9.0 Environmental Management

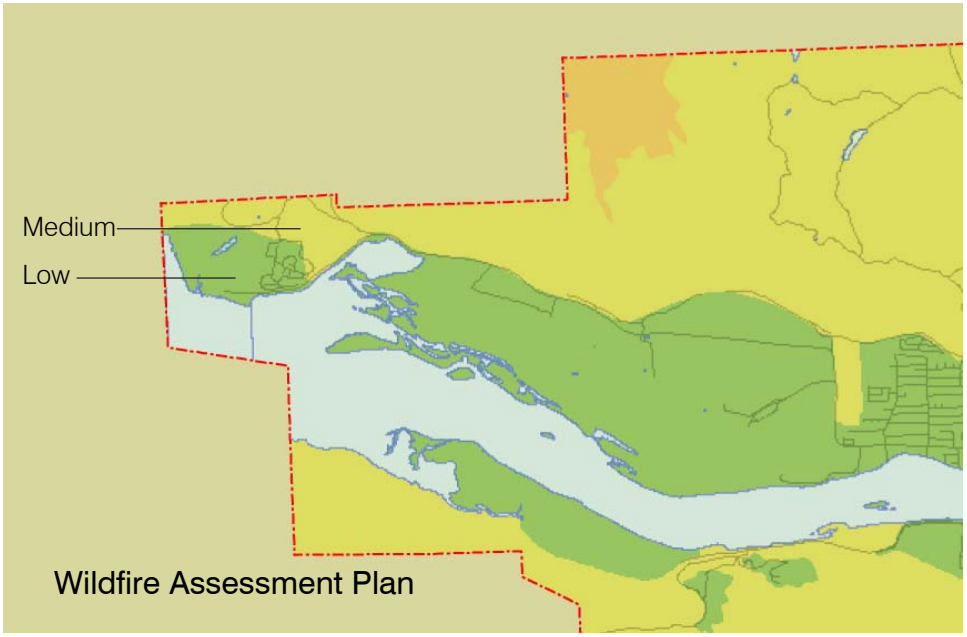
9.1 Wildfire

The City of Kamloops Community Wildfire Protection Plan (2000) calls attention to the need for fire hazard awareness and reduction on a City wide basis and in particular at the rural interface zones where forested lands border existing and future neighbourhoods.

A wildfire hazard assessment for the City was completed as part of the plan including the TOL property. The lands surrounding TOL are predominantly open grass/sage, which support fast moving wildfires but is far less dangerous than continuous coniferous forest cover. Rail lines are recognized as a source of wildfire ignitions, therefore the tracks dissecting the property are a potential hazard.

The BC Forest Service Fire Centre and Provincial Air Tanker Base at Kamloops Airport is approximately 5km. east of the TOL property and can provide fire suppression assistance, however crews and equipment may not always be available subject to provincial priorities.

The current Wild land/Urban Interface Covenants will apply to the property as a wild land fire hazard mitigation measure. Potential changes to the current covenants may require the preparation of a Wildfire Risk Remediation Plan for TOL.



Wildfire Assessment Plan

9.2 Flooding

A floodplain covenant may be applied to the property at subdivision stage. The covenant would impose building design restrictions. (i.e. slab on grade construction and no basements) and not permit the underside of the floor system to be less than the designated floodplain level. The 200 year flood plain at the Kamloops Airport is 346.4 meters.

9.3 Site Revitalization

TOL's history as a government facility for almost 100 years has left a legacy of potential environmental contamination which must be identified and remediated. Completion of this process in preparation of new development is based on two key steps:

- Environmental assessment and remediation (soil, soil vapour, and ground water),
- Deconstruction, recycling, and demolition

Environmental assessment and remediation has been completed in 2011, and a Certificate of Compliance received from the BC Ministry of the Environment. Deconstruction and recycling workplans will include safety materials handling protocols as per relevant safe handling of hazardous materials regulatory requirements.

In support of current City policy, reduction of offsite building material disposal at the City land fill will be achieved through close collaboration with the City. A range of deconstruction, recycling, and carbon footprint reduction strategies will be considered and implemented. Pilot studies with the support of the city, provincial and federal governments as well as other interested stakeholders may be implemented to ascertain the most appropriate range of abatement, demolition, recycling, reuse, and carbon credit tools to use.

Results of collaboration between TOL and the City will be made readily available to industry stakeholders in order to assist others in implementing new brown field revitalization strategies.

9.4 Hazard Lands

In addition to protected riparian areas, there may be sensitive landscape features that will need to be protected, including steep slopes and wetlands. These areas will be identified within the MDP.