



May 16, 2022

Mr. Warren Rospad
Contaminated Sites Program Specialist
Manitoba Environment, Climate and Parks
1007 Century St.
Winnipeg, Manitoba
R3H 0W4

via email

I-718.02

Dear Mr. Rospad,

Re: 70 Roderick Street – Alteration to Remediation Plan – File: 80869

On behalf of 1011000294 Mb Ltd., J R Cousin Consultants Ltd. (JRCC) is presenting an alteration to the existing remediation plan for the property at 70 Roderick St. in the RM of Springfield. JRCC is requesting approval from Manitoba Environment, Climate and Parks to proceed with the remediation works.

Background

Information on past site activities was based on a previous Phase II Environmental Site Assessment (ESA) by Dillon Consulting in January 2021, and from discussions with the land owner. The property was previously used for storing, transferring and treating agricultural grains and seeds. The property is an industrial site with a grain elevator, chemical storage building, maintenance building and a materials laydown area. The property is adjacent to a scrap metals yard, a hydro station and a CP rail yard. Dillon Consulting completed a Remediation Plan in June 2021, which included excavation of the top 0.3 m of soil at the impacted laydown area and replacement of an estimated 530 m³ of contaminated surficial soil with clean fill. It is anticipated that residual concentrations of metals, BTEX, PHC F1 to F4 and PAH will remain below the clean fill. The Remediation Plan was approved by Manitoba Conservation and Climate on June 18, 2021. The laydown area to be remediated would continue to be used for industrial use.

Alterations to the Remediation Plan

It is requested that the following items be altered from the original Remediation Plan submitted in June 2021:

- The top 0.3 m of contaminated soils would be excavated and removed by Omar's Environmental
- The approximately 530 m³ of contaminated soils material would be hauled to the Waste Connections of Canada facility at 10-116E Prairie Green Road in Winnipeg
- The groundwater monitoring wells (MW20-04, MW20-03 and MW20-02) would be decommissioned by a licenced well installer
- The excavated areas will be backfilled with clean fill to a minimum depth of 0.3 m
- No additional soil testing will be conducted after excavation is completed. For information on the soil contamination concentrations below the excavated areas, please refer to the Phase II ESA submitted on June 14, 2021
- Site remediation works would commence in the spring of 2022, upon approval of these alterations.

The remainder of the original Remediation Plan would be maintained. A remediation close out report will be submitted upon completion of the site works.

Due to the time sensitive nature of the remediation works, we would appreciate a response as soon as possible. If you have any questions, please contact the undersigned.

Yours truly,

JR Cousin Consultants Ltd.



Oswald Wohlgemut, M.Sc.
Environmental Scientist

Reviewed by



Jeff Dyck, P. Eng.
Senior Municipal Engineer

enc.

cc. Josh Chisick, 1011000294 Mb Ltd. – via email