



Victoria File: 26250-20/24342
Site ID: 24342

February 7, 2022

Larry Hamblin
Sechelt, Wilson Creek & Halfmoon Bay (Pacific No. 140)
PO Box 47
Sechelt, BC V0N 3A0
lhamblin@telus.net

Dear Larry Hamblin:

Re: Preliminary Determination – 5546 Inlet Avenue, Sechelt, 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 Regulationand 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 30 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Andrew Allen, District of Sechelt, Director of Planning and Development
andrew.allen@sechelt.ca

Sechelt Fire Department, Administrative
admin@secheltfire.ca

North Shore, Squamish Valley Assessment Area
planning@squamish.ca

Al Fischer, Mortgage, PO Box 1519, Sechelt BC, V0N 3A0 (604-740-1064)

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

CSAP Society
apopova@csapsociety.bc.ca

Michael Sloan, Approved Professional, SLR Consulting (Canada) Ltd.
msloan@slrconsulting.com



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 30 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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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 5546 Inlet Avenue, Sechelt, British Columbia which is more particularly known and described as:

Lot 18 of Lot D, Block 11, District Lots 303 and 304, Plan 8643
PID: 009-988-882

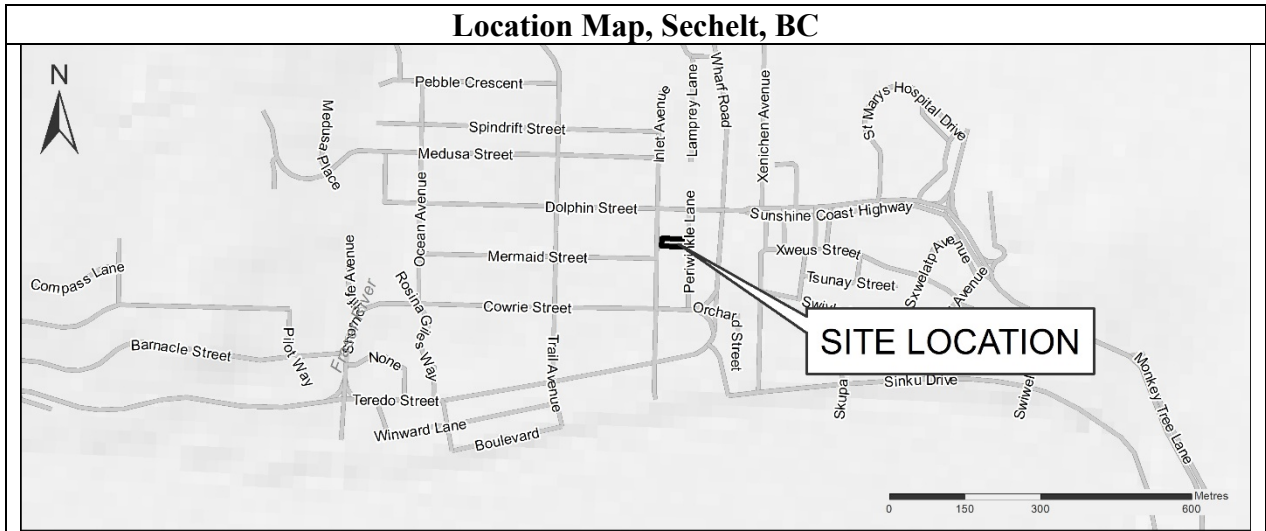
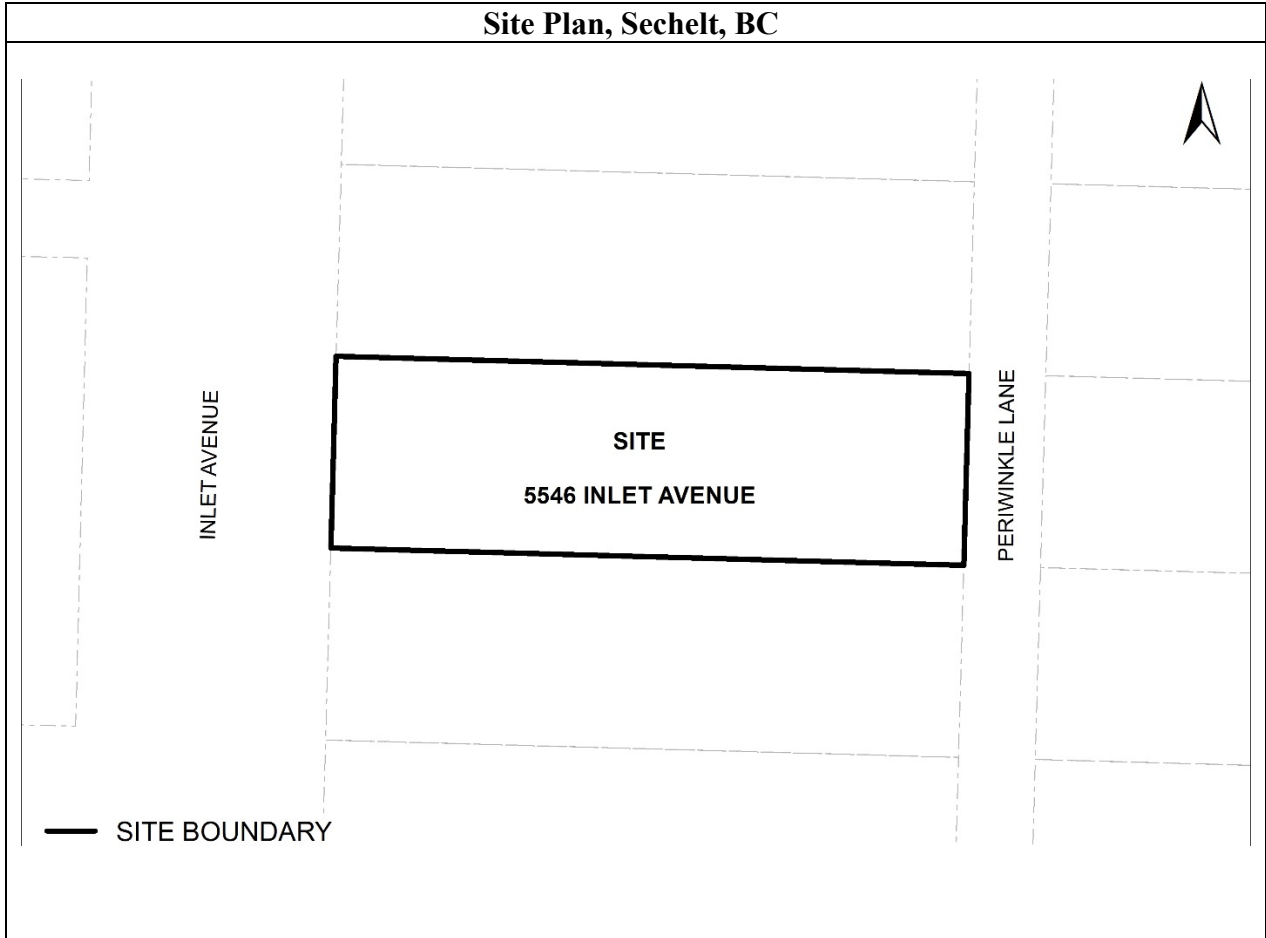
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 28' 24.60"
Longitude: 123° 45' 21.10"

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Schedule B

Requirements and Conditions

1. Any changes in land use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use 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 the Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) A concrete slab no more than 2 metres below grade (as of September 23, 2021) must be maintained as the base of all crawl spaces and foundations for buildings constructed at the site and no groundwater contact with the slab will occur.

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 of Contaminated Site may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

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

acenaphthene	83-32-9
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
bromobenzene	108-86-1
bromodichloromethane	75-27-4
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chromium	7440-47-3
chlorobenzene	108-90-7
chrysene	218-01-9

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cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, cis-1,2-	156-59-2
dichloroethylene, trans-1,2-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
LEPHs	N/A
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6

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molybdenum	7439-98-7
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichloro-1,1,2-trifluoroethane, 1,2,2-	76-13-1
trichlorobenzene, 1,2,4	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	N/A
xylenes	1330-20-7
zinc	7440-66-6

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Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthene	205-99-2 & 205-82-3
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
bromobenzene	108-86-1
bromodichloromethane	75-27-4
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8

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dibenz(a,h)anthracene	53-70-3
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, cis-1,2-	156-59-2
dichloroethylene, trans-1,2-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
EPHW ₁₀₋₁₉	N/A
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
nickel	7440-02-0

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propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
sodium	17341-25-2
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,4	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5	108-67-8
uranium	7440-61-1
vanadium	7440-62-2
VHw	N/A
vinyl chloride	75-01-4
xylenes	1330-20-7
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
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
EPHW ₁₀₋₁₉	N/A
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0

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fluorene	86-73-7
lead	7439-92-1
LEPHw	N/A
mercury	7439-97-6
molybdenum	7439-98-7
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4	120-82-1
trichloroethylene	79-01-6
uranium	7440-61-1
VHw	N/A
VPHw	N/A
xylenes	1330-20-7
zinc	7440-66-6

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Substances evaluated in vapour for commercial land vapour use:

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


acetone	67-64-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane	75-27-4
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon disulfide	75-15-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
decane	124-18-5
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, cis-1,2-	156-59-2
dichloroethylene, trans-1,2-	156-60-5
dichlorofluoromethane	75-45-6
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
ethyl acetate	141-78-6
ethylbenzene	100-41-4
n-hexane	110-54-3
isopropylbenzene	98-82-8
methylcyclohexane	108-87-2
methyl ethyl ketone [MEK]	78-93-3

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methyl isobutyl ketone [MIBK]	108-10-1
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
styrene	100-42-5
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,4	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5	108-67-8
vinyl chloride	75-01-4
VPHv	N/A
xylenes	1330-20-7

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Schedule D

Documents


- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., November 2021.
- *Stage 1 and 2 Preliminary Site Investigation, 5546 Inlet Avenue Road, Sechelt, BC.* SLR Consulting (Canada) Ltd. November 2021.
- *Phase I Environmental Site Assessment – 5546 Inlet Avenue, Sechelt, BC.* TRI Environmental Consulting. March 14, 2019.

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