

PRINCE ALBERT CREOSOTE DRILLING INVESTIGATION
(Summer 2004 results and Fall 2004 proposal)
QUESTIONS AND ANSWERS

What was found during the summer 2004 drilling?

The drilling investigation confirmed creosote at depths between 15 and 17 feet in two samples taken on public property in the McCraney Crescent area. Testing performed in the park area did not show any creosote contamination. Also, additional testing east of McIntosh Drive confirmed there was no creosote present. Additional sample results from the 2004 summer investigation adjacent to the north side of SIAST confirm no contamination present on the north side of the school.

What are you proposing to do now?

We are proposing to drill another series of test holes in the residential area to further delineate the presence of creosote. This next drilling investigation will take place on residential properties that may be potentially affected. The potentially affected owners will be notified prior to drilling and suitable locations will be discussed with the homeowners prior to drilling.

Is there likely to be more creosote in other areas than the area identified?

Since the only significant potential for creosote to be this far off site is due to the former drainage channel and the areas of contamination identified at the former wood treatment facilities have been remediated it is unlikely that more creosote will be found in other areas.

What are you going to do if the investigation shows there is contamination on my property?

Once we obtain all the laboratory results of the testing we will undertake a more detailed risk assessment to ensure there are no immediate health concerns for residents living at these properties. Once we have that information we will evaluate all options for addressing any contamination present.

Will this investigation be able to confirm whether neighbouring properties are not impacted?

The investigation will be able to determine to a high degree of confidence whether a property has been impacted or not.

Will this affect my property values?

It's too early in the investigation to know if property values will be affected. . Through the test drilling and monitoring program, the City and Province will be able to identify environmental concerns, if any. The city and province will evaluate all options to eliminate negative financial implications for any affected homeowners.

Is it safe to eat vegetables from my garden?

Yes. Right now, there is no confirmation of any creosote on private residential property. If any is found, it would be at the 17-foot depth where the suspected channel is located. Any creosote at that depth would not have an impact on vegetable gardens.

Is it safe for my children to play in my yard or the park?

Yes, it is safe to play in yards and the park. At present there is no confirmation of any creosote on residential property or the park. The summer testing within the McCraney Crescent park area showed no contamination. If any is found it would be at the depth of the suspected channel, about 17 feet down.

Why wasn't this cleaned up before the subdivision was developed?

At the time of this subdivision development, government bodies involved in the approval did not know that contamination might exist in this location. We are still not certain how much, if any contamination exists beneath the residential area.

Is my basement safe?

Any residual contamination in the residential area would be associated with the former drainage channel, and would be approximately 17 feet below the surface. This is well below the level of residential basements, and is very unlikely to have any impact.

Will SE do testing in our homes to ensure they are safe?

Once our drilling investigation is complete we will review the information and determine what, if any, additional action is required.

Will the test drilling cause much damage to my yard/lawn?

All efforts will be made to minimize any damage to landscaping caused by drilling undertaken on private property. A much smaller drill rig will be used than the one that was used in the park and street areas. A quad can pull this rig.

How many holes are you planning to drill in my yard?

We plan to drill one, possibly two test holes on each of the potentially affected residential properties. Each test hole will be covered with a steel monitor well cover which will be flush with the ground surface.

Who will pay for any damage to my lawn, if repairs are needed?

If any damage is unavoidable, homeowners will be compensated for reasonable repairs to their yard.

Will disturbing the contamination beneath this area mobilize it or make it more dangerous?

The drilling method used is very non-invasive, and thus does not promote much volatilization (quick evaporation) or mobilization of contaminants at depth. The holes are small diameter. Any contaminants brought to the surface will volatilize and may have a noticeable smell, but these soils will be removed and the hole grouted (backfilled)

with clay), or a monitoring well installed. Also, the soil concentrations found beneath the alley between McRaney Crescent and 15th Avenue and in McRaney Crescent are not high enough to be of great concern for mobilization through disturbance.

Will having wells in our neighbourhood add some risk for injury to a child from falling in, or breathing vapours coming from the wells?

These wells will be small diameter wells (2.5 inches) and will be permanently capped and sealed with locked caps and should therefore pose no risk of injury to a child, and should contain any vapours within the well itself.

When will the drilling program begin and when can we (the public) be advised of the results?

We anticipate the drilling program to begin near the end of September, and that results will be available before the end of October. Once all information has been compiled, we will be presenting this information to the public at an open house as soon as possible.