

November 29, 2016  
Our file: 09-4500-20/16 113441 CP/1  
Doc #: 2457984.v1

To: City Manager  
From: General Manager of Planning and Development

Subject: **Conservation Permit 16 113441 CP – 1850 Pipeline Road**

For: **Council**

**Recommendation:**

That Council authorize the issuance of Conservation Permit 16 113441 CP, with conditions (Attachment 1) to Lafarge Canada Inc., lease holders of the Crown property at 1850 Pipeline Road.

**Report Purpose:**

To seek Council approval of a Conservation Permit (soil deposit) for property located at 1850 Pipeline Road. This permit will enable Lafarge Canada Inc. to complete a site reclamation program, and bring the site to final closure in compliance with the conditions of the *Mines Act* Permit G-7-75 as amended and Lease No. 235759 conditions, with return of the leased lands to the Crown by 2021.

**Strategic Goal:**

This application upholds the City's strategic objective of supporting neighbourhoods, creating jobs and enhancing economic opportunity.

**Background:**

Lafarge Canada Inc. operates the Coquitlam Sand and Gravel aggregate processing facility located at 1850 Pipeline Road in Coquitlam (Attachment 2) known as Pit 2B. The site is bound to the south by Jack Cewe Ltd. (also an aggregate processing company), to the east by Pipeline Road and the Coquitlam River, to the north by the Fulton/Mantle Creek watershed and the Allard Contracting (aggregate mine Pit A) and to the west by an electrical transmission corridor and forested Crown lands. The original permit and lease was provided to Mantle Creek Sand and Gravel in 1994 and was assigned to Lafarge Canada in January of 2006.

The total site area is 87 hectares. However, only 37 hectares of the site was used for the operation with the remainder of the property either undisturbed or previously reclaimed. The subject site operation consisted of an open pit mine, aggregate processing and stockpiling facilities, sediment and clarification ponds, sediment storage areas and haul roads. In 2013, active mining operations ceased and since that time Lafarge has been actively developing reclamation plans for the property for closure purposes.



**Lafarge Reclamation Program:**

On May 17, 2016 Lafarge Canada submitted a summary of the planned closure and reclamation works to the Director of the Ministry of Energy and Mines, demonstrating how Lafarge Canada will bring this site to a state suitable for release back to Crown Land in accordance with the conditions of the mining permit and requirements of the *Mines Act*, and was authorized to proceed. On May 27, 2016 the Director further authorized Lafarge Canada to import clean suitable fill materials for the purpose of site reclamation.

The authorized Reclamation Program includes:

- a watershed delineation and drainage improvements plan;
- a re-vegetation plan;
- a slope stabilization plan;
- the removal of general structures and roads;
- the disposal of fuels and other toxic materials.

Lafarge Canada has obtained all the necessary approvals from Provincial and Federal Government agencies and has been working with the City's Engineering and Public Works Department (EPW) regarding the planned site drainage improvements for Mantle Creek. The remaining authorization required by Lafarge Canada is to allow the importation and deposit of suitable soil fill materials for the slope stabilization plan as part of the reclamation program.

Soil removal has previously occurred at the site under a Soil Substance Removal Permit issued through the City's Soil Removal Regulation Bylaw No. 1914.

However, now that soils are proposed to be imported and deposited on the site, the City's Conservation Bylaw applies and a Conservation Permit is now required.

**Proposed Conservation Permit:**

This Conservation Permit application is required to:

- a) facilitate the importing of suitable soil for the slope stabilization part of the reclamation program;
- b) ensure the appropriate professionals are involved in monitoring this project and submit the necessary reports and field reviews; and
- c) ensure the appropriate erosion and sediment control measures are in place and properly functioning.

As part of decommissioning the pit operation, the Lafarge Canada has been actively working to improve drainage, reducing cut slopes and re-vegetation of exposed areas. The slope cut material has been reused where suitable, however, additional deposit of fill materials up to approximately 150,000m<sup>3</sup> will need to be imported and placed in certain locations to complete the stabilization program (Attachment 3). The fill material will need to meet quality standards and be placed in a controlled manner to be effective in providing long-term slope and fill stabilization. All works will be inspected and monitored by Golder Associates Ltd.

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**Proposed Conservation Permit: cont'd/**

The site has an existing Erosion and Sediment Control (ESC) facility, constructed during the aggregate mining process and is currently in use for the reclamation program. The ESC facilities are comprised of a series of ditches and storm culverts to convey all site stormwater to a series of treatment ponds on the site and a water treatment plant. The treatment facilities then discharge the stormwater to Partridge Creek on the south property line. A monitoring program has been established complying with the Ministry's standards and regular reports will be provided to them as needed. The City of Coquitlam Stream and Drainage Protection Bylaw also requires the monitoring consultant to provide the City with regular reports and this will be stipulated as a condition of the Conservation Permit.

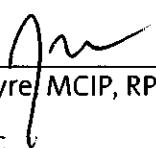
Lafarge Canada Inc. has estimated that this phase of the Reclamation Program requiring the fill materials for slope stability is to be completed in 2017 and well within the Conservation Permit's specified permit term of one year from the date of issuance by the City.

**Financial Implications:**

EPW staff have noted that the movement and deposit of the proposed amount of soil materials will generate hundreds of truck and transfer trips along the truck route to this site, and is currently reviewing cost recovery methods to mitigate City costs of maintaining this truck route. There are no other financial implications resulting from this project and Lafarge Canada are aware and understand that they will be responsible for any future City fees if established.

**Conclusion:**

Lafarge Canada Inc. is seeking a Conservation Permit to enable the importation of suitable fill materials for slope stability at 1850 Pipeline Road, to bring the previous aggregate processing facility site to a state suitable for release back to the Province in accordance with the conditions of the mining permit and requirements of the *Mines Act*. Should Council approve the issuance of Conservation Permit 16-113441-CP, staff will collect and verify documentation from the appropriate Professionals to ensure compliance with the Conservation Permit conditions.

  
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J.L. McIntyre, MCIP, RPP

DG/ms/lmc

**Attachments:**

1. Conservation Permit Conditions
2. Site Location
3. Fill Locations and Volume

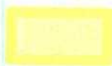
This report was prepared by David Gardiner, Subdivision and Development Technologist, and reviewed by Jason Cordoni, Development Servicing Supervisor, and George Fujii, Director Development Services.

**CONSERVATION PERMIT 16 113441 CP  
CONDITIONS**

1. This Permit is issued for the property located at 1850 Pipeline Road only and is valid for a period of one year from the date of issuance. It is the applicant's responsibility to ensure that the works authorized by this Permit adhere to all City Bylaws and Regulations.
2. This Permit is issued for site earthworks as outlined within the application, and it is the applicant's responsibility to secure and comply with all other necessary approvals required by all Federal and Provincial statutes, regulations and policies including, without limitation, all environmental processes and approvals.
3. All site earthworks are to be monitored, inspected and certified upon completion by Golder Associates Ltd. in compliance with their signed and sealed Letters of Undertaking committing to this review and inspection program.
4. This Permit is issued for the importation and deposit of soil materials only and all materials deposited on the site are to be clean, quality materials free of any organic material or contamination and are to be monitored by Golder Associates Ltd. for compliance.
5. Golder Associates Ltd. is to provide a summary report on the imported materials upon completion of the filling program including a complete summary of the filling activities and quality of the material placed for Reclamation program.
6. Adherence to the City of Coquitlam's Stream and Drainage Protection Bylaw No. 4403, and the Erosion and Sediment Control (ESC) Submission Form provided by Golder Associates Ltd., ensuring that no deleterious substances enter into any watercourse surrounding this project. The Bylaw requires that the monitor for the site provide bi-weekly status reports on the sediment control works to the City of Coquitlam's Environmental Department.
7. Provision of a Sediment Control inspection fee as required under Bylaw No. 4403 based on the Engineer's Estimate to monitor the works for the duration of the project.
8. All truck traffic to utilize truck routes within the City of Coquitlam as per the Street and Traffic Bylaw No. 4402.
9. The owner acknowledges that should at any time any performance issues or problems arise in relation to this Permit, City staff has the authority under the Conservation Bylaw to suspend or revoke the Permit, until the problems are remedied.
10. Payment of the required Conservation Permit fees in the amount of \$750.00.

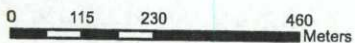


**LOCATION**



1850 Pipeline Rd.

Application No.: 16 113441 CP  
Map Date: 11/18/2016





PROPOSED FILL LOCATIONS AND VOLUMES

CLARIFIER POND AREA

DENOTES FILL AREA

15,000m<sup>3</sup> to 19,000m<sup>3</sup>

DENOTES FILL VOLUME

Application No. 16 113441 CP

Map Date 11/24/2016