement with respect to the adequacy of previous investigation or remediation documentation and the extent to which it was or was not relied upon;		Yes, if applicable		N/A
	b	identified on and offsite activities as APECs and associated PCOCs for each potentially affected medium?	CSR S58(5)	Yes, applicable		N/A
REFERENCES	12	Has the investigator referenced:				





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GENERAL TOPIC  
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**TECHNICAL GUIDANCE  
ON CONTAMINATED SITES**

GENERAL TOPIC		Points of Review (Stage 1 PSI)	Reference	Applicability	Notes	Does report address checklist question?
	a	All data sources, previous studies and other sources (including interviews) that contributed information to the study; and,		Yes		Yes- App. E
	b	any technical literature that provides additional detail on procedures used in the study?		Yes		Yes - Section 8.0
APPENDICES	13	Has the investigator provided legible copies of all supporting documents, as listed above including:				
	a	historical site drawings and plans;		Yes, if available		N/A - roadway
	b	high quality copies of historical air photographs (clearly indicating the site location);		Yes, if available		Yes - App. C
	c	city directories;		Yes, if available		N/A - roadway
	d	fire insurance records;		Yes, if available		N/A - roadway
	e	plan showing water well locations;		Yes, if available		Yes - App. B
	f	the results of agency enquiries;		Yes		Yes - App. D
	g	site registry search results for relevant sites (summary and detailed reports);		Yes		Yes - App. D
	h	copies of relevant reports;		Yes, if available		Yes - App. E
	i	site visit summary;		Recommended	Can be summarized in the report	Yes - Section 2.3
	j	record of interviews; and,		Recommended	Can be summarized in the report	Yes - Section 2.3
	k	good quality site reconnaissance photographs?		Yes		Yes - attached
ADDITIONAL INFORMATION	14	Has the investigator provided legible copies of the land title (required at time of submission)		Recommended		N/A - roadway

PSI = preliminary site investigation

SoSC = Summary of Site Condition

CSAP = Contaminated Sites Approved Professionals

APECs = areas of potential environmental concern

PCOCs = potential contaminants of concern

CSSAF = Contaminated Sites Services Application Form

CSR = Contaminated Sites Regulation under the Environmental Management Act

GIS = geographic information system