BY E-MAIL: tom.molfenter@shaw.ca

Victoria File: 26250-20/25841
Site ID: 25841

July 18, 2022

Von Poser Electric Ltd.
3285 Leveau Lane,
Nanaimo BC V9R 6X3
Attn. Tom Molfenter

Dear Mr. Molfenter:

Re: Preliminary Determination - 591, 601, 621, 641, 661 11th Avenue, Campbell River, 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 and or criteria 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.

Ministry of Environment and Climate Change Strategy
Land Remediation Section
Environmental Emergencies and Land Remediation Branch
Environmental Protection Division
Mailing Address:
PO Box 9342 Stn Prov Govt
Victoria BC V8W 9M1
Telephone: 250 387-4441
Website: www.gov.bc.ca/env

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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Campbell River, 301 St Ann's Road, Campbell River, BC V9W 4C7
planning@campbellriver.ca

Reg North, Approved Professional Core6 Environmental Ltd.
rnorth@core6.ca

CSAP Society
apopova@csapsociety.bc.ca

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

Ministry of Environment and Climate Change Strategy

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.

July 18, 2022
Date Issued

Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 591, 601, 621, 641, 661 11th Avenue, Campbell River, British Columbia which is more particularly known and described as:

641 11th Avenue, Lot 14, District lot 69, Sayward District, Plan 6849 (PID 005-799-180)
621 11th Avenue, Lot 15, District Lot 69, Sayward District, Plan 6849 (PID 005-799-198)
601 11th Avenue, Lot 16, District Lot 69, Sayward District, Plan 6849 (PID 005-799-201)
591 11th Avenue, Lot 17, District Lot 69, Sayward District, Plan 6849 (PID 005-799-210)
661 11th Avenue, Lot A, District Lot 69, Sayward District, Plan 33802 Except Part in Plan VIP74788 (PID 000-258-881)

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

Latitude:	50°	01'	33.16"
Longitude:	125°	14'	54.39"

July 18, 2022
Date Issued

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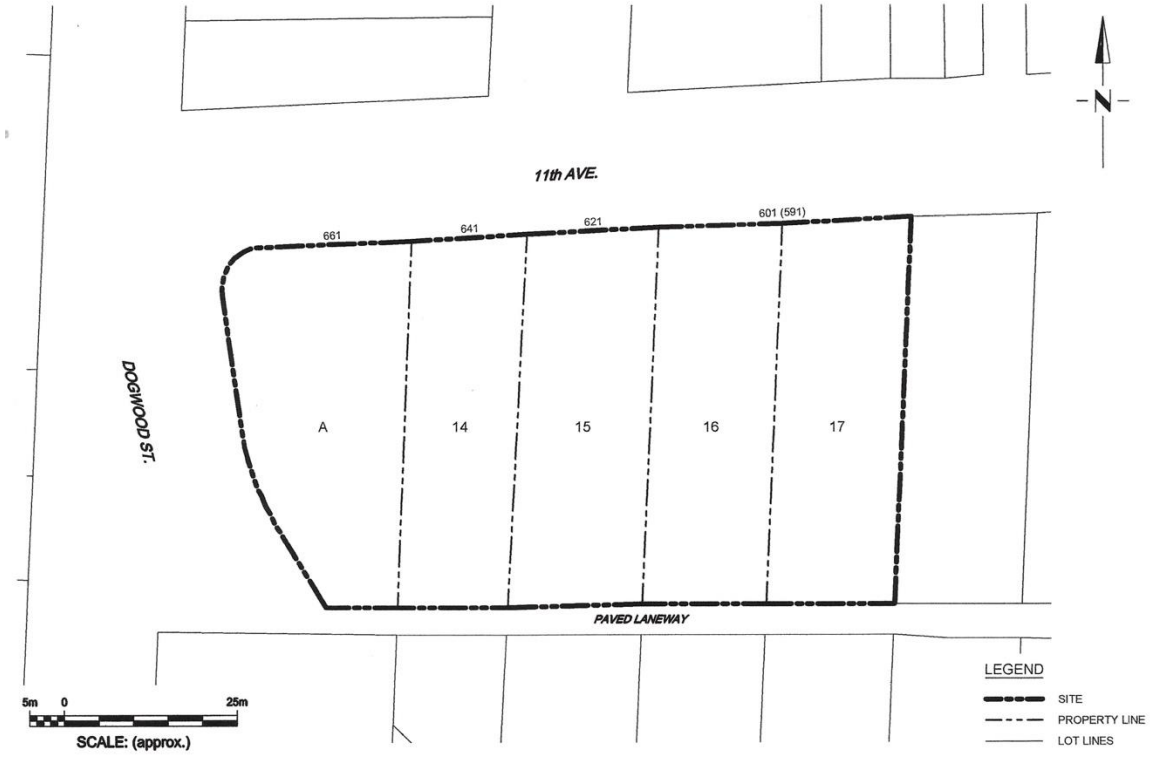
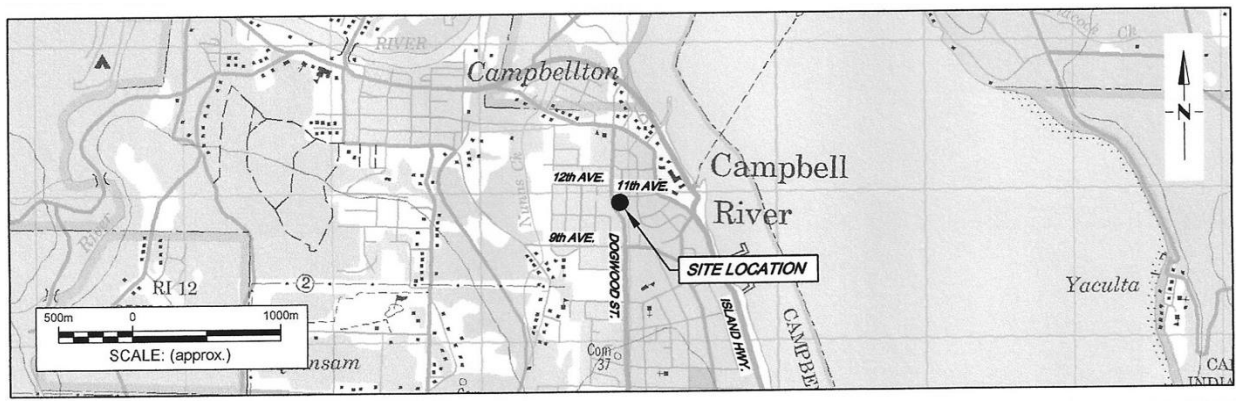
Site Plan



Location Map



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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water or uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site 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 at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected the site. These assumptions include the following:

   (a) "All buildings will be of slab-on-grade construction at or above the elevation of ground surface"

   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 persons 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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For Director, *Environmental Management Act*

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
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz (a) anthracene	56-55-3
benzene	71-43-2
benzo (a) pyrene	50-32-8
benzo (b&j) fluoranthene	205-99-2 & 205-82-3
benzo (g, h, i) perylene	191-24-2
benzo (k) fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane (BDCM)	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chromium	7440-47-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4

July 18, 2022
Date Issued

Liliana Jerade
For Director, *Environmental Management Act*

copper	7440-50-8
dibenz (a,h) anthracene	53-70-3
dibromochloromethane	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethene, 1,1-	75-35-4
dichloroethene, 1,2- cis	159-59-2
dichloroethylene,1,2-cis-	156-59-2
dichloroethylene, 1,2- trans	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropene, 1, 3- (cis and trans)	542-75-6
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
hexachloro-1,3-butadiene	87-68-3
indeno(1, 2, 3-c, d) pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	NA
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl tert-butyl ether (MTBE)	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthlane, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
perfluorobutane sulfonate	375-73-5

July 18, 2022
Date Issued

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perfluorooctane sulfonate	1763-23-1
perfluorooctanoic acid (PFOA)	335-67-1
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1, 1, 1, 2-	630-20-6
tetrachloroethane, 1, 1, 2, 2-	79-34-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,3-	87-61-6
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
trichlorofluoromethane	75-69-4
Tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	NA
xylenes total	1330-20-7
zinc	7440-66-6

Substances evaluated in water for drinking water and marine aquatic life water use:

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

acenaphthene	83-32-9
acradine	494-38-2
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz (a) anthracene	56-55-3
benzene	71-43-2
benzo (a) pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane (BDCM)	75-27-4
bromoform	75-25-2
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz (a,h) anthracene	53-70-3
dibromochloromethane	124-48-1
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2

July 18, 2022
Date Issued

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dichloroethylene, 1,1-	75-35-4
dichloroethylene,1,2-cis-	156-59-2
dichloroethylene, 1,2- trans	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropene, 1, 3- (cis and trans)	542-75-6
$EPHw_{10\text{-}19}$	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
iron	7439-89-6
lead	7439-92-1
LEPHw	NA
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl tert-butyl ether (MTBE)	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthlane, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
perfluorobutane sulfonate	375-73-5
perfluorooctane sulfonate	1763-23-1
perfluorooctanoic acid (PFOA)	335-67-1
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1, 1, 1, 2-	630-20-6
tetrachloroethane, 1, 1, 2, 2-	79-34-5

July 18, 2022
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tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
Tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
$VPHw_{6-10}$	NA
VHw	NA
xylenes total	1330-20-7
zinc	7440-66-6

Substances evaluated in vapour for commercial land vapour use:

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

benzene	71-43-2
bromodichloromethane (BDCM)	75-27-4
bromoform	75-25-2
butadiene, 1, 3-	106-99-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
dibromochloromethane	124-48-1
chloroethane	75-00-3
chloroform	67-66-3
chloromethane	74-87-3
Dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,2 cis-	156-59-2
dichloroethylene, 1,2 trans-	156-60-5
dichlorobenzene, 1,2-	95-50-1

July 18, 2022
Date Issued

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dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethylene, 1,1-	75-35-4
dichloromethane	75-09-2
Dichloropropylene cis-1, 3-	10061-01-5
Dichloropropylene trans-1, 3-	1006-02-6
dichloropropane, 1,2-	78-87-5
ethylbenzene	100-41-4
methyl tert-butyl ether (MTBE)	1634-04-4
Isopropylbenzene	
Methylcyclohexane	108-87-2
naphthalene	91-20-3
n-Decane	124-18-5
n-Hexane (nC6)	110-54-3
styrene	100-42-5
tetrachloroethylene	127-18-4
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
toluene	108-88-3
trichloroethane, 1,1,2-	79-00-5
trichlorofluoromethane	75-69-4
trichloroethane, 1,1,1-	71-55-6
trichloroethylene	79-01-6
trimethylbenzene, 1, 2, 4-	95-63-6
trimethylbenzene, 1, 3, 5-	108-67-8
vinyl chloride	75-01-4
VHv	NA
VPHv	NA
xylenes total	1330-20-7

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Core6 Environmental Ltd. (June, 2022).

Letter Stage 1 Preliminary Site Investigation Update, Core6 Environmental Ltd. (June 2022).

Letter Addendum, Supplemental Site Investigation, Core6 Environmental Ltd (May 2022).

Stage 1 Preliminary Site Investigation, Core6 Environmental Ltd (November 2021).

Stage 2 Preliminary Site Investigation, Core6 Environmental Ltd (November 2021).

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