

September 19, 2018

Authorizations - South  
Regional Operations Branch  
Environmental Protection Division  
2080-A Labieux Road  
Nanaimo BC V9T 6J9

ISSUED FOR USE  
FILE: 704-SWM.SWOP03663-02  
Via Email: Luc.Lachance@gov.bc.ca  
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**Attention:** Luc Lachance – Section Head  
Kirk Phair – South Authorizations Team

**Subject:** Updated End-Use Plan for the Marine Avenue Site

## 1.0 INTRODUCTION

Tetra Tech Canada Inc. (Tetra Tech) was retained by the qathet Regional District (qRD) to provide ongoing support for the development of the proposed Resource Recover Centre (RRC) located at the historical Marine Avenue Incinerator Landfill Site (herein referred to as the "Site") including final closure of the historical landfill site.

The purpose of this document is to provide an updated End-Use Plan (updated EUP) to supersede and replace Section 6.2 (End Use Plan) of the Powell River Marine Avenue Site Closure Plan (Sperling Hanson Associates 2014), as well as any other suggested uses identified in any other documents or media. This document will be submitted to the Ministry of Environment and Climate Change Strategy (ENV) for approval as an amendment to the Closure Plan.

## 2.0 PROPOSED END-USE

As identified in the Site's Closure Plan, the end-use for the site was anticipated as a Recycling Centre and Resource Recovery Park (now identified as a RRC), Botanical Garden, and Composting Facility. Since the 2014 Closure Plan, the qRD has further refined and clarified the use of the site in its Application to the UBCM Strategic Priorities Fund (2015), and in its Solid Waste Management and Resource Recovery Plan (approved by ENV in 2018) to include:

- A Resource Recovery Center (RRC);
- Overflow parking for nearby parks and trails;
- Botanical gardens; and
- Public trails.

Essential considerations for the protection of the environment and human health will govern all future uses of the site. As a former landfill, no camping or long-term habitation will be allowed on the site. Removal of residual materials currently stockpiled on-site and capping of the historical landfill will provide a barrier between contaminants and the environment. The performance of the landfill closure system will be monitored via regular groundwater and surface water monitoring which would identify any potential off-site migration of contaminants

associated with either groundwater or surface water. Periodic inspection of the closure works and environmental controls will also be undertaken to ensure the protection of both the public and the environment.

Once the Site's Closure Plan has been approved by ENV with amendment of the Updated Environmental Monitoring Plan and Updated EUP (Tetra Tech 2018), the end-use described will be affirmed in the Memorandum of Understanding (MOU) under development between the qRD and City of Powell River. The qRD will operate the RRC with the remaining park space and parking area being maintained by the City of Powell River as a community amenity under the uses defined herein.

## 2.1 Resource Recovery Centre

As described in the qRD's approved SWMP, the RRC will provide a "one stop drop" allowing residential access to recycling, reuse, and disposal at one facility. The RRC will include the following:

- Scale Plaza;
- Commercial transfer station and equipment storage facility;
- Small vehicle transfer station with covered self-haul drop-off area;
- Extended producer responsibility building/recyclables collection and administration/education facility; and
- Protected natural areas.

The qRD will operate the RRC in accordance with industry standard practices to protect the environment and human health. The RRC's conceptual plan (Figure 1) overlays the majority of the historical landfill areas and waste material piles.

## 2.2 Overflow Parking

A small gravel lot located at the south end of the site is currently used sporadically by the City for overflow parking for nearby parks and trails. The City intends to operate this area as overflow parking in the future.

## 2.3 Botanical Gardens and Pathways

The area of the Site surrounding the RRC will be operated by the City under its current zoning as parkland (PK). The area will include trails and botanical gardens.

## 2.4 Composting Facility

The Site's conceptual plan (Figure 1) does not identify a composting facility as described in the Closure Plan. There are no current plans to host such a facility on the Site.

## 3.0 LIMITATIONS OF REPORT

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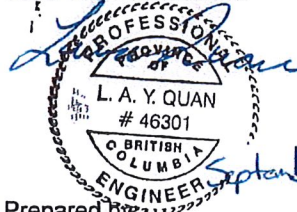
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## 4.0 CLOSURE

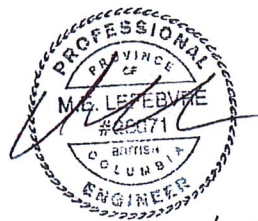
We trust this document meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,  
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## FIGURES

Figure 1 Proposed End-Use Plan



## APPENDIX A

### TETRA TECH'S LIMITATIONS ON THE USE OF THIS DOCUMENT



# **LIMITATIONS ON USE OF THIS DOCUMENT**

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