

November 16, 2020

Discovery Park Landfill Rezoning Application - Newsletter

Due to the COVID 19 pandemic, it is no longer a requirement of the City of Campbell River to hold a Neighbourhood Public Meeting. However, Discovery Park wanted to keep the community apprised of our project site and provide information to the community and local Indigenous groups on what is being proposed on the properties at 4405 Island Highway.

Proposal

Discovery Park is proposing to begin using the approved Phase 3 expansion area of the existing industrial landfill to enable the commercial collection and disposal of contaminated soils. This requires a Non-farm use approval from the Agricultural Land Commission (ALC) and a rezoning by the City of Campbell River. The expansion of the landfill was approved by Ministry of Environment (MoE) in 2006.

Site Context

The property is located in north Campbell River. The existing landfill is accessed from Highway 19 A. The property is surrounded by rural lands to the south, rural and residential to the east, and industrial lands to the north and east of the current location. A portion of the property falls within the Agricultural Land Reserve (ALR) and has ALR lands to the west and south. The green hatched area in figure 1 below shows the boundary of the ALR. The yellow area is the approximate location of the existing landfill and the blue area shows the proposed landfill expansion area.

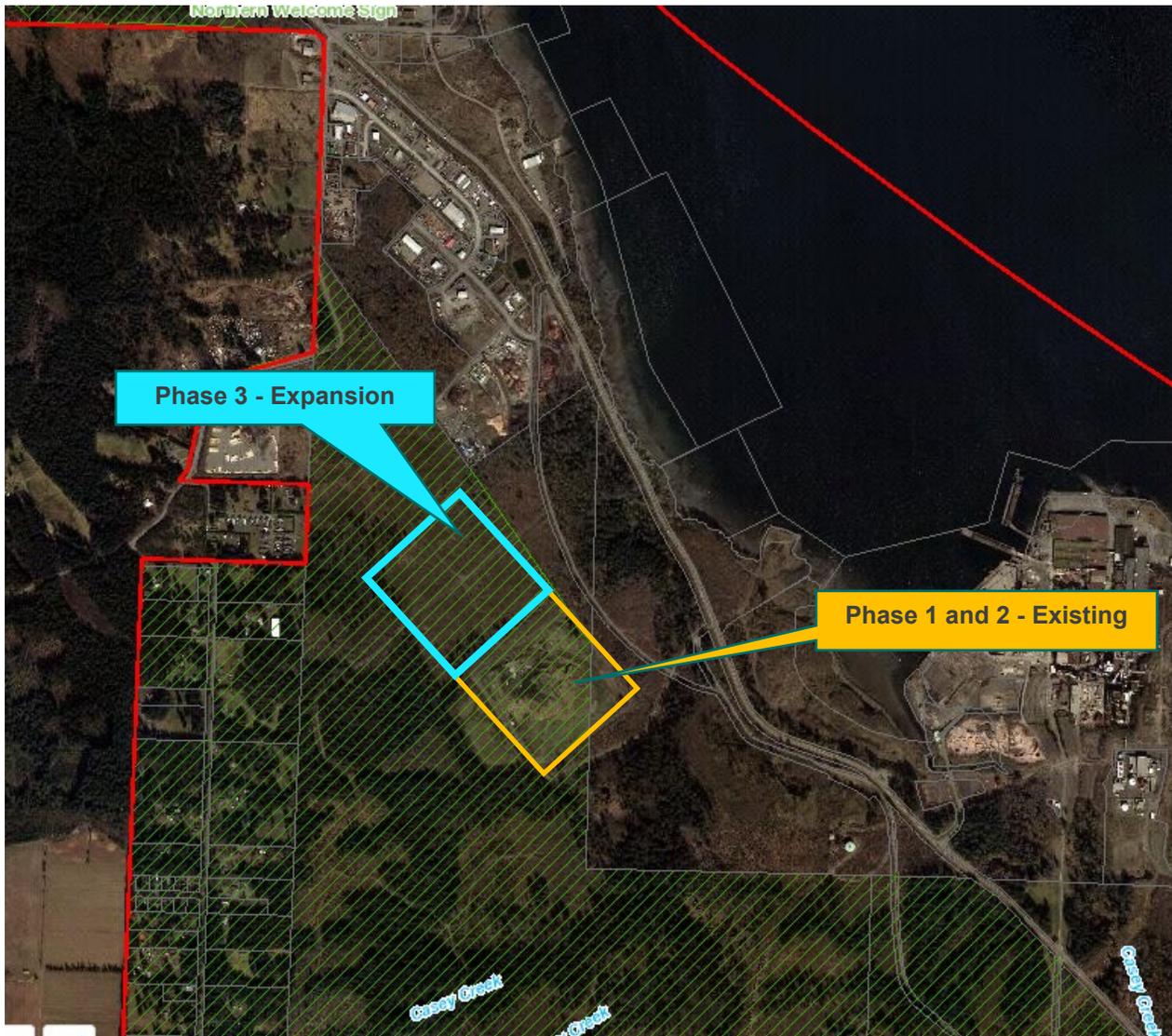
Background

Discovery Park was initially developed as the Elk Falls Pulp and Paper Mill in 1951. The site underwent multiple modifications during its lifetime including the creation of the current landfill areas. Phase 1 of the Operating Landfill was constructed in 1991 and Phase 2 was added in 1995. The landfill was designed and operated to support the mill activities. The initial Permit accepted materials associated with mill waste, local dredge material and mill construction materials. The Mill was closed in 2009 and the materials sent to the landfill focused on demolition debris, asbestos and other materials associated with the decommissioning of the infrastructure. With those activities continuing, Discovery Park seeks to use the landfill space as a contained location for the disposal of contaminated soils. The secondary effluent treatment (SET) plant, created to collect the wastewater from the property, along with leachate from the landfills, remains active and operates under BC ENV Permit 1602.

McElhanney

1196 Dogwood Street, Campbell River BC Canada, V9W 3A2
Tel. 250-287-7799 | Fax. 1-855-407-3895 | www.mcelhanney.com

Figure 1: Existing and Approved Expansion Landfill Areas



What is the current zoning and why are we looking to rezone?

The current zone over all of the pulp mill lands is industrial two (I-2). This is a historic zoning that was used to permit the pulp mill and landfills, however the zoning definition was revised and no longer has these uses listed. The landfill is grandfathered under the exiting regulation however, we are proposing to rezone the landfill area to industrial four (I-4) to make the existing landfill compliant with the current City zoning.

What material is the landfill currently permitted for?

The landfill is currently permitted to accept contaminated waste from the old pulp mill operations as well as construction debris. This waste includes boiler ash, effluent treatment plant sludge, asbestos, and dredged material, sediments from mill-yard storm water collection facilities, unusable wood waste,

unusable or non-recyclable construction/demolition debris, non-recyclable fibreglass debris, unsalvageable scrap metal, and mineral soil.

What are the contaminated soils that we are proposing to landfill?

The proposal is to use the remaining landfill area (Phase 3) to dispose of contaminated soils and waste that may have hydrocarbon or metal contaminated soil that would be below hazardous waste levels. The waste would be consistent with what is already contained in the landfilled at this site today.

What is being done to ensure that current and proposed contaminants do not impact the local environment and ground water?

The current Permit that provides for the Phase 3 expansion requires the following leachate capture and environmental monitoring:

- upstream surface water collection and diversion system,
- leachate collection and conveyance system,
- geomembrane liner,
- groundwater collection and diversion system will be directed to flow along perimeter of landfill and join local surface water network at various points.

The discharge is not permitted to have any discernible impact on the receiving waters of Campbell River or Sayward. A rigorous monitoring program is in place to set a base line and enable detection of any changes from baseline water quality conditions. Further the MoE conducts a yearly audit of the landfill operations at site using environmental professionals who conduct a rigorous review.

Next Steps

The rezoning process requires a multistage process. This includes 1st and 2nd reading, a public hearing and 3rd and final readings. The proposal will be going for 1st and 2nd reading next. Currently, we do not know when this will occur, however once this has transpires the City of Campbell River is required to hold a public hearing where the community can comment on the zoning proposal.

How can you contact us?

To learn more about the proposal, please contact Kevin Brooks, Planner (consultant for Discovery Park) at 778-560-2371

