

Environmental Stewardship Division
Environmental Approvals Branch
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January 24, 2017

Shauna Zahariuk
Environmental Specialist
Manitoba Hydro
P.O. Box 815
Winnipeg, MB R3C 2P4

Dear Ms. Zahariuk:

Re: 2015 Site Monitoring Activities Report, Former Sutherland Avenue Manufactured Gas Plant Site; Review under *The Contaminated Sites Remediation Act*

This letter acknowledges receipt of the report entitled “*2015 Site Monitoring Activities Report, Former Sutherland Avenue Manufactured Gas Plant Site*” prepared by KGS Group dated November 2016 for the above-noted property (the site).

The above report states:

- The 2015 Site Monitoring Activities were completed in accordance with the 2011 Long Term Remedial Monitoring Program. Based on the results of the 2015 Site Monitoring Activities including groundwater, soil vapour and indoor air, surface water, and sediment monitoring, there has been no apparent change in the level of risk to either human health or the environment.
- Indoor air quality results imply that the level of risk to human health is similar to 2014; however, there is variability in the locations and dates where parameters have been detected.
- Although the overall levels of risk from the site has not changed, there were increases in contaminant concentrations in several wells that had shown previous impacts. These changes will be further examined in 2016 to see if the changes indicate seasonal variations within long term historical ranges, or alternatively, any worsening of conditions, particularly at MW42 and MW49 on the east side of the site near the Red River.
- The surface sediment program in the Red River showed conditions that are similar to 2013 and 2014 even though fewer locations of potentially toxic and likely toxic sediment locations occurred in 2015 when compared to the last sampling event (2014). Surface monitoring is also consistent with 2012 and 2014 results.

Manitoba Sustainable Development concurs with the recommendations for the site as noted below:

- No major changes to the groundwater, soil vapour, indoor air, sediment and surface water monitoring activities are proposed for 2016 based on the 2015 results, which are generally consistent with previous years.
- Changes in several wells that showed increasing concentrations in 2016 should be further examined in 2016 to see if changes indicated seasonal variations within long term historical ranges, or alternatively, any worsening conditions.
- Monitoring wells MW-48, MW-56 and MW-58 have been destroyed and should be removed from the monitoring program, if future changes to the monitoring program are made formal.
- PID measurements should be continued for routine sampling. Although there is a lack of correlation between the PID measurements and the naphthalene concentration in groundwater, PID measurements correlate with combustible vapours and may be useful to indicate any changes in conditions.
- Indoor air quality monitoring should continue to be conducted four times per year. Analysis of BTEX plus naphthalene should be conducted using Summa canisters, and indoor air quality for PAHs using pumps and PUF/XAD tubes should be conducted, four times per year in 2016.
- Follow up action should be evaluated for any indoor locations with air quality concentrations that exceed the site specific risk based target concentrations.
- Installation and sampling of additional soil vapour probes is recommended in off-site areas.
- A bedrock groundwater investigation program is recommended to determine groundwater flow directions and groundwater quality.
- A monitoring well installation program is recommended to close off the extent of contaminated areas between wells BD-01A and BD-01B, and homes on the west side of Dr. Shaver Park in the park west of the bridge.
- Future bathymetric surveys are recommended yearly in conjunction with the sediment sampling program.

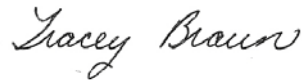
The site remains designated as an *contaminated site* pursuant to *The Contaminated Sites Remediation Act*, C.C.S.M, c. C205 and will remain on the contaminated site registry until such time the contaminants are not at a level which may pose a threat to human health or safety or to the environment.

In the event that any residual contamination remaining in the soil creates an exposure concern in the future, the responsible party will be directed by this department to initiate any remedial measures.

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 KGS Group and relates only to the matters within the scope of the investigation that was conducted by KGS Group. No additional site monitoring was performed by Manitoba Sustainable Development.

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,

A handwritten signature in cursive script that reads "Tracey Braun".

Tracey Braun
Director

- c. File: 20861
Bonnie Hoffensetz (KGS Group)