



WESTBROOK Consulting Ltd.

July 1, 2020

3487-02

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8

Attn: Devin Warwick, Bylaw Enforcement Officer

Re: Soil Assessment and Deposit Plan – Saanichton Developments Sooke Lake Road Quarry

Dear Sir:

Westbrook Consulting has been engaged by Saanichton Developments Ltd. to apply for the *Type "C" Soil Deposit Permit* as per Cowichan Valley Regional District (CVRD) Bylaw 4236.

Sooke Lake Road quarry, located at Sooke Lake Road in Shawnigan Lake, is operated by Saanichton Developments Ltd. Part of the site is an active quarry and the other part is an active soil deposit site.

Schedule and Phasing of the Work

The soil deposit on the Sooke Lake Quarry site will be divided into two (2) phases:

- Phase 1 – current soil deposit area on the south side of the site as noted on the enclosed drawings.
- Phase 2 – future deposit (reclamation) area on the north side of the site at the location of the current quarry operations.

Phase 1

Saanichton Developments Ltd. is currently depositing soil from various sources on Vancouver Island in the area on the south side of the site.

The original volume of the deposited soil is approximately 28,900 m³. This volume was calculated based on the topographical survey from 2008 and the current topographic survey of the site.

Based on the available information of soil volumes deposited between June and October 2019 (provided by Saanichton Developments Ltd.), the projected time frame for the soil deposit in the south area of the site is 18-24 months. Saanichton Developments Ltd. aims to complete the soil deposit in the south area when it reaches approximately 175 m in elevation. The projected soil deposit volume will be approximately 5,586 m³ (refer to attached civil drawings for site cross sections and volume tables).

Phase 2

Saanichton Developments Ltd. plans on reclaiming the north area of the site where the quarry operations are currently underway. As the quarry is depleted, soil deposit as part of the reclamation process will begin. The projected time frame for the reclamation of this area of the site is approximately 10-15 years.

Site Access Control

Access to the quarry is controlled by the site manager for Saanichton Developments Ltd. via a gate system. The truck drivers arriving at the quarry site notify the site manager prior to gaining access to the site.

The access to the site is allowed during working/operating hours of the quarry and it is closed during the night, weekends, and holidays.

The access to the site is through an easement FB191886 over the neighbouring lot 2, District Lot 2, Malahat District, Plan VIP88562. Refer to the attached plan and easement documents for details.

Documenting Procedures

The documenting procedures regarding the soil source site profiles, origins and composition of the soil documentation, declarations and truck tracking receipts are the responsibility of the site manager.

All necessary documentation regarding the soil that is being deposited is kept at the site office in a form of *Soil Deposit Log Sheets*. Soil profiles are on file at the site office and are always filled out in a declaration format with the numbered dump log fill sheets completed by the delivery trucks.

The following information is filled out for each soil load deposited at the site:

- Generator Information that includes the address of the construction site where the soil originated from.
- Contractor information.
- Description of the fill being deposited that includes:
 - Prior use.
 - Current use.
 - Reasons for removal.
 - Contamination concerns.
 - Type of soil.
 - Debris in the soil.
 - Estimated quantity.
 - Method of Transport.
 - Certification by the Contractor or Generator that the information in the form is correct.

Refer to the attached example of a Clean Fill Approval Form. Refer to the attached letter to the CVRD that shows a list of the soil deposited at the site between June 2019 and February 2020. Noted in the letter is the company, address of the origin of the soil and the amount of the soil that has been deposited at the site.

Soil Placement Monitoring

The location of the soil being deposited is tracked by the Soil Deposit Log Sheets that are filled out and dated and kept in the site office.

Certification the Deposited Soil Will Not Create Flooding Erosion, Landslide

Implementation of the measures as well as education of site workers and routine monitoring of the site and receiving environment will help to minimize or prevent the loss of soil due to runoff and wind erosion during the soil depositing process.

CONCLUSION

Saanichton Developments Ltd. shall be responsible for implementing and inspecting the measures outlined in this report. The measures shall be maintained and altered as necessary should deficiencies be noted upon inspection.

Implementation of the above measures as well as education of site workers and routine monitoring of the site and receiving environment will help to minimize or prevent the loss of soil due to runoff and wind erosion during the soil depositing process.

Should the above recommendations prove insufficient to mitigate the erosion and sediment control issues, Westbrook Consulting shall advise on any improvements to the recommendations.

In addition to the *Type "C" application form* and the enclosed attachments, we trust that the above information is adequate to satisfy the *Type "C" Soil Deposit Permit Application Requirements*. If you have any questions, please contact the undersigned.

Yours truly,

WESTBROOK CONSULTING LTD.

Ivana Kwartuc, B.Eng.
Engineering Assistant

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