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April 27, 2007

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via e-mail

**RE: Miramar Hope Bay Ltd. – Hope Bay Windy Project – Type “B” Water License Renewal**  
**Application and Hydrocarbon Impacted Soils Storage Facility**

On behalf of Environment Canada (EC), I have reviewed the information submitted with the above-mentioned application. The following specialist advice has been provided pursuant to Environment Canada's mandated responsibilities for the enforcement of the *Canadian Environmental Protection Act*, Section 36(3) of the *Fisheries Act*, the *Migratory Birds Convention Act*, and the *Species at Risk Act*.

Miramar Hope Bay Ltd is applying for a water license renewal for water use and waste disposal associated with exploratory drilling and camp activities for the Hope Bay Windy Project. Activities will include geophysical surveys, mapping, prospecting, land based and on-ice diamond drilling. The Camp is located on Windy Lake approximately 8km south of Doris North Project and 130 Km south of Cambridge Bay. The camp is a permanent, seasonal camp that occupies maximum 90 personnel. An ice strip on Windy Lake is used in the winter and the camp is accessed by float plan during the summer months. There is no all weather airstrip associated with this project.

Environment Canada encourages the NIRB to consider the cumulative regional impacts of the project as well as the direct impacts, taking into consideration the exploration and mining activities currently being carried along the Hope Bay Belt (i.e. Doris North mining operations). Cumulative effects are changes to the environment that are caused by an action in combination with other past, present and future human actions. EC does have some concerns that the various projects occurring in the area, seen as separate projects with separate goals and timelines, may make it difficult to develop a comprehensive understanding of the overall, long-term effects of development. The incremental and total effects may be significant even though the effects of each project are considered insignificant. EC recommends regional monitoring, effect management and mitigation take place along the extent of the Hope Bay Belt.

In addition, the proponent has failed to indicate the locations for land based and on-ice drilling sites, making it difficult to assess the total footprint of the Hope Bay Windy exploration project. The number of dill holes, locations and drilling program details should be identified and submitted for review as soon as available.

Environment Canada recommends that the following conditions be applied throughout all stages of the project:

**General**

- The proponent shall not deposit, nor permit the deposit of any fuel, drill cuttings, chemicals, wastes or sediment into any water body. According to the *Fisheries Act*, Section 36(3), the deposition of deleterious substances of any type in water frequented by fish, or in any place under

any conditions where the deleterious substance, or any other deleterious substance that results from the deposit of the deleterious substance, may enter any such water, is prohibited.

### **Drilling**

- EC would like to inform the proponent that the *Canadian Environmental Protection Act* has listed CaCl as a toxic substance. The proponent shall therefore ensure that if CaCl is used as a drill additive, all sumps containing CaCl are properly constructed and located in such a manner as to ensure that the contents will not enter any water body.
- Drilling additives or mud shall not be used in connection with holes drilled through lake ice unless they are re-circulated or contained such that they do not enter the water, or demonstrated to be non-toxic.
- For “on-ice” drilling, return water released must be non-toxic, and not result in an increase in total suspended solids in the immediate receiving waters above the Canadian Council of Ministers for the Environment Guidelines for the Protection of Freshwater Aquatic Life (i.e. 10mg/L for lakes with background levels under 100 mg/L, or 10% for those above 100mg/L).
- Land based drilling should not occur within 30 m of the high water mark of any water body. Drilling wastes from land based drilling shall be disposed of in a sump such that the contents do not enter any water body.
- Upon completion of the program, exposed drill casings are to be removed or cut off at or below the ground surface. EC strongly recommends that progressive reclamation be carried out at the drill sites including daily removal of any garbage.
- If an artesian flow is encountered, the drill hole shall be immediately plugged and permanently sealed.

### **Camp**

- The proponent shall not store materials on the surface ice of lakes or streams, except that which is for immediate use.
- Any sumps, including those created for the disposal of drill cuttings, shall be located above the high water mark of any water body and in such a manner as to prevent the contents from entering any water body frequented by fish. Further, all sumps shall be backfilled upon completion of the field season and contoured to match the surrounding landscape.
- Sumps should be inspected regularly to ensure there is no erosion or leaching

### **Fuel Storage/Contingency Plan**

- Secondary containment or a surface liner (drip pans, fold-a-tanks, etc) should be placed under all container or vehicle fuel tank inlet and outlet points, hose connections and hose ends during fuel or hazardous substance transfers. Secondary containment should be of adequate size and volume to contain and hold fluids for the purpose of preventing spills (the worst-case scenario). Appropriate spill response equipment and clean-up materials (absorbents, containment devices, etc) must be on hand during any transfer of fuel or hazardous substances and at vehicle-maintenance areas.
- Transfer operations should be attended by trained personnel at all times.
- Decanting of snow or water from the berm area should proceed only if the appropriate chemical analysis has determined the contents meet the requirements of Section 36.3 of the *Fisheries Act*.
- Fuel containers, including barrels, should be marked with the responsible party’s name, product type, and year purchased or filled.
- Waste tracking, or “manifesting,” should be implemented to ensure proper use, storage, and management of materials. Manifests provide detailed information to first responders in the event of an accident and serve as a tool for confirming that shipments of dangerous or hazardous waste are properly handled, transported, and disposed of.
- The proponent shall ensure that any hazardous materials, including waste oil, receive proper treatment and disposal at an approved facility.
- Spills are to be documented and reported to the 24 hour Spill Line at (867) 920-8130. Contact information for Environment Canada should be up-dated prior to commencing exploratory

activities. Jimmy Noble, Environment Canada's Enforcement Officer, can be reached at 867-975-4644.

- All releases of harmful substances, regardless of quantity, are immediately reportable where the release:
  - is near or into a water body;
  - is near or into a designated sensitive environment or sensitive wildlife habitat;
  - poses an imminent threat to human health or safety; or
  - poses an imminent threat to a listed species at risk or its critical habitat.

### Wildlife

The Canadian Wildlife Service (CWS) of Environment Canada has reviewed the above-mentioned submission and makes the following comments and recommendations pursuant to the *Migratory Birds Convention Act* (the *Act*) and *Migratory Birds Regulations* (the *Regulations*), and the *Species at Risk Act* (SARA).

- Section 6 (a) of the *Migratory Birds Regulations* states that no one shall disturb or destroy the nests or eggs of migratory birds. Therefore, EC recommends that all activities in which there is a risk of disturbing or destroying nests or eggs be conducted outside the migratory bird breeding season, which extends from approximately May 15 to July 31. These dates are approximate, and if active nests (i.e. nests containing eggs or young) are encountered outside of these dates the proponent should avoid the area until nesting is complete (i.e. the young have left the vicinity of the nest).
- For activities permitted to occur during the breeding season, EC recommends that the proponent confirm there are no active nests (i.e. nests containing eggs or young) in the vicinity of their operations before activities commence. If active nests of migratory birds are discovered, the proponent should halt all activities in the nesting area until nesting is completed (i.e. the young have left the vicinity of the nest).
- In order to reduce disturbance to nesting birds, EC recommends that aircraft used in conducting project activities maintain a flight altitude of at least 610 m during horizontal (point to point) flight unless safety or cloud ceiling do not permit.
- In order to reduce disturbance to resting, feeding, or moulting birds, EC recommends that aircraft used in conducting project activities maintain a vertical distance of 1000 m and minimum horizontal distance of 1500 m from any observed concentrations (flocks / groups) of birds. EC recommends that camp waste be made inaccessible to wildlife at all times. Camp waste can attract predators of migratory birds (e.g., foxes and ravens) to an area if not disposed of properly.
- Section 35 of the *Migratory Birds Regulations* states that no person shall deposit or permit to be deposited, oil, oil wastes or any other substance harmful to migratory birds in any waters or any area frequented by migratory birds.
- All mitigation measures identified by the proponent, and the additional measures suggested herein, should be strictly adhered to in conducting project activities. This will require awareness on the part of the proponents' representatives (including contractors) conducting operations in the field. EC recommends that all field operations staff be made aware of the proponents' commitments to these mitigation measures and provided with appropriate advice / training on how to implement these measures.
- Implementation of these measures may help to reduce or eliminate some effects of the project on migratory birds, but will not necessarily ensure that the proponent remains in compliance with the *Migratory Birds Convention Act* (the *Act*) and *Migratory Birds Regulations* (the *Regulations*). The proponent must ensure they remain in compliance with the *Act* and *Regulations* during all phases and in all undertakings related to the project.

The following comments are pursuant to the *Species at Risk Act* (SARA), which came into full effect on June 1, 2004. Section 79 (2) of SARA, states that during an assessment of effects of a project, the adverse effects of the project on listed wildlife species and its critical habitat must be identified, that measures are taken to avoid or lessen those effects, and that the effects need to be monitored. This

section applies to all species listed on Schedule 1 of SARA. However, as a matter of best practice, Environment Canada suggests that species on other Schedules of SARA and under consideration for listing on SARA, including those designated as at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), be considered during an environmental assessment in a similar manner.

Species at Risk that may be encountered	COSEWIC Designation	Schedule of SARA	Government Organization with Primary Management Responsibility <sup>1</sup>
Short-eared Owl	Special Concern	Schedule 3	Government of Nunavut
Peregrine Falcon (subspecies tundrius)	Special Concern	Schedule 3	Government of Nunavut
Grizzly Bear	Special Concern	Pending	Government of Nunavut
Wolverine (Western Population)	Special Concern	Pending	Government of Nunavut

<sup>1</sup> Environment Canada has a national role to play in the conservation and recovery of Species at Risk in Canada, as well as responsibility for management of birds described in the *Migratory Birds Convention Act* (MBCA). Day-to-day management of terrestrial species not covered in the MBCA is the responsibility of the Territorial Government. Thus, for species within their responsibility, the Territorial Government is best suited to provide detailed advice and information on potential adverse effects, mitigation measures, and monitoring.

Impacts could be disturbance and attraction to operations.

Environment Canada recommends:

- Species at Risk that could be encountered or affected by the project should be identified and any potential adverse effects of the project to the species, its habitat, and/or its residence noted. Refer to species status reports and other information on the Species at Risk registry at [www.sararegistry.gc.ca](http://www.sararegistry.gc.ca) for information on specific species.
- If Species at Risk are encountered or affected, the primary mitigation measure should be avoidance. The proponent should avoid contact with or disturbance to each species, its habitat and/or its residence.
- The proponent should record the locations and frequency of any observations of Species at Risk and note any actions taken to avoid contact or disturbance to the species.
- For species under the responsibility of the Territorial Government, the Territorial Government should be consulted to identify other appropriate mitigation and/or monitoring measures to minimize effects to these species from the project.
- Mitigation and monitoring measures must be taken in a way that is consistent with applicable recovery strategies and action/management plans.

### Landfarm Facility

The following comments relate to this landfarm facility at the Windy Camp. The Windy Land treatment Area was established as a treatment method for handling the hydrocarbon contaminated soils from the June 16, 2004 spill which saw 19 000 L of diesel spilled (Spill 04-388) from a 50 000 L above ground storage tank (AST). At that time the Water License was not amended to include this facility and in October, 2005, the Nunavut Water Board (NWB) recommended incorporating the facility into its current license.

Many of the following recommendations relative to design, siting, operation, monitoring, sampling and analytical methods, decommissioning and closure as well as record keeping and reporting recommendations reference the following guidance documents and can be provided if the proponent wishes.

- ***Federal Guidelines for Landfarming Petroleum Hydrocarbon Contaminated Soils*. SAIC Canada (Science Applications International Corporation), December 2005**
- ***Bioremediation of Petroleum Hydrocarbons in Soil and Groundwater Under Cold Climate Conditions: A Review, Implications for Applications in Canada*, Dale Van Stempvoort and Pamela Grande, National Water Research Institute in Burlington, December 2005**

- ***Cold Climate Bioremediation: A Review of Field Case Histories.***
- **Pamela Rogers, Research Assistant, Department of Civil & Environmental Engineering, University of Alberta, July 2005**

Environment Canada urges the proponent to follow environmental site assessment steps as established by the following standards:

- **Canadian Council of Ministers of the Environment (CCME) *Canada-Wide Standard for Petroleum Hydrocarbons in Soil (CWS-PHC) (CCME, 2001);***
- **Canadian Standards Association (CSA) Environmental Site Assessment Standards Z768-01 (2001) and Z769-00 (2000), for Phase 1 and Phase 2; and,**
- ***Subsurface Assessment Handbook for Contaminated Sites (CCME, 1994).***

As these documents are updated periodically, please consult the CCME and CSA for the most recent versions.

The characterization of the contaminants and contaminant levels in the soil determined during the environmental site assessment may be used to determine landfarming applicability. An evaluation of the type and degree of contamination helps to exclude soil material that might be toxic to certain species of microorganisms and also helps to determine if landfarming would be the appropriate remediation technology to be employed for the contaminants of concern. Although landfarming is recommended for petroleum hydrocarbon contaminated soils only, it is understood that other contaminants may also be present. **Table 1** indicates, through shaded selections, the type of analyses recommended for contaminated soil characterization.

**Table 1 Recommended Analyses Based on Suspected Soil Contamination<sup>1</sup>**

Contaminant Source	Parameters Analyzed								
	CWS - PHC fractions	BTEX	TPH	Lead	Total Heavy Metals <sup>ii</sup>	Chromium/ Cadmium	PCBs	Phenols	PAHs
unleaded gasoline									
leaded gasoline, aviation gasoline									
fuel oil, diesel, kerosene, jet fuel, mineral oil/spirits, motor oil									
petroleum solvents									
crude oils, hydraulic fluids									
waste petroleum products									

Please note that if any of the levels detected exceed these maximums, the contaminated soil should be considered hazardous waste and handled accordingly. Landfarming is not recommended for such contaminated soils.

- Total petroleum hydrocarbon (TPH) or total extractable hydrocarbons (TEH) < 3% (Yukon, 2004a and 2004b);
- total heavy metal concentrations < 2500 mg/L (USEPA, 1994)<sup>1</sup>;
- electrical conductivity (EC) < 4 dS/m;
- and sodium adsorption ratio (SAR) < 6 (Alberta EUB, 1996).

### Site Characterization

Given the circumstances of landfarm construction (i.e., an immediate reaction to a spill), no site characterization was carried out. This is important in order to determine the following parameters:

- Groundwater flow, direction and baseline chemical analysis;
- Native soil hydraulic conductivity determination;
- Microbial identification determination and population.
- A landfarm should be sited greater than 500 m from a permanent surface water body. This restriction applies to both potable and non-potable surface waters. The full nature of surface water flow at the site should be known.
- A landfarm should be sited greater than 500 m from a potable groundwater well.
- The geology of the site needs to be considered (e.g. thickness of underlying soil, the presence of bedrock, degree of fracturing) to determine the need a liner/barrier (see Section 8.3.9). It is recommended that at landfarm sites with less than 5 m of low hydraulic conductivity ( $<10^{-6}$  cm/s) native underlying soil, a liner/barrier be used. It is important to determine if there is fractured bedrock at this site as fractured bedrock could make the investigation of groundwater flow, direction etc very problematic.
- The landfarm should be sited at a location with a natural slope of less than 5 %; otherwise the site will require grading.
- The landfarm should be sited where the groundwater table is greater than 3 m from the surface. When there is a need to excavate during landfarm construction, cultivation no closer than 3 m above the groundwater table must be ensured. Using groundwater flow direction and rate data, the landfarm should be sited such that groundwater contamination is avoided (otherwise, a barrier to groundwater flow is necessary).
- A landfarm should not be sited on land within a 50 year floodplain. ***MHBL states that it is “highly improbable that a flood event could disrupt the landfarm treatment facility.” Is this statement based on documented flood data?***
- Environment Canada has some concerns relative to the availability of adequate volumes of topsoil at the site that may be required to effectively manage and operate this facility.

Prior to landfarm design, an evaluation of the soil characteristics provided in **Table 2** will ensure that the contaminated soil is well-suited to landfarming.

**Table 2: Optimal Soil Characteristics for Landfarming**

Landfarming Parameter	Optimal Characteristics
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Microbial population density:	For landfarming to be effective, the minimum heterotrophic plate count should be $10^3$ CFU/g (colony forming units/gram). Below this minimum, landfarming may still be effective provided the existing bacteria are stimulated using nutrients or the soil is amended to increase the bacteria population (USEPA. 1994) In the latter case, as noted in Section 0, adding non-indigenous bacteria to a site has had limited success in enhancing degradation of petroleum hydrocarbons. There are also regulatory restrictions associated with the addition of bacteria to sites.
Soil pH:	To support bacterial growth, soil pH should be between 6 and 8. Outside this range, landfarming may still be effective through soil amendments.
Moisture content:	Bacterial growth requires moisture, optimally between 40-85% of field capacity <sup>2</sup> (USEPA, 1994). Periodically, moisture may be added to landfarmed soil to maintain this moisture level. Excess moisture due to periods of high precipitation, during spring thaw or due to poor site drainage may need to be addressed. Site drainage may be improved through landfarm design, but uncontrollable influx of moisture may simply mean that longer operating times will be required for the landfarm.
Nutrient concentration:	For proper growth, micro-organisms require inorganic nutrients that may be naturally-occurring in the soil. Nitrogen and phosphorous may be added in the form of commercial fertilizer. For effective biodegradation, carbon:nitrogen:phosphorus ratios need to be between 100:10:1 and 100:1:0.5 (USEPA. 1994). This ratio may be calculated from the soil bulk density and the total hydrocarbon concentration.
Soil Type:	Clayey soils hamper biodegradation because of difficulties in aeration and the distribution of nutrients and moisture. Soil amendments such as gypsum and bulking agents such as sawdust, may be required. Clumpy soils may also require pre-treatment in the form of shredding, in order for landfarming to be effective. Very coarse soils are not suitable to landfarming as they do not retain moisture and nutrients (University of Saskatchewan, 2002). Volatile compounds will also volatilize more readily from coarse-grain soils than from fine grain soils. Typically, large diameter soil particles have a low contamination concentration due to their low surface area. As such, these particles can be screened out prior to placing soils in the landfarm.

**2**

The most reliable measure of moisture content is expressed as a percent of field capacity (also referred to as "soil capacity"). Field capacity itself is the maximum %-weight of moisture the unconfined, gravity-drained soil can retain. An example would be a sandy soil with a field capacity of 25%, meaning a maximum of 250 grams of water retained in 1,000 grams (dry wt.) of unconfined soil. Typically the target moisture content is expressed as a percent of the field capacity; for example, 50% of field capacity for the above sandy soil would be 125 grams water per 1,000 grams dry soil.

Once a landfarm is operating, generic or site-specific remediation limits as per the CCME Environmental Quality Guidelines (EQGs) or CWS-PHC should be used to monitor the extent to which the soil has been remediated to acceptable levels. The parameters analyzed during the environmental site assessment should be evaluated using these guidelines to determine chemicals of concern (CoCs) and those identified should be tracked during the remediation process.

### ***Leachate Control***

Groundwater sampling and analysis should adhere to the CCME sampling procedures (CCME 1993). Leachate monitoring performed during the landfarm operations is primarily for characterization purposes only, as leachate is often recirculated over the landfarm as a means of irrigation (or stored in a tank in the event that irrigation may be required at some point in the landfarming season). If this tank is discharged into the environment, the CCME EQGs apply as a standard.

A means to collect and treat run-off from the landfarm may be necessary. A leachate control system capable of handling a 24 hour duration, 1:10 year frequency storm is required in such a case. Leachate may be recirculated over the landfarm soil surface as a means of irrigation to maintain optimal biodegradation rates, or discharged if surface water analyses indicate contaminant levels are within CCME EQGs. **Environment Canada strongly recommends a containment system where all leachate from the facility is fully controlled.**

### ***Barriers/Liners***

When native soils at the landfarm site have high conductivity, a barrier or liner having a maximum seepage rate equivalent to clay liner under 0.3 m head of water or a  $10^{-7}$  cm/s hydraulic conductivity at a thickness of 0.6 m, should be used beneath the soil to be treated.

### ***Placement of Soil in Landfarm***

A contaminated soil depth less than 0.5 m within cell(s) or in windrows is recommended. However, the type of equipment available for tilling, as well as the land availability, will dictate soil depth. Typically, landfarming is practiced with soil depths between 0.30 and 0.45 m. Contaminated soil should not be applied on a continuous layer of snow or ice or when the existing soil base is saturated with moisture.

### ***Landfarm Design/Operational Requirements***

#### ***Land Availability***

Please note that the expected landfarm soil depth of between 0.30 and 0.45 m and a maximum soil thickness of 0.5 m is recommended. Therefore, a single plot or multiple plots may be required. Additional area surrounding the plot(s) for berms and leachate control should be considered.

#### ***Microbial Population Density Monitoring***

If microbial amendments are being considered, the user should be aware that products containing microorganisms, biochemicals (such as enzymes) or biopolymers, are "biotechnology products" and may be subject to the New Substances Notification (NSN) Regulations, pursuant to the Canadian Environmental Protection Act, 1999 (CEPA, 1999). (Contact the New Substances Division of Environment Canada and [http://www.ec.gc.ca/substances/nsb/eng/index\\_e.htm](http://www.ec.gc.ca/substances/nsb/eng/index_e.htm) for more information.)

Although a few petroleum hydrocarbon-degradable micro-organisms have been found to be active at temperatures below 0 °C (Whyte and Greer, 1999; Whyte, *et al.* 2001 and 2003; Rike, *et al.* (2003)), most biodegradation occurs above freezing. Research has shown appreciable biodegradation may occur after one summer season, additional biodegradation over a second season is usually required. Therefore, it is recommended that the landfarm should operate for a minimum between 6 months to 2 years. This operation period assumes optimal conditions are maintained (i.e. regular tilling; moisture control; nutrient amendment, if required). Please note that soil sampling and analyses are required to confirm remediation progress and completion.

#### ***pH Maintenance***



The optimal pH for landfarming operations is between 6 and 8. The soil pH may be increased with the addition of lime and decreased with the addition of elemental sulphur.

### *Moisture Content Monitoring*

The amount of moisture in the landfarm soil impacts biodegradation and, therefore, should be monitored and adjusted if possible and necessary. If moisture levels are too high, the movement of air through the soil is restricted thereby reducing oxygen availability. Effective moisture levels are 40 - 85 % of water-holding capacity in the soil, but 20 – 85 % will support microbes. Water spraying is often needed during summer months, particularly prior to tilling, in order to reduce wind erosion. Soil may be amended with organic matter to increase moisture retention. A rule of thumb is the soil should be moist, not dry and dusty or dripping wet.

### *Nutrient Amendments Requirements*

Biodegradation requires that micro-organisms are meeting nutritional requirements. The optimal range of carbon:nitrogen:phosphorus (C:N:P) is 100:10:1 to 100:1:0.5. If the available nutrients are not sufficient, soil amendment in the form of commercial fertilizers, is required. Note that the addition of nitrogen may inadvertently lower the pH. Nutrients can be supplied to the soil in either liquid or solid form. Solid nutrients can be added directly to the soil when the soil is mixed prior to placement in the landfarm or during tilling events once the landfarm is operational. Liquid nutrient can be added to watering or irrigation systems. The frequency of nutrient addition can be reduced by using slow release nutrients.

### *Tilling*

Tilling, with a rototiller or turning over the soil with a backhoe or other similar equipment, is a means of aerating the soil. This provides oxygen for the micro-organisms as well as distributes nutrients and moisture in the soil, thereby aiding biodegradation. Tilling is recommended once per month during the operating season of the landfarm, provided the soil is uniformly moist but not saturated. Tilling when soil is excessively wet is unproductive, whereas tilling while the soil is excessively dry may erode the soil and cause wind-blown dust problems. Tilling must be carefully carried-out by an experienced operator, since it is possible to disturb or damage the liner placed under the contaminated soil.

### *System Maintenance*

Maintenance of the landfarm is essential in ensuring its effectiveness. At some appropriate point during landfarm construction, inspection of the synthetic liner(s) should be conducted to ensure that the seams and joints are tight, and that there is an absence of punctures, blisters or tears. Imperfections (e.g. lenses, cracks, channels) can occur in soil and clay liners. Weekly, during landfarm operations, and immediately after a major storm or catastrophic event, inspections should be conducted on the:

- drainage control systems for evidence of deterioration, malfunction, leaks or improper operation, and
- leachate collection systems to ensure proper functioning and to determine if leachate is being generated or is accumulating.

If any defects or malfunctioning works are detected, immediate repair is required to maintain the integrity of all works.

The drainage control system should be inspected as necessary/required during periods of precipitation or spring thaw to ensure control measures are taken if the system is approaching its capacity.

### **Closure Procedures**

During the system design phase, it is important to determine the requirements for closing the site once remediation is complete. By laying out the closure procedures at this time, the responsible party or site

sponsor can review and endorse them prior to proceeding with the system construction. This closure plan should be consistent with the current land use and will need to recognize how future land use changes or ownership will be taken into consideration after landfarm closure.

### ***Monitoring and Record Keeping Requirements***

For the purpose of monitoring the performance of the land treatment process, soil samples should be taken no less frequently than once every four months, during the period of active land treatment to monitor contamination levels until analytical results are below acceptable levels as set forth in the CCME's Canadian Soil Quality Guidelines (CSQG). The once a month sampling program as described by MHBL is adequate.

For the purpose of monitoring for potential impact of the facility on groundwater quality in the active layer, groundwater samples should be taken from the down gradient monitoring wells no less frequently than twice per year and analyzed for indicators of petroleum hydrocarbon contamination. Should analytical results indicate groundwater contamination associated with the land treatment facility, corrective action should be taken as soon as possible.

A sampling plan should include sampling methods (grid, composite) and frequency (number of samples per surface area). Since the landfarmed material is relatively thinly applied and homogenized through tilling, only one depth of sample collection is required. The samples should then be analyzed for the contaminants of interest and compared with the remediation guidelines presented in the CCME EQG and the CWS-PHC documentation. These protocols are recommended for the landfarm soils to determine at which point the soils have been remediated and the landfarm can be closed. Monitoring of contaminant levels in the leachate is only required prior to discharge to the environment; during recirculation, testing may be done for purposes of tracking remediation progress. It is also recommended that groundwater on-site be monitored and compared to the appropriate CCME EQGs. **Table 3** summarizes the criteria that should be used for the various media involved in landfarming operations.

The landfarm soils may be considered remediated once analyses confirms these soils are within the CCME EQGs or CWS-PHC for the particular land use of the property. The remediated soil may then be used in a manner that is consistent and appropriate with the site use. If other contaminant levels (such as heavy metals, PCBs, etc.) exceed CCME EQGs, the landfarmed materials should be then further remediated using an alternative remediation technique.

Accurate records maintained by the owner/operator which contain the following information:

- A detailed description of the size and location of the land treatment facility
- Quantitative and qualitative data on the soil treated at the site
- Monitoring data as set forth above
- The final destination of the treated soil and its intended use.

**Table 3: Summary of Landfarming Standards for Federal Contaminated Sites**

<b>Media Monitored</b>	<b>Criteria</b>
Landfarm soil and soil remaining at the delineated (excavation) site	Canada Wide Standard for Petroleum Hydrocarbons (CWS-PHC) (CCME, 2003)  Canadian Soil Quality Guidelines for the Protection of Environmental and Human Health (CCME, 2003)
Groundwater	Non-potable - none; as per <i>A Federal Approach to Contaminated Sites</i> (CSMWG, 1999) whereby provincial/territorial guidelines are recommended. Potable - Guidelines for Canadian Drinking Water Quality (Health Canada, 1996)

Leachate	<p>For recirculation – none (operations monitoring only)</p> <p>For discharge to environment:</p> <ul style="list-style-type: none"> <li>• Into surface water: CCME Environmental Quality Standard (EQS) for Freshwater Aquatic Life (CCME, 2003) for surface water reception; and</li> <li>• Into groundwater: none, as per <i>A Federal Approach to Contaminated Sites</i> (CSMWG, 1999) whereby provincial/territorial guidelines are recommended</li> </ul>
Surface Water	CCME Environmental Quality Standard (EQS) for Freshwater Aquatic Life (CCME, 2003) or, for potable water, the Guidelines for Canadian Drinking Water Quality (Health Canada, 1996)
Ambient Air	Canadian National Ambient Air Quality Objectives: Process and Status (CCME, 2003)

If there are any changes in the proposed project, EC should be notified, as further review may be necessary. Please do not hesitate to contact me with any questions or comments with regards to the foregoing at (867) 975-4631 or by email at [cindy.parker@ec.gc.ca](mailto:cindy.parker@ec.gc.ca).

Yours truly,

***Original signed by***

Cindy Parker  
Environmental Assessment Specialist

cc: (Carey Ogilvie, Manager, Environment Canada EPOD, Yellowknife, NWT)