

APPENDIX C

ACTIVE PERMITS AND LAND USE AUTHORIZATIONS

Mélodie Simard
Development Officer
City of Iqaluit

SPECIAL CONDITIONS

Future Development

- 1)The Developer/Lessee shall submit revised drawings and amend the Development Permit prior to any development, except for site grading, on the areas identified as "Future Development" on the Site Plan.

Subject to an Airport Lease

- 2)The Developer/Lessee shall obtain the approval from GN Airports Division of the final plans submitted with the Development Permit application, prior to the City issuing the Development Permit. The approval shall be in letter format and shall reference the application number and identify the name and dates of the plans approved for development.

Drainage

- 3)The Developer/Lessee will be responsible for ensuring drainage functions as proposed on the Site Plan and that there is no impact on adjacent properties. Any required remedial works required on-site or off-site that result from the relocated drainage patterns shall be at the cost of the Developer.

Culverts

- 4)The Developer/Lessee shall place a minimum 450mm diameter culvert across the driveway accesses in accordance with the Iqaluit Municipal Design Guidelines (January 2005).

STANDARD CONDITIONS

Damage to City Property

- 1.The Developer shall reinstate at its expense and to the satisfaction of the Development Officer, any City property including but not limited to roads, service vaults and signage, which may be damaged as a result of this development.

Grading & Drainage

- 2.All surface drainage where fill is introduced shall be contained within the limits of the lot and directed to a municipal drainage ditch in the adjacent road allowance.

Servicing

- 3.Water fill and sewage pump out connections, associated overflow vents, and the water tank level indicator shall be installed in accordance with the City of Iqaluit Municipal Design Guidelines and shall remain clear of obstructions at all times.
- 4.Water use shall not exceed 2,000 litres per day.
- 5.The Developer/Lessee shall install a water meter to the approval of the Superintendent of Public Works.

Fire Marshal

- 6.The Developer/Lessee shall meet all the requirements of the GN Fire Marshal prior to issuance of a Building Permit.

Signs

7.The Developer/Lessee shall erect signs, as may be required by the Development Officer.

Building Permit (if applicable)

8.The Developer/Lessee shall obtain a Building Permit prior to commencement of construction.

Lot Development Standards

9.The Developer shall install and maintain the following water-saving devices throughout the building:

- a. All toilets to be water-saver or ultra-low flush toilet units using 6 litres/flush (1.3 imp. Gal./flush) or less.
- b. All showerheads to be low-flow showerheads using 9.8 litres/min (2.2 imp. gal./min) or less when tested at 551 kPa (80 psi).
- c. All washroom and kitchen faucets to use 8.3 litres/min (1.8 imp. gal./min.) or less when tested at 413 kPa (60 psi).

10.All exterior lighting installed on the lot or attached to a building will face downward and not illuminate beyond the boundary of the lot.

11.The Developer shall ensure that a construction waste bin is on the lot during construction to contain debris.



August 7, 2015

Qikiqtaaluk Environmental Inc.
P.O. Box 1228
Iqaluit, NU
X0A 0H0

Re: Application for Lease Land – Iqaluit International Airport

I have reviewed the application for land on Lot 666, Play 1673 which has been labelled lots Q and O for the purposes of surveying.

You have received conditional approval for the lease, however in order to prepare the documentation we will need the following:

1. Finalized survey from the City of Iqaluit, once it has been completed. In the interim, we will utilize the information on Sketch number SK-IQAL-001-2015 Map 2;
2. A workplan which identifies:
 - a. the type of work that will be done on the lot;
 - b. the equipment that will be used;
 - c. the dates of the phasing of the work;
 - d. the permits from the City or other parties if you will be impacting on roads, utilities or areas leased by other tenants;
 - e. any other pertinent details which may impact upon the airport, roadway, or surrounding lands.
3. Confirmation from you in writing that any storage building constructed on site will need to be reviewed at the planning and design stage, and then reviewed and approval issued from the GN Office of the Fire Marshall, as well as the Iqaluit International Airport prior to construction.
4. Documentation from the City of Iqaluit approving of the development in principle, and then once completed, a copy of the actual development permit;
5. A copy of your Environmental Protection plan for the development.

The current market rate for this land is \$1.26 per square meter. Development and preparation of the lot will be at the cost of the tenant. Tying into all utilities and services is also the cost of the tenant.

If you have questions about the above requirements, or any of the other requirements throughout the process of finalizing the lease, please contact me at 867-877-1970.

Yours truly,

Kathleen Henderson
Associate Services Director



Instructions

- ## Section 1 - Identification

Section 2 - Description of Waste to be Managed (provide a separate table if required)

[illegible]

Section 2 – Continued

Attach a complete description of the proposed facility, safety measures, equipment and management processes to be used. Include engineered drawing where applicable.

Section 3 - Waste Management Information

Type of Business (check all that apply) Receiver of Waste X Manage Self-generated Waste _____
Type of Activity (check all that apply) Collect and Store X Transfer X
Treat X Recycle _____ Dispose _____
Hazardous Waste Generator(s) Used Qulliq Energy Corporation, City of Iqaluit, Uqsuq Oil, small businesses,
garages, schools, households

Hazardous Waste Carriers(s) Used NEAS, NSSI
Veolia (Quebec), Solva-Rec (Quebec)

Do you have an approved Emergency Response and Spill Contingency Plan? Yes _____ (attach copy) No X

Section 4 - Certification

I certify that the information provided on this form is correct, accurate and complete.

Signature of Contact Person  Date (dd/mm/yy) 15/08/11
Print Name of Contact Person Jacques Dion Title Vice President
Phone 514-940-3332 Email jdion@qenv.ca

For Department Use Only

Management Facility Number NUF# 400006 Approved by  Date 2011-08-23

GN DoE Waste Generator and Transporter Registration
De: Eno, Robert [REno@GOV.NU.CA]
Envoyé: 31 août 2011 14:07
À: 'Karl Côté'
Objet: RE: application for waste carrier and waste generator

Hello Karl,

You registration numbers are as follows:

Generator: NUG 100045
Carrier: NUC 200011

With respect to the carrier number, you should be aware that you will be expected to consult with Transport Canada and/or the Motor Vehicles Division of Community and Government Services with respect to TDGR for road transport. DoE does not administer TDGR so I cannot speak to the requirements.

If you have any questions, please do not hesitate to get in touch with me.

Robert

Robert Eno
Director, Environmental Protection Division
Chief Environmental Protection Officer
Dept. of Environment
Gov't of Nunavut
Iqaluit, NU
867-975-7729

From: Karl Côté [mailto:kcote@sanexen.com]
Sent: Wednesday, August 31, 2011 11:18 AM
To: Eno, Robert
Subject: application for waste carrier and waste generator

Hi Robert,

Here are the 2 registration forms.

Karl

REGISTRATION FORM HAZARDOUS WASTE RECEIVER

Instructions

1. The following information must be provided in order to register as a hazardous waste receiver in Nunavut and to obtain a receiver number. Incomplete applications will be returned to the applicant.
2. A receiver who operates a commercial business for the purpose of collecting, storing, transferring, treating, recycling or disposing of hazardous waste may be required to register the facility as a hazardous waste management facility. Refer to section 3.2.2 of the *Environmental Guideline for the General Management of Hazardous Waste* for further information.
3. Completed registration forms are to be forwarded to the Manager of Pollution Control, Department of Environment, Government of Nunavut, Box 1000, Station 1360, Iqaluit, Nunavut, X0A 0H0. Electronic registration forms are preferred and may be forwarded to EnvironmentalProtection@gov.nu.ca.
4. Use additional pages to provide information as required.
5. Applicants should refer to the accompanying users' guide for further assistance on completing the receiver registration form.

Section 1 - Identification

Receiver (Legal Name) Qikiqtaaluk Environmental Inc.

Mailing Address PO Box 1228, Building 922, Niaqunngusiaq Road, Iqaluit (Nunavut)

Postal Code X0A 0H0

Principle Contact Person Harry Flaherty Title President

Phone 867-979-8406 Email hflaherty@qcorp.ca

Alternate Contact Person Jacques Dion Title Vice President

Phone 514-940-3332 Email jdion@qenv.ca

Section 2 - Description of Waste Received (provide a separate table if required)

Site Location(s) where Waste is Received Building 1571, Federal Road, corner of Kakivak Court, on Lot 3

Shipping Name (Description)	TDG Number	TDG Class	Quantity Received each Month (L or Kg)	Frequency of Acceptance
see attached list				

Attach a brief description of the proposed facility.

Section 3 - Waste Management Information

General Type of Business Environmental Contractor and Consultant
General Type of Activity Environmental site remediation and hazardous waste management
Hazardous Waste Generator(s) Used Qulliq Energy Corporation, City of Iqaluit, Uqsuq Oil, small businesses, garages, schools, households

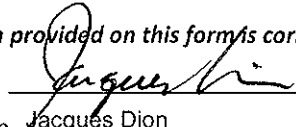
Hazardous Waste Carriers(s) Used NEAS, NSSI, Veolia (Quebec), Solva-Rec (Quebec)

Hazardous Waste Management Facilities Used Qikiqtaaluk Environmental Inc., Veolia (Quebec), Solva-Rec (Quebec)

Do you have an approved Emergency Response and Spill Contingency Plan? Yes ☐ (attach copy) No ☒

Section 4 - Certification

I certify that the information provided on this form is correct, accurate and complete.

Signature of Contact Person  Date (dd/mm/yy) 15/08/11
Print Name of Contact Person Jacques Dion Title Vice President
Phone 514-940-3332 Email jdion@qenv.ca

For Department Use Only	Receiver Number NUR# <u>300001</u>	Approved by <u></u>	Date <u>2011-08-23</u>
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NUNAVUT WATER BOARD
NUNAVUT IMALIRIYIN KATIMAYINGI
OFFICE DES EAUX DU NUNAVUT

File No.: **1BR-THI1419**

August 20, 2014

Greg Johnson, Director
C/o Qikiqtaaluk Environmental Inc.
9935 Ave Catania, Entrance 1, Suite 200
Montreal, QC J4Z 3V4

Email: gjohnson@qenv.ca

RE: NWB Water Licence No. 1BR-THI1419

Dear Mr. Johnson:

Please find attached Licence No. **1BR-THI1419** issued to Qikiqtaaluk Environmental Inc. by the Nunavut Water Board (NWB) pursuant to its authority under Article 13 of the *Agreement between the Inuit of the Nunavut Settlement Area and Her Majesty the Queen in Right of Canada (Nunavut Land Claims Agreement or NLCA)*. The terms and conditions of the attached Licence related to Water use and waste deposit are an integral part of this approval.

If the Licensee contemplates the renewal of this Licence, it is the responsibility of the Licensee to apply to the NWB for its renewal. The past performance of the Licensee, new documentation and information, and issues raised during a public hearing, if the NWB is required to hold one, will be used to determine the terms and conditions of the Licence renewal. Note that if the Licence expires before the NWB issues a new one, then Water use and waste disposal must cease, or the Licensee may be in contravention of the *Nunavut Land Claims Agreement* and the *Nunavut Waters and Nunavut Surface Rights Tribunal Act*. However, the expiry or cancellation of a licence does not relieve the holder from any obligations imposed by the licence. The NWB recommends that an application for the renewal of this Licence be filed at least three (3) months prior to the Licence expiry date.

If the Licensee contemplates or requires an amendment to this licence, the NWB may decide, in the public interest, to hold a public hearing. The Licensee should submit applications for amendment as soon as possible to give the NWB sufficient time to go through the amendment process. The process and timing may vary depending on the scope of the amendment; however, a minimum of sixty (60) days is required from time of acceptance by the NWB. It is the responsibility of the Licensee to ensure that all application materials have been received and are acknowledged by the Manager of Licensing.

The NWB strongly recommends that the Licensee consult the comments received from interested persons on issues identified. This information is attached for your consideration.¹

Sincerely,



Thomas Kabloona
Nunavut Water Board
Chair

TK/sa/ri

Enclosure: Licence No. **1BR-THI1419**
Comments – AANDC

Cc: Qikiqtani Distribution List

¹ Aboriginal Affairs and Northern Development Canada (AANDC), May 27, 2014.

DECISION

LICENCE NUMBER 1BR-THI1419

This is the decision of the Nunavut Water Board (NWB) with respect to an application, dated March 15, 2014, for a new Water Licence made by:

QIKIQTAAALUK ENVIRONMENTAL INC.

to allow for the disposal of waste during the operation of a commercial Hydrocarbon Impacted Water Treatment Facility located within the City of Iqaluit, Nunavut, generally at the following geographical coordinates:

Latitude: (63° 45' 45" N) Longitude: (68° 32' 36" W)
Latitude: (63° 45' 45" N) Longitude: (68° 32' 35" W)
Latitude: (63° 45' 44" N) Longitude: (68° 32' 44" W)
Latitude: (63° 45' 44" N) Longitude: (68° 32' 41" W) (Water Treatment Facility Extents)

DECISION

After having been satisfied that the application was for a location that falls outside of an area with an approved Land Use Plan² and exempt from the requirement for screening as described within Schedule 12-1 by the Nunavut Impact Review Board³ in accordance with Article 12 of the *Nunavut Land Claim Agreement (NLCA)*, the NWB decided that the application could proceed through the regulatory process. In accordance with s.55.1 of the *Nunavut Waters and Nunavut Surface Rights Tribunal Act (Act)* and Article 13 of the *NLCA*, public notice of the application was given and interested persons were invited to make representations to the NWB.

After reviewing the submission of the applicant and considering the representations made by interested persons, the NWB, having given due regard to the facts and circumstances, the merits of the submissions made to it and to the purpose, scope and intent of the *NLCA* and of the *Act*, waived the requirement to hold a public hearing, and determined that:

**Licence No. 1BR-THI1419 be issued subject to the terms and conditions contained therein.
(Motion #: 2014-B1-016)**

Signed this 15th day of July 2014 at Gjoa Haven, NU.



Thomas Kabloona
Nunavut Water Board, Chair
TK/sa/ri

² Nunavut Planning Commission Land, Use Conformity Determination, July 26 2013.

³ Nunavut Impact Review Board Screening Exemption Decision, April 28 2014.

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INTRODUCTION

Between September 2013 and March 2014, the Board received, from Qikiqtaaluk Environmental Inc. (the Licensee or Proponent), an application and supporting information (Application) for a Type “B” Licence to construct and operate a proposed Water Treatment Facility (WTF) for the purpose of treating hydrocarbon impacted Water generated from spills occurring within the City of Iqaluit, Nunavut.

The WTF is expected to include the following main components:

- an oil/Water separator;
- particulate filters;
- activated carbon filters;
- patented ultra-sorption filters;
- Water pumps; and
- treated effluent storage reservoirs (from which the effluent will be sampled and analyzed prior being discharge).

The waste generated from the treatment process, including oil, lubricants, sludge, waste filter, and contaminated soil, is expected to be treated and/or disposed of at an approved facility in accordance with applicable regulations.

PROCEDURAL HISTORY

The following is a list of the submissions received by the Board in support of the Application:

September 12, 2013

- General Water Licence Application;
- Abandonment and Remediation Plan, Hydrocarbon Impacted Water Treatment, dated September 2013;
- Qikiqtaaluk Environmental Inc., Certificate of Incorporation, Industry Canada;
- Hydrocarbon Impacted Water Treatment, Cost Estimate in Case of Abandonment for Security;
- Cover letter, dated on September 12, 2013, in English and Inuktitut;
- Layout of Water Treatment Unit (two drawings);
- Spill Contingency Plan Hydrocarbon Impacted Water Treatment, dated September 2013;
- Table of Contents; and
- City of Iqaluit, Topographical Map.

Received on March 17, 2014

Updated Water Licence Application, Hydrocarbon Impacted Water Treatment dated March 15, 2014, containing:

- General Water Licence (Application for a New Water Licence);
 - Figure 4: Water Treatment Unit;
 - Figure 5: Water Treatment Unit;
 - Hydrocarbon Impacted Water Treatment Cost Estimate in Case of Abandonment for Security;
 - Industry Canada, Certificate of Incorporation;
 - Executive Summary (English), dated September 12, 2013;
-

- Executive Summary, Inuktitut;
- Spill Contingency Plan Hydrocarbon Impacted Water Treatment, dated September 2013;
- Abandonment and Remediation Plan Hydrocarbon Impacted Water, dated September 2013; and
- Supplementary Information Requirements, Re: File No. 1BR-THI---, Type “B” Application by Qikiqtaaluk Environmental Inc. for a Hydrocarbon Impacted Water Treatment Project, dated March 14, 2014.

Following an internal review, the NWB distributed the Application on April 23, 2014 for a thirty (30) day public comment period with a deadline for submissions set for May 23, 2014. Due to administrative matters associated with some of the information provided, the deadline for submission was extended to May 27, 2014. On or before the extended deadline, a submission was received from Aboriginal Affairs and Northern Development Canada (AANDC). In its submission, AANDC provided comments and recommendations with respect to measures that the Proponent could implement to minimize potential impacts of the project on the receiving environment; however, it did not provide any written objections to the potential issuance of a licence.

Apart from the comments received from AANDC, the Board received the NPC Land Use Conformity Determination for the project on September 12, 2013, which states that the Project proposal is located outside the boundaries of the two currently approved land use plans. In addition, the Board received on April 28, 2014, the NIRB determination for the project, which states that the Application is exempt from screening pursuant to Schedule 12-1 of the NLCA.

Copies of the submission received as well as all documents related to this Application can be accessed through the NWB’s ftp site using the following link (**Username:** public and **Password:** registry):

<ftp://nunavutWaterboard.org/1%20PRUC%20PUBLIC%20REGISTRY/1%20INDUSTRIAL/1B/1BR%20-%20Remediation/1BR-THI----%20Qik%20Env/>.

GENERAL CONSIDERATIONS

Term of the Licence

In accordance with the Nunavut Waters and Nunavut Surface Rights Tribunal Act, s. 45, the NWB may issue a licence for a term not exceeding twenty-five (25) years. The Proponent requested in its Application a twenty five (25) year term for the licence. However, the Board has granted a five-year-term licence to the Project, which is generally granted for new licences for this type of an undertaking. AANDC also provided comments within their submission regarding a shorter term and that a five year licence term is recommended to allow an earlier opportunity to reconsider licence terms and conditions. The Board believes that the term granted will provide the Licensee with adequate opportunity to consistently demonstrate its ability to comply with the requirements in the Licence in advance of any future renewal and/or consideration of a longer term licence by the Board.

Annual Report

Under the reporting section of the Licence, Part B, Item 1, the Licensee is required to submit, on an annual basis, a report that describes the Licensee's activities as they relate to waste deposition during the preceding year. The Board makes annual reporting information available to interested persons upon request in addition to making the information available in its public registry. Public access to annual information reporting submitted by all licensees is made available through the NWB's ftp site using the following link (**Username:** public and **Password:** registry): <ftp://nunavutwaterboard.org/1%20PRUC%20PUBLIC%20REGISTRY/>.

Security

As part of its Application, the Proponent included a financial estimate of \$79,340 for potential reclamation activities that might be associated with the proposed project in the document entitled *Hydrocarbon Impacted Water Treatment, Cost Estimate in Case of Abandonment for Security*, received September 12, 2013. AANDC in its submission indicated that it believes that the cost estimate provided by the Proponent is reasonable and should be considered by the Board. While the Board welcomes the information on reclamation security provided by the Proponent, the Board has decided to exclude, at this time, requirements in the licence related to posting of reclamation security for the Project. The Board understands that reclamation security for this type of undertaking has to be examined in a holistic manner and in accordance with the type of undertaking so as to avoid a tiered approach to reclamation security requirements for similar undertakings. The Proponent is, however, required to update the security estimate provide, as needed, to reflect the scope of and operational conditions for the project over time, under Part C, Item 2 in the Licence. In addition, should the Project scope change or further reviews of subsequent applications and information provided through Annual Reports and Inspection Reports warrant the need, and the Board approach to reclamation security broaden, the requirements for providing a total reclamation security for site liability may be required.

Deposit of Waste

Details provided in the Application indicate that, in addition to the treatment of hydrocarbon contaminated Water/snow/ice and the discharge of effluent in accordance with the licence conditions and Effluent quality criteria under Part E, Item 10, the following waste types will potentially be generated by the Water Treatment Facility (WTF): waste fuel and filters; oil, lubricants and liquid sludge; contaminated Water; contaminated soil; and other hydrocarbon contaminated waste. All waste generated will require management in accordance with the terms and conditions in this licence and/or applicable legislations and guidelines for wastes generated and proposed to be removed from site to an approved hazardous waste management facility.

Under Part E, of the Licence, the Licensee is required to manage primary waste and residual waste generated from its undertaking in accordance with applicable regulations including the Government of Nunavut - Department of Environment, *Environmental Guideline for Used Oil and Waste Fuel* (June 2012). Additional conditions have been included under Part E of this Licence to address overall waste management practices.

Spill Contingency Plan

Under Part H, Item 1 of the Licence, the Board has approved the Spill Contingency Plan submitted as additional information with the Application. The Licensee is, however, required

to address and submit, with its 2014 Annual Report, a revised plan as outlined in Item 2, that addresses comments and recommendations provided by AANDC during comment period and any other revisions that may become apparent in carrying out the activities associated with the undertaking.

Abandonment and Restoration Plan

The Board has approved the Interim Abandonment and Restoration (A&R) Plan that was submitted as additional information with the Application under Part I, Item 1 in the Licence. The licensee is required to annually review the Plan and to update the A&R plan on an ongoing basis to reflect any changes in operational conditions and scope of activities associated with the project.

Monitoring

Petroleum products or petroleum hydrocarbons (PHC) is a general term used to describe mixtures of organic compounds found in or derived from substances such as oil, bitumen and coal. These products released to soil and water can lead to contaminants entering into the environment through volatilization, adsorption to solid organic matter, leaching by rainwater and dissolution into groundwater, or through contaminated surface runoff migration to oceans, lakes, rivers and streams.

Accordingly to the Application, treated water previously impacted by petroleum products, will be discharged at the Final Discharge Point, with the effluent Final Discharge Point location yet undetermined.

To ensure that effluent generated from the facility does not exceed specific criteria, the Board has included general Effluent quality limits for the treated effluent, at the point of discharge, under Part E, Item 10. Parameters not included under Part E, Item 10 but relevant to the undertaking must not exceed values set in the Canadian Council of Ministers of Environment (CCME) Canadian Water Quality Guidelines for the Protection of Aquatic Life.

Furthermore, characterization of effluent, soil and Waters at the Final Point of Discharge, in addition to the information of contaminants levels, would help on determining if the discharged effluent had an impact on the environment and, if contamination is identified, would help to determine those parameters that shall be tracked during the remediation process.

Analysis recommended for soil and water characterization where petroleum hydrocarbon contamination is suspected^{4,5} include Total Petroleum Hydrocarbon (TPH), Polycyclic Aromatic Hydrocarbons collectively referred as PHAs, benzene, toluene, ethylbenzene and xylenes collectively referred as BTEX and Canadian Wide Standards for petroleum hydrocarbon in soil fractions, CWS-PHC fractions. These contaminants are usually accompanied by heavy metals such as chromium, copper, lead, manganese, nickel and zinc that are commonly found in used lubricating oil from friction wear on engine parts.

Therefore, under Part J, Item 4 of the Licence, the Board has established a list of additional

⁴ Federal Guidelines for Landfarming Petroleum Hydrocarbon Contaminated Soils, Federal Contaminated Sites Action Plan (FCSAP), 2013

⁵ Guideline for the Dismantling and Removal of Petroleum Storage Tank Systems, Manitoba, 2007

parameters that the licensee is required to monitor for the purposes of developing site-specific effluent quality criteria and/or limits given that such criteria and limits may be more reflective of operational conditions for the treatment processes involved and the receiving environment at the final point of discharge.

And, under Part J, Item 6, the Board has included conditions that require the Licensee to submit a Monitoring Plan to the Board for approval, within sixty (60) days following the date of issuance of this Licence. To ensure that monitoring is conducted in accordance with established practices, the Board has included conditions requiring the Licensee to submit a Quality Assurance / Quality Control (QA/QC) Plan along with a cover letter from an accredited laboratory confirming acceptance of the Plan.

Operation and Maintenance Plan

To ensure that documented procedures pertaining to the operation of the facility for the undertaking are developed, the Licensee is required to submit an Operation and Maintenance (O&M) Plan for the WTF, to address the collection, treatment, and discharge of petroleum hydrocarbon impacted snow/ice/water and the handling of wastes generated from the undertaking requiring shipment off-site to an approved hazardous waste handling facility. Part G, Item 4 addresses the requirement to submit an O&M Plan within sixty (60) days from the date of issuance of this licence.