

**STAGE 1 & 2
PRELIMINARY SITE INVESTIGATION**

**McLEESE LAKE HIGHWAYS YARD
HIGHWAY 97, WEST OF McLEESE LAKE, BC**

Prepared for:

British Columbia Buildings Corporation
441A Columbia Street
Kamloops, BC Canada
V2C 2T3

Prepared by:

**AGRA Earth & Environmental Limited
610 Richard Road
Prince George, British Columbia
V2K 4L3**

March 15, 1999

KX03424.01/02

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September 15, 1998

File: 26025-20/98

AGRA Earth & Environmental
610 Richard Road
Prince George, BC
V2K 4L3

Attention: Alison Baker

Re: Site Information Requests - BC Buildings Corporation Highways Yard Sites

- Likely, PID 015-180-158, DL 6770 Cariboo District.
- McLeese Lake, PID 016-586-395, Part of DL 9653 Cariboo District, lying north of the northerly boundary of Plan H405, except Plan 21878.
- Nazko, PID 015-105-334, Block B of DL 3383, Cariboo District.
- Hixon Rd, Quesnel, PID 015-107-418, Block A of DL 5017, Cariboo District.
- Gardner St., Wells, PID 033-814-745 and 008-942-994, Parcel A(30826M) of Block 140, DL 391, Plan 17528, Cariboo District.

Your request for information pertaining to the above listed BC Buildings Corporation Highways Yard sites was received on September 3, 1998. A cheque in the amount of \$535.00 was received and is being returned to you as explained during our telephone conversation. Please resubmit a cheque for the adjusted amount of \$321.00.

A review of Pollution Prevention, Cariboo Region records including the provincial Site Information System (SITE), WASTE database of Waste Management Act applications, permits, approvals and orders, the COORS database of Waste Management Act convictions, special waste registrations and internal spills records identified the following information relating to the subject properties:

Hixon Road, Quesnel Highways Yard

Permit PR2539 issued to the Ministry of Transportation and Highways authorizes the discharge of refuse from highways maintenance to the subject property. The refuse is specified as typical of construction debris including wood, metal, plastic, asphalt, and concrete. Special waste and putrescible waste is not authorized for discharge at this site. On June 6, 1994, a 9000 litre waste oil UST was removed from the ground at the subject site. Approximately 25m³ of contaminated soil was excavated from the tank pit and authorized for landfarming on site.

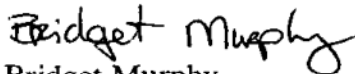
BC Buildings Corporation was issued special waste generator registration number BCG-01503 for the Cariboo Region on October 25, 1989 for removal of waste asbestos from the Government building in Clinton and other unspecified buildings. This registration was archived and replaced with BCG-02741 to encompass the Southeast to Northern regions of British Columbia, and documents the removal of asbestos pipe lagging and ceiling tile in various locations in 100 Mile House, Williams Lake and Quesnel. The specific locations were not documented in Pollution Prevention files.

Pollution Prevention, Cariboo Region has no further records of Sites, Waste Management Act Approvals, Permits or Applications, Pollution Abatement and Prevention Orders, convictions under the Waste Management Act, Special Waste Registrations or spills associated with the identified properties or parcel identifiers.

The foregoing comments are based on the most recent information provided to Pollution Prevention with respect to the indicated sites. Pollution Prevention makes no representation or warranty as to the accuracy or completeness of this information. The existence or absence of a site file or computer record provides no assurance that a site is not contaminated.

Please contact either Rodger Hamilton or myself at (250) 398 - 4533 if you have any questions regarding the above information.

Yours truly,



Bridget Murphy
Pollution Prevention Technician
Cariboo Region

enclosure - cheque #134

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ENGINEERING GLOBAL SOLUTIONS

**AGRA Earth &
Environmental Limited**
610 Richard Road
Prince George, BC
Canada V2K 4L3
Tel (250) 564-3243
Fax (250) 562-7045

DETAILED SITE INVESTIGATION

**McLeese Lake Highways Yard
Highway 97, British Columbia**

Prepared for:

British Columbia Buildings Corporation
441A Columbia Street
Kamloops, BC Canada
V2C 2T3

Prepared by:

AGRA Earth & Environmental Limited

Prince George, BC

October 28, 1999

KX0342403

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**British Columbia Buildings
Corporation**

**Detailed Site Investigation for Road
Salt Impacts
McLeese Lake Highways Yardsite**

McLeese Lake, BC

Prepared for:

British Columbia Buildings Corporation
238A St. Paul Street
Kamloops, BC
V2C 6G4

Prepared by:

Stantec Consulting Ltd.
100 – 1985 West Broadway
Vancouver, BC
V6J 4Y3
Ph: 604-742-8000
Fx: 604-742-8170

www.stantec.com

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PERMISSION TO CONSTRUCT WORKS WITHIN CROWN LAND

The works comprising of installation use and maintenance of boreholes within the right-of-way of No. 97 Cariboo Highway. Boreholes located in the north ditch of Cariboo Highway within D.L. 9653 Cariboo District adjacent to Plan 21878. All works to be in accordance with drawing No. KX03424.01/02 and permit conditions.

are hereby approved in so far as they relate to the use of Crown lands, interference with public works, or other matter under the jurisdiction of the Minister of Transportation, and permission to construct, use, and maintain the said work is hereby granted to Stantec Consulting Ltd., 100 – 1985 West Broadway, Vancouver B.C. V6J – 4Y3

The said approval and permission to construct, use, and maintain works is, however, at all times subject to the following conditions:

1. That the construction and maintenance of the said works is carried out to the satisfaction of the Regional Director, Highways.
2. That, before opening up any highway or interfering with any public work, intimation in writing of the intention to do so must be given to the District Official at least seven clear days before the work is begun.
3. That any person appointed to the Regional Director, Highways, for the purpose shall have free access to all parts of the works for the purpose of inspecting the same.
4. That the construction of the said works shall be commenced on or before the 23rd day of September 2002
and shall be prosecuted with due diligence and to the satisfaction of the Regional Director, Highways, and shall be completed on or before the 23rd day of November 2002
5.
 - (a) The highway must at all times be kept open to traffic. The roadway must be completely restored for traffic as soon as possible. At all times the permittee must safeguard the traveling public.
 - (b) That, unless with the consent of the Regional Director, Highways, no more than forty-five (45) metres of pipe-track or other excavation in any public highway is to be kept open at one time.
 - (c) All trenches and excavations shall be shored, if necessary, according to the Workers' Compensation requirements. Care shall be taken to protect adjacent property.
 - (d) That all excavations shall be carefully back-filled with suitable material, which is to be tamped into place, and that the permittee shall restore the surface of the road and shoulders and ditches at his own expense. All surplus material is to be removed from the Provincial Crown lands, or deposited where and as required by the District Official of the Ministry of Transportation. The permittee is financially responsible for any maintenance works required on said ditch for a period of one year. The Ministry will carry out the necessary remedial work and invoice the permittee monthly.
 - (e) The pipeline crossing installation is to be placed by drilling and (or) jacking in such a manner as to afford minimum grade settlement. No water jetting will be permitted. That where, in the opinion of the District Official, an excavation or opening for a pipeline crossing installation could be made which would not be detrimental to the highway or its users, permission will be granted for said works. On thoroughways, freeways, and main highways no open cuts will be allowed.
 - (f) That all pipelines in excess of a nominal diameter of 5 cm., whether gas, oil, water, pressure sewers, conduits, etc., shall be installed where indicated by the District Official, encased in a steel casing-pipe or conduit-pipe of sufficient strength to withstand all stresses and strains resulting from the location, such casing to extend the full width of the highway right-of-way if deemed necessary to the District Official. The ends of the casing-pipe shall be suitably sealed and, if required, properly vented above the ground with vent-pipes not less than 5 cm. in diameter, and extending not less than 1.2 metres above ground surface. Vent-pipes shall be connected 30 cm. from the ends of the casing-pipe, and the top of each vent shall be fitted with a turn-down elbow, properly screened and equipped with identification markers.
All pipelines of non-rigid material, i.e., plastic or copper, of any diameter, shall be cased, or embedded in sand.
The inside diameter of the casing-pipe shall be at least 25 percent larger than the outside diameter of the pipeline. The casing-pipe shall be installed with an even bearing throughout its length, and in such a manner so as to prevent leakage,

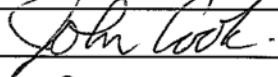


except through the vents.

The top of the casing-pipe, or the pipeline where casing is not required, shall be located as directed by the District Official, and shall in no case be less than 1.2 metres below the surface of the highway and not less than 75 cm below the highway ditches. Pipelines must not obstruct drainage structures or ditches or interfere with traffic on the highway or with highway maintenance.

6. That where the work for which permission is hereby granted comes in contact with any bridge, culvert, ditch, or other existing work, such existing work must be properly maintained and supported in such manner as not to interfere with its proper function during the construction of the new work, and on the completion of the new work the bridge, culvert, ditch, or other existing work interfered with shall be completely restored to its original good condition.
7. That when necessary all excavations, materials, or other obstructions are to be efficiently fenced, lit, and watched, and at all times every possible precaution is to be taken to ensure the safety of the public.
8. That the person or persons for whom these works are being constructed, or by whom these works are maintained, shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by these works, and shall save harmless and keep indemnified the Crown from all claims and demands whatsoever in respect of the works.
9. That the permission herein granted to use and maintain the works is only granted for such times as the land or public work in, upon, or over which the said works are constructed is under the jurisdiction of the Minister of Transportation. This permission is not to be construed as being granted for all time, and shall not be deemed to vest in the permittee any right, title or interest whatsoever in or to the lands upon which the works are constructed. Should the lands affected at any time be included within that of an incorporated municipality or city, this permission shall become void, unless the works are on a highway duly classified as an arterial or primary highway pursuant to Part III of the *Highway Act*.
10. That after receiving notice in writing of the intention on the part of the Provincial Government to construct, extend, alter, or improve any public work, the person or persons responsible for the maintenance of the works for which permission is hereby granted shall within six weeks move or alter such work at his or their own expense to such new positions or in such manner as may be necessitated by the construction, extension, alteration, or improvement proposed to be carried out by the Provincial Government.
11. That while reasonable care will be taken on the part of the Provincial Government to do as little damage as possible to any private work in the carrying-out of the construction, extension, alterations, improvement, repair, or maintenance of any public work adjacent thereto, the Provincial Government can accept no responsibility for any kind of such damage.
12. That the permission hereby granted to construct, use, and maintain work is granted without prejudice to the provisions of the *Highway Act* and *Ministry of Transportation and Highways Act*, or other Acts governing Crown lands and public works or their use by the public.
13. That this permission shall be in force only during such time as the said works are operated and maintained by the applicants, to the entire satisfaction of the Regional Director, Highways.
14. That the Ministry will not be responsible for grade changes on accesses caused by reconstruction of any Provincial highway.
15. This permit is valid only for the specific works stated herein. Any alterations or additions must be covered by a separate permit.
16. This permit may be canceled, at the discretion of the Minister, without recourse, should the permittee fail to comply with all the terms of the permit. Thirty days' notice will be given before cancellation.
17. When the requirements of the Ministry necessitate use of the said lands for Provincial purposes, at the discretion of the Minister, this permit may be canceled.
18. That these works shall be identified with this permit, number, namely **18-14819** in a manner satisfactory to the District Official of the Ministry of Transportation.
19. All works to be constructed to the satisfaction of the District Highways Manager, Cariboo District.

20. The width of the trench shall not be greater than necessary to permit the satisfactory installation of the waterline.
21. The contractor performing these works shall pay particular attention to aesthetics, and all ditches and rights-of-way shall be restored to original condition or better upon completion of the installation of the waterline.
22. The Permittee shall be responsible for all actions of those performing the work allowed under this permit.
23. Proper traffic advisory signs shall be used at all times.
24. All traffic lanes, or a reasonable alternate route, are to be kept open at all times.
25. The backfill shall be placed in eight inch layers and compacted mechanically (the top thirty-six inches shall be gravel).
26. No frozen lumps shall be used in the backfill.
27. The Permittee will be responsible for maintenance of the road surface at the crossing for a period of one year subsequent to the installation.
28. Trenches are to be backfilled in uniform layers not exceeding eight inches in depth, and tamped by mechanical tampers to ensure a minimum of subsequent settlement, and to the satisfaction of the District Highways Manager, North Cariboo District.
29. Logs, slash, and refuse created by this work to be cleaned up to the satisfaction of the District Highways Manager, North Cariboo District.

Ministry of Transportation	Ministry Employee Signature 
209-540 Borland Avenue	(Print Name) For: Tracy Cooper
Williams Lake B.C.	Ministry Employee Title District Manager Transportation
V2J - 1R8	For Minister of Transportation
Date (yyyy/mm/dd) 2002/09/23	

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