



**VIA EMAIL: [cmagas@masterbuilt-hotels.com](mailto:cmagas@masterbuilt-hotels.com)**

Victoria File: 26250-20/26546  
Site ID: 26546

November 14, 2024

MasterBUILT Hotels Ltd.  
Att: Chad Magas  
411, 211 - 11 Avenue Southwest  
Calgary, AB T2R 0C6

**Re: Preliminary Determination – Part of 3355 Johnston Road, Port Alberni, BC**

Dear Chad Magas,

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 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 professional should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future 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 [Roberto Prieto@gov.bc.ca](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read 'Roberto Prieto', is written over a horizontal line.

Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Wal-Mart Canada Corp., Director New Stores & Development, Real Estate,  
[colin.holmes@walmart.com](mailto:colin.holmes@walmart.com)

City of Port Alberni, Development Services, [developmentServices@portalberni.ca](mailto:developmentServices@portalberni.ca)

Dan D'Angelo, Approved Professional, Legacy Environmental Ltd.,  
[ddangelo@legacyenv.ca](mailto:ddangelo@legacyenv.ca)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
[Victoria\\_csp\\_cio@victoria1.gov.bc.ca](mailto:Victoria_csp_cio@victoria1.gov.bc.ca)

CSAP Society, [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)



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

**THIS IS TO CERTIFY** that a Preliminary Determination has been made for the site identified in Schedule A of this document. The site **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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.

The issuance of this Preliminary Determination is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

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

In accordance with the *Environmental Management Act*, persons with an interest in the subject site will be notified 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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Roberto Prieto  
For Director, *Environmental Management Act*  
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## Schedule A

The site covered by this Preliminary Determination is located on the south portion of 3355 Johnston Road, Port Alberni, BC, which is more particularly known and described as:

Lot 1 District Lot 152 Alberni District Plan VIP79990  
PID: 026-505-878

The site contains part of a legal parcel depicted in Subdivision Plan EPP129945, for part of the current legal parcel, prepared by Guy Fletcher, B.C., Land Surveyor on October 27, 2023 and depicted in the Site Plan below.


The part of the site is more particularly described as:  
Proposed Lot A, District Lot 152, Alberni District, Plan EPP129945

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

Latitude:	49°	15'	59.32"
Longitude:	124°	46'	55.72"

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## Schedule B

### Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour or water uses, altered assumptions, or known spills or leaks 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 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) Future buildings at the site will be of slab-at-grade construction at current or higher ground surface elevations or with a concrete parkade of any depth.*

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

### Uses, Substances and Chemical Abstract Numbers

#### *Substances evaluated in soil for commercial land use:*

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

acenaphthene	83-32-9	lithium	7439-93-2
aluminum	7429-90-5	manganese	7439-96-5
anthracene	120-12-7	mercury	7439-97-6
antimony	7440-36-0	methyl tert-butyl ether [MTBE]	1634-04-4
barium	7440-39-3	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	molybdenum	7439-98-7
benzo(a)pyrene	50-32-8	naphthalene	91-20-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	nickel	7440-02-0
benzo(k)fluoranthene	207-08-9	phenanthrene	85-01-8
beryllium	7440-41-7	pyrene	129-00-0
boron	7440-42-8	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-49-2
chromium	7440-47-3	silver	7440-22-4
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
ethylbenzene	100-41-4	toluene	108-88-3
fluoranthene	206-44-0	tungsten	7440-33-7
fluorene	86-73-7	uranium	7440-61-1
HEPHs	NA	vanadium	7440-62-2
indeno(1,2,3-cd)pyrene	193-39-5	VPHs	NA
iron	7439-89-6	xylene	1330-20-7
lead	7439-92-1	zinc	7440-66-6
LEPHs	NA		

To meet local background concentrations:

arsenic	7440-38-2
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***Substances evaluated in vapour for commercial vapour use:***

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

benzene	71-43-2	n-decane	124-18-5
butadiene, 1,3-	106-99-0	n-hexane	110-54-3
dibromoethane, 1,2-	106-93-4	naphthalene	91-20-3
dichloroethane, 1,2-	107-06-2	styrene	100-42-5
ethylbenzene	100-41-4	toluene	108-88-3
isopropylbenzene	98-82-8	trimethylbenzene, 1,2,4-	95-63-6
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	xylenes, total	1330-20-7

***Substances evaluated in water for aquatic life freshwater use:***

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

acenaphthene	83-32-9	mercury	7439-97-6
acridine	260-94-6	methyl tert-butyl ether [MTBE]	1634-04-4
anthracene	120-12-7	methylnaphthalene, 1-	90-12-0
antimony	7440-36-0	methylnaphthalene, 2-	91-57-6
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	phenanthrene	85-01-8
benzo(a)pyrene	50-32-8	pyrene	129-00-0
beryllium	7440-41-7	quinoline	91-22-5
boron	7440-42-8	selenium	7782-49-2
cadmium	7440-43-9	silver	7440-22-4
chromium, hexavalent	18540-29-9	styrene	100-42-5
chromium, trivalent	16065-83-1	thallium	7440-28-0
chrysene	218-01-9	titanium	7440-32-6
cobalt	7440-48-4	toluene	108-88-3
copper	7440-50-8	uranium	7440-61-1
ethylbenzene	100-41-4	VHw6-10	NA
fluoranthene	206-44-0	VPHw	NA
fluorene	86-73-7	xylenes, total	1330-20-7
lead	7439-92-1	zinc	7440-66-6
LEPHw	NA		

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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	lithium	7439-93-2
aluminum	7429-90-5	manganese	7439-96-5
antimony	7440-36-0	mercury	7439-97-6
anthracene	120-12-7	methyl tert-butyl ether [MTBE]	1634-04-4
arsenic	7440-38-2	methylnaphthalene, 1-	90-12-0
barium	7440-39-3	methylnaphthalene, 2-	91-57-6
benz(a)anthracene	56-55-3	molybdenum	7439-98-7
benzene	71-43-2	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	nickel	7440-02-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	pyrene	129-00-0
beryllium	7440-41-7	quinoline	91-22-5
boron	7440-42-8	selenium	7782-49-2
cadmium	7440-43-9	silver	7440-22-4
chromium, hexavalent	18540-29-9	strontium	7440-24-6
chromium, trivalent	16065-83-1	styrene	100-42-5
chrysene	218-01-9	tin	7440-31-5
cobalt	7440-48-4	toluene	108-88-3
copper	7440-50-8	uranium	7440-61-1
dibenz(a,h)anthracene	53-70-3	vanadium	7440-62-2
ethylbenzene	100-41-4	VHw6-10	NA
fluoranthene	206-44-0	xylene, total	1330-20-7
fluorene	86-73-7	zinc	7440-66-6
lead	7439-92-1		

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## Schedule D

### Documents

*Stage 2 Preliminary Site Investigation, Part of 3355 Johnston Road, Port Alberni, BC, TerraWest Environmental Inc., dated September 17, 2024.*

*Stage 1 Preliminary site Investigation, Part of 3355 Johnston Road, Port Alberni, BC, TerraWest Environmental Inc., September 16, 2024.*

*Re: Protocol 4 Application for Background Determination of Arsenic in Soil for the Site at 3355 Johnston Road, Port Alberni, BC (Site 26546), Ministry of Environment and Climate Change Strategy, dated August 1, 2024.*

*Establishing Local Background Concentrations of Arsenic in Soil Under Protocol 4, Portion of 3355 Johnston Road, Port Alberni, BC, TerraWest Environmental Inc., dated July 7, 2024.*

*Geotechnical Investigation of Soil Conditions, 3355 Johnston Road, Port Alberni, BC, completed for MasterBUILT Hotels Ltd., prepared by Ryzuk Geotechnical Engineering & Materials Testing, dated April 3, 2024.*

*Scenario 1 Release Request – Subdivision Application, 3355 Johnston Road, Port Alberni, from Kerri Skelly, for Director, Environmental Management Act, to Aly Kanji, Wal-Mart Canada Corp., dated September 1, 2023.*

*Walmart Store No. 1018 – Tire & Lube Express Decommissioning Program, 3355 Johnston Road, Port Alberni, British Columbia. Completed for Walmart Canada Corp., prepared by Stantec Consulting Ltd., dated June 8, 2023.*

*Stage 2 Preliminary Site Investigation - Walmart store no. 1018, 3355 Johnston Road, Port Alberni, British Columbia. Prepared for Walmart Canada Corp. by Stantec Consulting Ltd., dated June 8, 2023.*

*Opinion Letter Re: Release Request – Subdivision Permit, 3355 Johnston Road, Port Alberni, BC. From Jeff Schmidt, Stantec Consulting Ltd., to the Director of Waste Management, Ministry of Environment Land Remediation Section., June 7, 2023.*

*Stage 1 Preliminary Site Investigation, Walmart (Store No. 1018) 3355 Johnston Road, Port Alberni, BC. Prepared by Stantec Consulting Ltd., for Walmart Canada Corp. August 26, 2022.*

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*Environmental Desktop Review, Commercial Development of Part of 3355 Johnston Road, Port Alberni, BC.* Prepared for Mr. Deane Strongitharm, RPP, MCIP by Lewkowich Engineering Associates Ltd., dated September 27, 2021.

*Geotechnical Field Review, Commercial Development of Part of 3355 Johnston Road, Port Alberni, BC.* Prepared for Mr. Deane Strongitharm, RPP, MCIP by Lewkowich Engineering Associates Ltd., dated September 17, 2021.

*Updated Phase II Environmental Site Assessment – Walmart Tire & Lube Express (Store No. 1018), 3355 Johnston Road, Port Alberni, British Columbia.* Completed for Walmart Canada Corp., and prepared by Stantec Consulting Ltd., dated August 27, 2020.

*Phase I Environmental Site Assessment – 3355 Johnston Road, Port Alberni, British Columbia.* Prepared by Pinchin Environmental for Sun Life Assurance Company of Canada, July 3, 2012.

*Phase II Environmental Site Assessment – 3355 Johnston Road, Port Alberni, British Columbia.* Prepared by Jacques Whitford Environmental Limited (Jacques Whitford), for Barclay Capital Developments, February 25, 2004.

*Phase I Environmental Site Assessment – 3355 Johnston Road, Port Alberni, British Columbia.* Prepared by Jacques Whitford Environmental Limited (Jacques Whitford), for Stantec Consulting Limited, November 24, 2003.

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