



MONT LOGAN SITE REMEDIATION

TO:	Infrastructure Committee & Board of Directors
MEETING:	August 22, 2013
FROM:	Steven Guiton, Vice-President Technology and Chief Regulatory Officer
DECISION SOUGHT:	Approval to implement a Remedial Action Plan (RAP) for the decontamination of the Mont Logan, Quebec site
NEXT STEPS:	Application for permit to build bio-cell on Mont Logan for treatment of diesel fuel contaminated soil requires a Board of Directors Resolution supporting the RAP in accordance with Quebec Environmental Regulations
DATE:	August 22, 2013



A1. CONTEXT

- CBC/Radio-Canada is owner of a site at the summit of Mont Logan, surrounded by land belonging to the Gaspésie National Park.
- CBC/Radio-Canada purchased the site in 1972 and used it as a transmission station until 1978. There is no power line to the site hence power was generated on site by use of diesel generators.
- Two buildings were removed in approximately 1980. One building remained and was used to house a revenue tenant. The tenant left in 2010.
- Seven 19,000-litre aboveground storage tanks (ASTs) containing diesel fuel were located downhill (north) of the site buildings. These were removed in approximately 1980.
- CBC/Radio-Canada wishes to dispose of the site to minimize public liabilities.

Mont Logan 1970's





A1. CONTEXT

- In 2007 CBC/Radio-Canada started a process to dispose of the site. An Environmental Site Assessment (ESA) discovered the presence of diesel contaminated soil on the site.
- Upon subsequent investigation, it was established that in 1975 or 1976, approximately 4000 to 5000 litres of diesel fuel leaked from the pipe between the tanks and the buildings.
- In 2011, CBC/Radio-Canada removed its remaining building on the site as well as the transmission tower as the revenue tenant had left.
- There are foot paths in the park that lead up to the summit, therefore, the removal of the building and tower were undertaken to limit vandalism and public liability.

Mont Logan 2011





A1. CONTEXT

- The site has no inherent market value due to the extremely difficult access and usage limitations being within a Quebec Park and an environmentally sensitive area. In 2007, prior to the ESA, CBC/Radio-Canada began discussions with Quebec Parks regarding a potential transfer of the site to Quebec Parks with the goal of protecting this environmentally sensitive area frequented by a caribou herd.
- The Ministère du Développement durable, Environnement, Faune et Parcs (MDDEFP) will not allow for the transfer of the site until such a time as the soil is decontaminated. A Remedial Action Plan for the site is required.
- Following the initial ESA in 2007, additional environmental testing was undertaken to establish the extent and location of the contaminated soil. The majority of the contaminated soil is within the CBC/Radio-Canada site but some of the contaminated soil is located in the Park. An important finding of the additional environmental testing was that groundwater quality has not been affected. The additional environmental testing took considerable time as access to the site is limited to a few summer months each year.
- CBC/Radio-Canada, its environmental consultants and the MDDEFP arrived at an agreement for a Remedial Action Plan (RAP) to decontaminate the site in the Spring of 2013.
- The RAP is required to enable a transfer of the land. CBC/Radio-Canada is required to obtain a permit from the MDDEFP to undertake the RAP.
- **The permit application requires a Board of Directors resolution supporting the RAP.**



A1. CONTEXT

- The estimated amount of contaminated soil on the CBC/Radio-Canada site is 1620 m³, or in area terms, 30m x 20m. The estimated amount of contaminated soil in the Quebec Park is 520 m³, or in area terms, 17m x 10m . A typical parking space is 6m x 3m.
- The agreed upon RAP is bio-cell treatment as it balances the need to minimize environmental disturbances while accelerating decontamination of the site.
- The bio-cell will be entirely built and contained with the CBC/Radio-Canada property.
- Phase I-II. The first phases of the project are to build the bio-cell and treat contaminated soil extracted from the Quebec Park land. The extracted soil will be replaced with clean fill. The duration of these phases is estimated at 3 years between 2013-2016.
- Phase III. The last phase is to treat contaminated soil located on the CBC/Radio-Canada land. The duration of this phase is estimated at 3 years between 2016-2019. There is insufficient room on the site to treat all the contaminated soil in a single phase.
- The cost of building the bio-cell and treating the contaminated soil is Approximately is required in the first year for construction of the bio-cell.



A2. KEY DECISION ELEMENTS

- The Infrastructure Committee and Board of Directors are requested to support the Remedial Action Plan.
- The Infrastructure Committee and Board of Directors are requested to support management's plan to dispose of the Mont Logan site.
- The Remedial Action Plan is consistent with CBC/Radio-Canada's commitment to minimize its environmental footprint.



A3. KEY BENEFITS, IMPACTS & RISKS

- CBC/Radio-Canada must manage the environmental and public liability of the Mont Logan site.
- CBC/Radio-Canada wishes to dispose of the site via a transfer to Quebec Parks. A private sale is not feasible due to unique location within a Quebec Park. A transfer is only possible once the site is environmentally sound.
- CBC/Radio-Canada wishes to maintain its reputation as an environmentally conscious and progressive organization.
- The project is planned over 6 years. In the first 3 years, the soil extracted from the Quebec Parks land will be treated in the bio-cell. In the second 3 year period, soil on the CBC/Radio-Canada owned land will be treated.



A4. OTHER OPTIONS CONSIDERED

s.18(a)
s.18(b)

- A number of options for clean up of the contaminated soil were discussed between CBC/Radio-Canada and the MDDEFP including dig and dump, site monitoring only to minimize environmental disturbances, or in-situ treatment such as scrubbing or bio-cell treatment.
- Dig and dump. This option was the most expensive of the options considered estimated at \$1.5 million. Furthermore, CBC/Radio-Canada and its environmental consultants were of the view that this option also presented additional environmental concerns due to amount of heavy equipment on an environmentally sensitive site. The carbon footprint (CO2 emissions) would be 260 tons higher if a dig and dump approach is adopted rather than an onsite treatment (biocell) due to the number of dump truck trips up/down the mountain. The poor road condition to access the site created additional concerns for driver safety.
- Do nothing. This option was proposed by CBC/Radio-Canada and its consultants as it would have the least amount of environmental impact as the contaminant has not affected the water table. The contaminant will simply break down naturally but over a long (decades) time period. This option was not acceptable to the MDDEFP.



A5. SUCCESS MEASURES

- Annual testing of the bio-cell will be undertaken to monitor the progression of the decontamination.
- Success factors include use of modern bio-cell technology in an environmentally sensitive area, co-operation with the Quebec Ministry of Environment, maintenance of CBC/Radio-Canada environmental reputation, and successful transfer of the property to Quebec Parks.
- Length: 6 years



A6. RESOLUTION

- That the Infrastructure Committee recommend to the Board of Directors that:
 - the Vice-President, Real Estate Services, Legal Services and General Counsel, or her delegates, be authorized to execute any document required under Section 115.8 of the Quebec *Environment Quality Act* (the “Act”) and take any action and do all things for and in the name of CBC/Radio-Canada (the “Corporation”), in connection with a rehabilitation plan for the Gaspésie National Park (the “Rehabilitation Plan”); and
 - Dennis Graham, as Manager, Health, Safety and Environment Transmission, be authorized to file any application required under the Act to obtain a certificate of authorization on behalf of the Corporation in connection with the Rehabilitation Plan.