

Environmental Stewardship Division
Environmental Approvals Branch
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January 13, 2017

Della Berwanger
Manager System Environmental Remediation
CP Rail
2025 McGowan Road, 2nd Floor General Yard Office
Scarborough, ON M1S 5K3

Dear Ms. Berwanger:

Re: 478 McPhillips Street (CP Weston Yard, Former Scrap Yard and Fueling Areas),
Winnipeg, Manitoba; Designation under *The Contaminated Sites Remediation Act*

This letter is to advise that the above-noted property (the site) has been designated as an *impacted site*, under section 7.1(1) of *The Contaminated Sites Remediation Act*, C.C.S.M, c. C205 (the CSRA).

This site has been designated because:

1. A groundwater monitoring report submitted to Manitoba Sustainable Development noted concentrations of petroleum hydrocarbons above applicable guidelines for the site.

Manitoba Sustainable Development acknowledges receipt of a Remediation Plan for the site prepared by Stantec Consulting Ltd on September 30, 2016. The Remediation Plan states:

- CP Rail will complete an annual monitoring well inventory or condition check of the installed and accessible monitoring wells.
 - This action is proposed on account of the ongoing site activities; to make sure the wells are maintained in a good and serviceable condition and do not become over time a potential conduit for contaminant migration from the surface into the subsurface.
 - This activity will include documentation of the following for each well;
 - Security and protection of monitoring wells
 - Condition of monitoring well casings and caps
 - Condition of surface seals around casings
 - Labeling of monitoring wells
 - Visibility and accessibility of monitoring wells

- Drainage or ponding around monitoring well casings
- Presence and condition of dedicated sampling devices
- Minor repairs, such as well cut-downs and bolt replacements, will be completed at the time of inventory, where required.
- Completion of a monitoring and sampling program of the installed monitoring wells every three years to track changes to the groundwater chemistry.
 - This activity will include the collection of:
 - Monitoring data including organic vapour measurements, depth to groundwater, total monitoring well depth, and thickness of light non-aqueous phase liquid (if present)
 - Groundwater analytical data for BTEX, PHC F1-F4, PAHs and dissolved metal concentrations from each well.
 - Analytical data will be compared to the appropriate regulatory guidelines with the findings of the groundwater monitoring program summarized in a report provided to CP and shared with Manitoba Sustainable Development.
- Review of appropriate action (if required) following the annual monitoring well inventory and triennial monitoring and sampling program.

This letter constitutes written authorization as specified under section 17.1 (1) of the CSRA for CP Rail to proceed with the remediation of the site as described in the Remediation Plan. Any change to the Remediation Plan must be approved by the undersigned prior to initiating the change. It is requested that a Summary Report documenting the remediation is submitted to this office for review at the completion of the Remediation Plan.

If you believe that you are not responsible for the remediation of the site or if one or more other persons should also be responsible for remediation of the site, you may make an Application for Determination of Responsibility under section 7.3(1) of the CSRA. The Application for Determination of Responsibility must:

- a. be made in writing;
- b. be filed with the Director no later than 90 days after the site was designated as an impacted site, or such longer time as the Director may authorize by written notice; and
- c. contain any information about the persons the owner believes should be responsible for the remediation of the site.

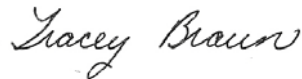
- d. comply with the information requirements outlined in the Department's Information Bulletin *Requirements for Determination of Responsibility* (this Information Bulletin is available at our website:
<http://www.gov.mb.ca/conservation/envprograms/contams/guidelines.html>).

If, in the Director's opinion, the site is no longer contaminated at a level that may pose a threat to human health or safety or to the environment, the Director shall revoke the designation by written order as per section 7.2 (1) of the CSRA.

It should be noted that the position of Manitoba Sustainable Development as stated in this letter is based on the information provided to this office by Stantec Consulting Ltd and relates only to the matters within the scope of the investigation conducted by Stantec Consulting Ltd.

If you have any questions regarding this letter, please contact Warren Rospad, Contaminated Sites Program Specialist at 204-330-2685 or warren.rosypad@gov.mb.ca. Please note that electronic submissions are preferred for all documents and correspondence.

Sincerely,



Tracey Braun
Director

- c. File: 20274
Karen Mathers (Stantec Consulting Ltd)
Environmental Compliance and Enforcement