



To: Tracy Seppala, Waste Management Technical Specialist
Janet Cunningham, P.Eng., Waste Management
Superintendent

Date: August 11, 2025

From: Colleen Wendeborn, M.Sc., P.Geol.
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File: 704-SWM.SWOP04071-04.001

Subject: Great West Adventure Park Site 2025 Site Walkover

1.0 INTRODUCTION

The City of Red Deer (The City) retained Tetra Tech Canada Inc. (Tetra Tech) to conduct an annual site walkover in 2025 of the former landfill known as the Great West Adventure Park (GWAP; also referred to as 'the Site'). The GWAP is located at 5221 Taylor Drive, within Lot 1 municipal reserve (MR), Block 2, Plan 8322386, and 5503 56 Avenue, within Lot 0, Block R1, Plan 7820428, within the north half of Section 17-038-27 W4M, in Red Deer, Alberta (Figure 1).

The objectives of the site walkover were to verify site drainage, make observations of the integrity of landfill cover, and to undertake a visual inspection of the groundwater and soil vapour monitoring wells at the Site. Conducting an annual site check follows the ongoing monitoring recommendation presented in the 2022 Tetra Tech report *2021 Groundwater and Soil Vapour Monitoring Report; Great West Adventure Park; North Half of Section 17-038-27 W4M*.

On May 14, 2025, a Tetra Tech representative attended the Site and completed the site walkover, documenting site drainage, integrity of the landfill cover, and the visual condition of the groundwater and soil vapour monitoring wells.

2.0 SITE WALKOVER OBSERVATIONS

The following observations were made during the walkover.

- Site drainage was positive across most of the Site, with minor water puddles observed adjacent the central waste disposal area on the asphalted carpark (note, was raining during visit). See Photo 1.
- The landfill cover was observed to comprise the BMX track on the western portion of waste, and vegetation in the central and eastern waste areas. The vegetation coverage was mostly in good condition, with some exposed soils observed in the central waste area. Surface litter was observed in the vicinity of the central area's picnic tables. No surface exposure of buried waste was observed. See Photo 2 to Photo 4 and Photo 12.
- All groundwater and soil vapour monitoring wells were found to be in good condition; this includes MW-01 to MW-05 and VW-01 to VW-02. The steel-cap of the protective casing for MW-05 was missing; however, the J--plug was locked. See Photo 5 to Photo 10. VW-03 was not located at this time, but a particular effort will be made to locate it during the next site visit.
- The Tetra Tech representative also observed the onsite BMX Club building to be built on piers, which provides for air movement beneath the building and limits the potential for entrapment of soil vapour and thus vapour intrusion. See Photo 12 and Photo 14.

- A drainage culvert along the western site boundary parallel to Taylor Drive was observed to be flowing (Photo 13). The drainage culvert emerges beneath Kerry Wood Drive and drains to the Red Deer River. Flow in this culvert has not been noted during previous site visits, suggesting it is intermittent and fed by surface water drainage.
- The position of the City of Red Deer water intake was also confirmed to be close to MW-04. See Photo 11.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Tetra Tech conducted a site walkover on May 14, 2025. The site drainage, cover, and monitoring wells were found to be in good condition overall.

Tetra Tech recommends the following:

- Continue to evaluate the vegetation coverage where exposed soils were observed to confirm conditions do not worsen and result in erosion or waste exposure. Exposed soils were observed in the central waste area near the picnic tables and south of the BMX track. See Photo 2 to Photo 4 and Photo 12.
- An annual site walkover should continue to be undertaken to confirm the condition of the site drainage, landfill cover, and monitoring wells. The site walkover should be conducted when there is no snow covering the ground surface.
- Replacing the steel-cap of the protective casing for groundwater monitoring well MW-05.
- A particular effort will be made to locate VW-03.

4.0 LIMITATIONS OF REPORT

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5.0 CLOSURE

We trust this technical memo meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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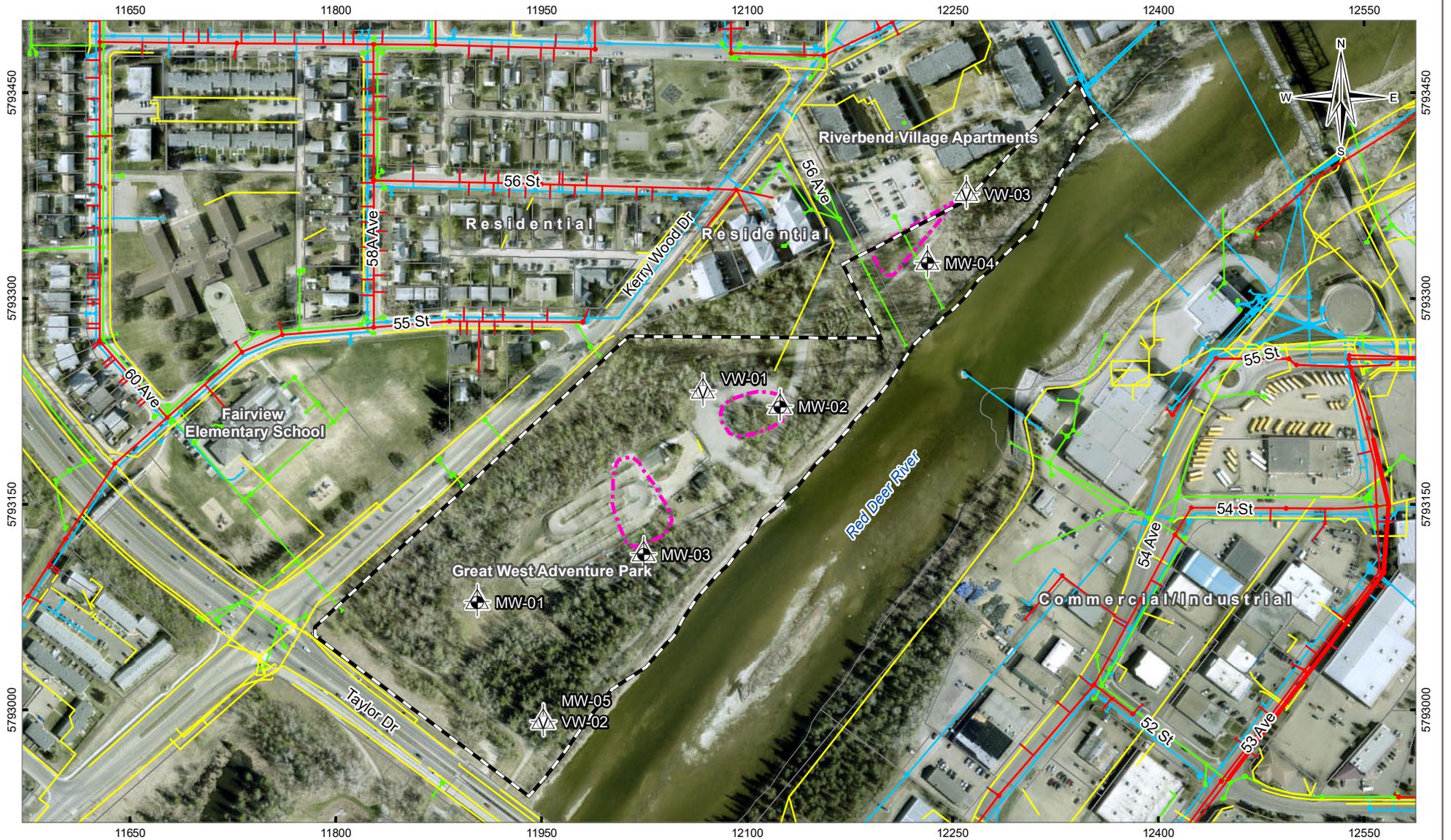
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<p align="center">PERMIT TO PRACTICE TETRA TECH CANADA INC.</p> <p>RM SIGNATURE: _____</p> <p>RM APEGA ID #: _____</p> <p>DATE: _____</p> <p>PERMIT NUMBER: P013774 The Association of Professional Engineers and Geoscientists of Alberta (APEGA)</p>
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Attachments (3):
Figure 1: Site Plan and Surrounding Land Use
Site Photographs
Tetra Tech's Limitations on the Use of this Document

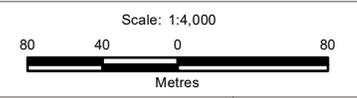


LEGEND

- Monitoring Well
- Vapour Well
- Historic Waste Disposal (Provided by Tiamat, 2014)
- Site Boundary
- Lot Boundary
- Utilities**
- Electrical
- Sanitary
- Storm
- Water

NOTES
 Base data source: Imagery provided by ESRI; Red Deer County (2024)
 Roads from City of Red Deer Open Data, 2018
 Utilities provided by City of Red Deer.
 Locations have not been field verified, and should not be used for construction or other intrusive field activities.

STATUS
 ISSUED FOR USE



PROJECTION 3TM 114	DATUM NAD83
FILE NO. SWOP04071-04_Figure01_LandUse.mxd	
CLIENT Red Deer	
TETRA TECH	

**CORD AB 2025 ACTIVITIES
 PRE-1972 LANDFILL SITES, 001
 GREAT WEST ADVENTURE PARK SITE**

**Site Plan and
 Surrounding Land Use**

OFFICE TL-EDM	DWN BB	CKD SL	APVD WC	REV 0	Figure 1
DATE July 10, 2025	PROJECT NO. SWM.SWOP04071-04.001				



Photo 1: Rainwater ponding on asphalted carpark adjacent central waste area, facing south-west



Photo 2: Minor exposed soils and cigarette butts, central waste area, facing north



Photo 3: Minor exposed soils, central waste area, facing north-west



Photo 4: Minor exposed soils, central waste area, facing south-east



Photo 5: MW-02



Photo 6: VW-01



Photo 7: MW-03



Photo 8: MW-01



Photo 9: MW-05 and VW-02



Photo 10: MW-04



Photo 11: City of Red Deer water intake and MW-04, facing south-east



Photo 12: Exposed soils south of BMX track, facing north



Photo 13: Drainage culvert along western site boundary



Photo 14: BMX Club building on piers

LIMITATIONS ON USE OF THIS DOCUMENT

GEOENVIRONMENTAL

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The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

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