

November 27, 2020

Discovery Park Landfill - Newsletter

Proposal

Discovery Park is proposing to begin using the approved Phase 3 expansion area of the existing industrial landfill and to enable the continued 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 the MOE, now called the Ministry of Environment and Climate Change (BC ENV), 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 active landfill area (phase 1 and 2) and the blue area shows the landfill expansion area (phase 3).

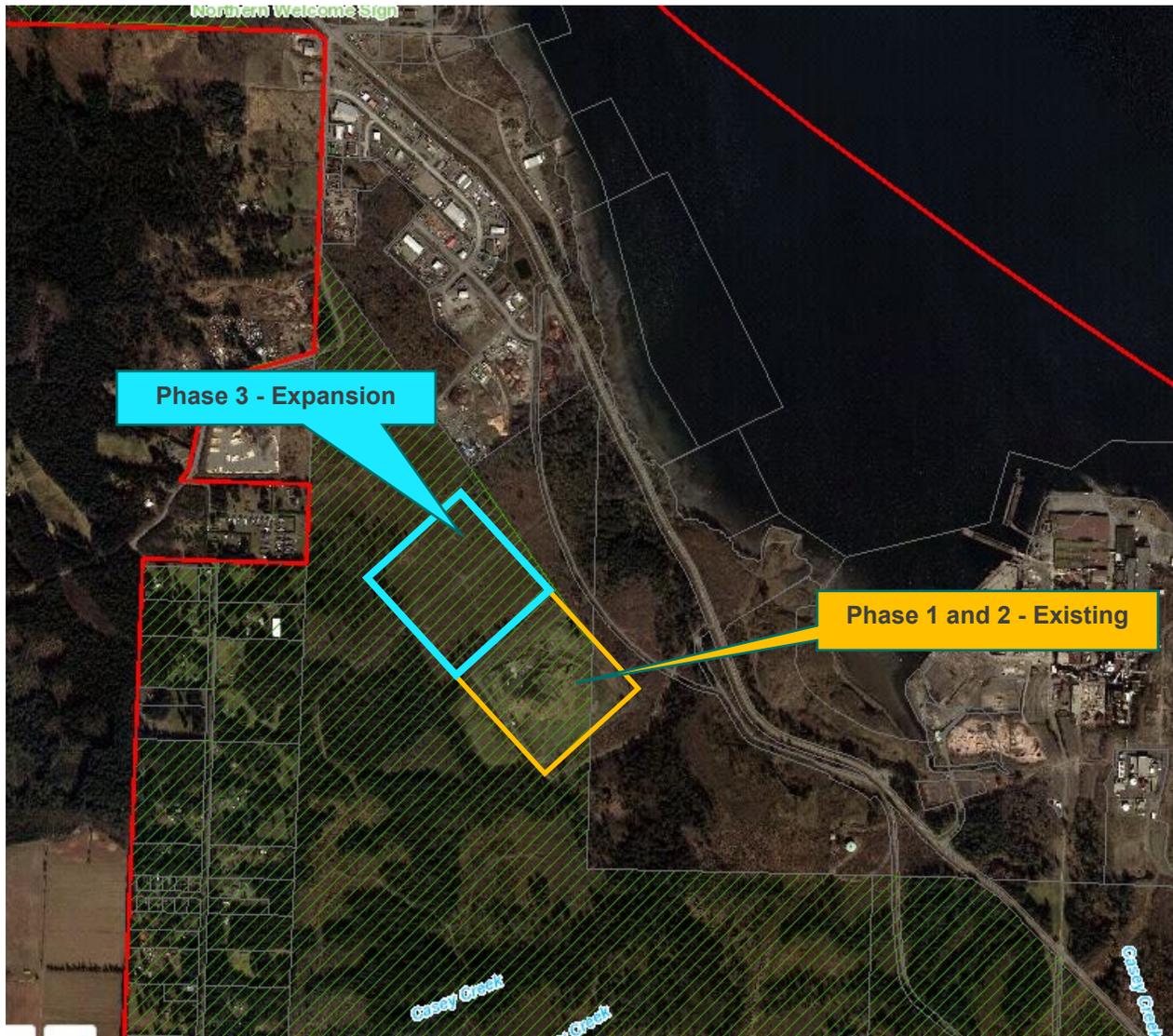
Background

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 BC ENV Landfill 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 1164.

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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 is the amendment we have requested to the BC ENV Landfill Permit?

The permit amendment currently submitted to BC ENV is to change the level of contaminated soil from soil in compliance with the Industrial land use standards to soil soils in excess of the IL standards but below the Hazardous waste regulation.

Please note that Director under the *Environmental Management Act* will not be making a decision contrary to the Province of BC Order of the Lieutenant Governor In Council 434/2019, dated July 17, 2019 and the updated Order in Council 390/2020 dated July 10, 2020, both available on at https://www.bclaws.ca/civix/content/oic/oic_cur/?xsl=/templates/browse.xsl

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, lime 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, mineral soil and other refuse as approved in writing by the Director. However, the refuse must not be municipal solid waste.

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 contamination below hazardous waste levels. The waste would be consistent with what is already contained in the landfill 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,
- Quarterly monitoring of groundwater proximal to the landfill to ensure compliance with environmental regulation,

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.

Next Steps

Discovery will be holding a recorded virtual open house on December 10, 2020 from 6:30 – 8 pm by video conference. If you would like to attend, please sign up by sending an e-mail to discoverypark@landsolutions.ca with your full name, phone number and email address. Once you have signed up, you will receive a link to attend the open house by December 8th. Additionally, if you have any questions you would like addressed during the virtual open house, please include them in your email.

