



VIA EMAIL: ken.neweast@gmail.com

Victoria File: 26250-20/24952
Site ID: 24952

December 6, 2021

New East Investments Ltd.
1500 13450 102nd Avenue
Surrey, BC V3T 5X3
Attn. Mr. Ken Beck Lee

Dear Mr. Ken Beck Lee:

Re: Preliminary Determination - 1180 Resort Drive, Parksville, British Columbia

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at Liliana.Jerade@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Blain Russell, City of Parksville, 100 Jensen Ave W, Parksville, BC V9P 2H3
brussell@parksville.ca

Esquimalt And Nanaimo Railway Company (now, Southern Railway of Vancouver Island)
23 Esplanade, Nanaimo, BC V9R 4Y7

FortisBC Energy Inc., 7-1020 Herring Gull Way, Parksville, BC V9P 1R2
gas.customerservice@fortisbc.com (Fax) 1-888-224-2720

Shaw Cablesystems Ltd., 4316 Boban Drive, Nanaimo, BC V9T 6A7
inquiries@shawbusiness.ca

Kuo-Ching (Gary) Lin, Approved Professional, McElhanney Ltd.,
Suite 100 8837 201 Street, Langley BC V2Y 0C8
glin@mcElhanney.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca



PRELIMINARY DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site **does not have** concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

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Liliana Jerade

For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1180 Resort Drive, Parksville, British Columbia which is more particularly known and described as:

Lot 1 Block 564 And Distrcit Lot 125 Nanoose District Plan VIP66272
PID: 023-960-230

The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 32"
Longitude: 124° 15' 55"

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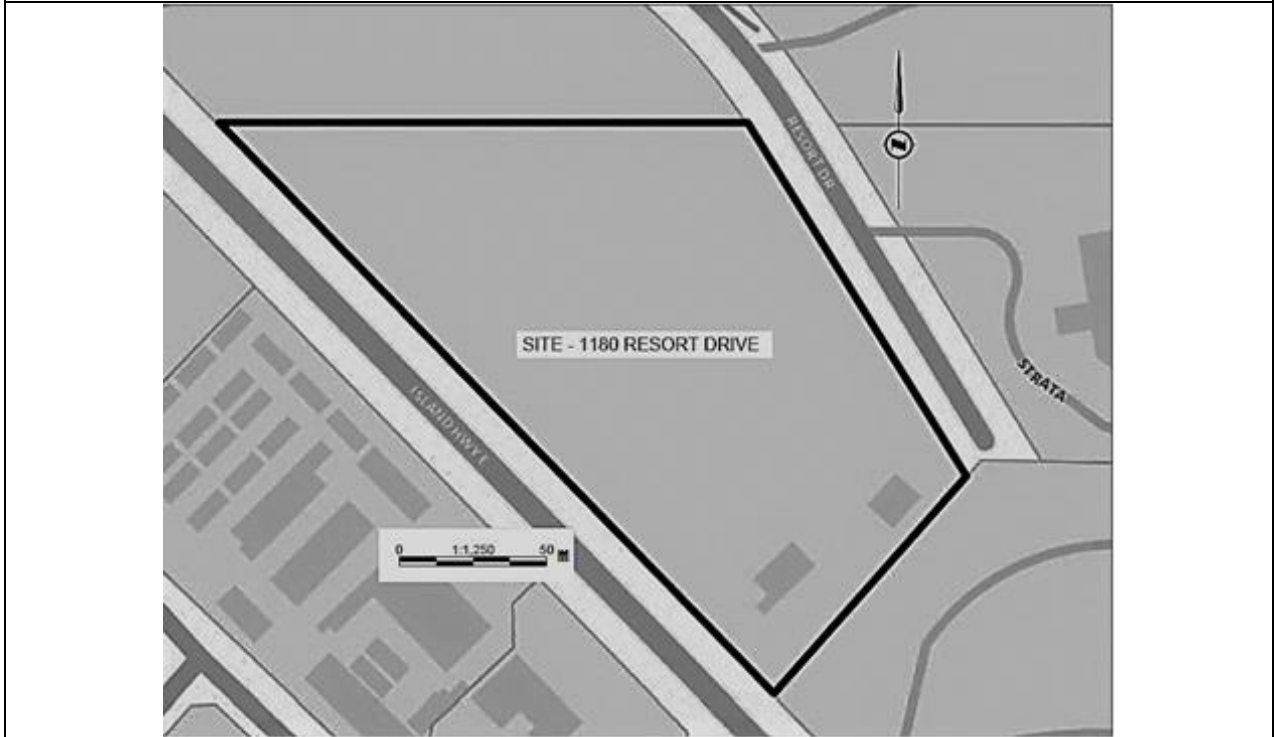
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Site Plan, Parksville, BC



Location Map, Parksville, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

(a) Any building erected onsite will be of slab-on-grade construction

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for high-density residential land soil use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	dichloropropene, 1,3- (cis+trans)	542-75-6
acetone	67-64-1	ethylbenzene	100-41-4
anthracene	120-12-7	ethylene glycol	107-21-1
antimony	7440-36-0	fluoranthene	206-44-0
arsenic	7440-38-2	fluorene	86-73-7
barium	7440-39-3	HEPHs	NA
benzo[a]anthracene	56-55-3	indeno(1,2,3-cd)pyrene	193-39-5
benzene	71-43-2	lead	7439-92-1
benzo(a)pyrene	50-32-8	LEPHs	NA
benzo[b+j]fluoranthenes	205-99-2 & 205-82-3	lithium	7439-9-1
benzo(k)fluoranthene	207-08-9	mercury	7439-97-6
beryllium	7440-41-7	methyl ethyl ketone (MEK)	78-93-3
boron	7440-42-8	methyl tert-butyl ether (MTBE)	1634-04-4
bromodichloromethane	75-27-4	methylnaphthalene, 1-	90-12-0
bromobenzene	108-86-1	methylnaphthalene, 2-	91-57-6
bromodichloromethane (BDCM)	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	naphthalene	91-20-3
bromomethane	74-83-9	nickel	7440-02-0
cadmium	744-43-9	phenanthrene	85-01-8
carbon tetrachloride	56-23-5	pyrene	129-00-0
chlorobenzene	108-90-7	selenium	7782-49-2
chloroform	67-66-3	silver	7440-22-4
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibenz[a,h]anthracene	53-70-3	thallium	7440-28-0

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dibromochloromethane	124-48-1	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	triethylene glycol	112-27-6
dichloroethylene (cis),1,2-	156-59-2	vinyl chloride	75-01-4
dichloroethylene (trans), 1,2-	156-60-5	VPHs	NA
dichloromethane	75-09-02	xylenes	1330-20-7
dichloropropane, 1,2-	78-87-5	zinc	7440-66-6

To meet local background concentrations:

vanadium 7440-62-2

Substances evaluated in vapour for residential land use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1	methacrylonitrile	126-98-7
acetonitrile	75-05-8	methyl acrylate	96-33-3
acrylonitrile	107-13-1	methylcyclohexane	108-87-2
allyl chloride	107-05-1	methyl ethyl ketone (MEK)	78-93-3
benzene	71-43-2	methyl isobutyl ketone (MIBK)	108-10-1
benzyl chloride	100-44-7	methyl methacrylate	80-62-6
bromobenzene	108-86-1	methyl tert-butyl ether (MTBE)	1634-04-4
bromomethane	74-83-9	naphthalene	91-20-3
bromodichloromethane (BDCM)	75-27-4	nitrobenzene	98-95-3
bromoform	75-25-2	dichloropropene, 1,3- (cis+trans)	542-75-6
butadiene, 1,3-	106-99-0	ethyl acetate	141-78-6
carbon disulfide	75-15-0	diethyl ether	60-29-7
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	ethyl methacrylate	97-63-2

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chloroethane	75-00-3	hexachlorobutadiene	87-68-3
chlorobutane, 1-	109-69-3	hexachloroethane	67-72-1
chloroform	67-66-3	isopropylbenzene	98-82-8
chloromethane	74-87-3	n-decane	124-18-5
chlorotoluene, 2-	95-49-8	n-hexane	110-54-3
dibromo-3-chloropropane, 1,2-	96-12-8	styrene	100-42-5
dibromochloromethane (DBCM)	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dichloro-2-butene, 1,4-	764-41-0	tetrahydrofuran	109-99-9
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2 cis-	156-59-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,2 trans-	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichlorodifluoromethane	75-71-8	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	75-09-02	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	VPHv	NA
dichloropropane, 1,3-	142-28-9	xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	EPHw10-19	NA
acetone	67-64-1	ethylbenzene	100-41-4
aluminum	7429-90-5	ethylene glycol	107-21-1
anthracene	120-12-7	fluoranthene	206-44-0
antimony	7440-36-0	fluorene	86-73-7
arsenic	7440-38-2	hexachlorobutadiene	87-68-3
barium	7440-39-3	iron	7439-89-6
benz(a)anthracene	56-55-3	lead	7439-92-1

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benzene	71-43-2	lithium	7439-93-2
benzo(a)pyrene	50-32-8	manganese	7439-96-5
benzo[b+j]fluoranthenes	205-99-2 & 205-82-3	mercury	7439-97-6
beryllium	7440-41-7	methyl ethyl ketone (MEK)	78-93-3
boron	7440-42-8	methyl tert-butyl ether (MTBE)	1634-04-4
bromodichloromethane (BDCM)	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	naphthalene	91-20-3
bromomethane	74-83-9	nickel	7440-02-0
cadmium	7440-43-9	propylene glycol, 1,2-	57-55-6
carbon tetrachloride	56-23-5	pyrene	129-00-0
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
chromium, hexavalent	18540-29-9	silver	7440-22-4
chromium, trivalent	16065-83-1	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
dibromochloromethane (DBCM)	124-48-1	trichlorobenzene, 1,2,4-	120-82-1
dibromoethane, 1,2-	106-93-4	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,2-	95-50-1	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-06
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	triethylene glycol	112-27-6
dichloroethylene, 1,1-	75-35-4	uranium	7440-61-1
dichloroethylene, 1,2-cis	156-59-2	vanadium	7440-62-2
dichloroethylene, 1,2-trans	156-60-5	VHw6-10	NA
dichloromethane	75-09-02	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	xylenes, total	1330-20-7
dichloropropene, 1,3- (cis + trans)	542-75-6	zinc	7440-66-6

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Substances evaluated in water for marine aquatic life water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	fluoranthene	206-44-0
acridine	260-94-6	fluorene	86-73-7
anthracene	120-12-7	hexachlorobutadiene	87-68-3
antimony	7440-36-0	lead	7439-92-1
arsenic	7440-38-2	LEPHw	NA
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether (MTBE)	1634-04-4
benzene	71-43-2	molybdenum	7439-98-7
benzo[a]pyrene	50-32-8	naphthalene	91-20-3
beryllium	7440-41-7	nickel	7440-02-0
boron	7440-42-8	phenanthrene	85-01-8
cadmium	7440-43-9	propylene glycol, 1,2-	57-55-6
carbon tetrachloride	56-23-5	pyrene	129-00-0
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
chromium, hexavalent	18540-29-9	silver	7440-22-4
chromium, trivalent	16065-83-1	styrene	100-42-5
chrysene	218-01-9	tetrachloroethylene	127-18-4
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	titanium	7440-32-6
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-06
dichloroethane, 1,2-	107-06-2	uranium	7440-61-1
dichloromethane	75-09-02	VHw6-10	NA
EPHw10-19	NA	VPHw	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7
ethylene glycol	107-21-1	zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, McElhanney Ltd., November 2021;
- *Stage 1 Preliminary Site Investigation Update, 1180 Resort Drive, Parksville, BC*, McElhanney Ltd., November 2021;
- *Stage 2 Preliminary Site Investigation, 1180 Resort Drive, Parksville, BC*, TRI Environmental Consulting Inc., May 2016; and
- *Phase I Environmental Site Assessment, 1180 Resort Drive, Parksville, BC*, Terrawest Environmental Inc., January 2016.

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