VIA EMAIL

Victoria File: 26250-20/29163
Site ID: 29163

January 24, 2025

Hazen Fowler
SCS Manufacturing Inc.
202-572 Stewart Avenue
Nanaimo, BC V9S 4E7
hazen.fowler@hazelwood.ca

Re: Final Determination - 2935 Trans Canada Highway, Nanaimo, BC

Dear Hazen Fowler:

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

1. The director has made a Final 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 Final 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 Final Determination will restrict or impair the director's power in that 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.

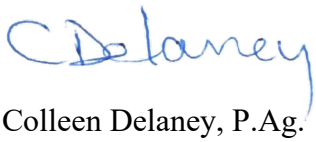
5. A streamside protection and enhancement area bordering Nanaimo River may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.

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.

Issuance of this Final Determination is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Final Determination, please contact the undersigned at site@gov.bc.ca.

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc: Regional District of Nanaimo
Development and Emergency Services Division
6300 Hammond Bay Road,
Nanaimo, BC, V9T 6N2
planning@rdn.bc.ca

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guy@patrickenv.com

CSAP Society
submissions@csapsociety.bc.ca

BDC – Corporate Financing
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6581 Aulds Road, Suite 500
Nanaimo, BC V9T6J6
Caleb.LEUNG@bdc.ca

Site Information Advisor, ENV
csp_cio@victoria1.gov.bc.ca

Ministry of Environment and Parks

FINAL DETERMINATION

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

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

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

January 24, 2025

Date Issued

C Delaney

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 2935 Trans Canada Highway, Nanaimo, BC which is more particularly known and described as:

Legal Description: Lot 11 Section 4 Range 7 Cranberry District Plan 2700
PID: 006-347-533

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

Latitude:	49°	04'	12.44"
Longitude:	123°	53'	0.32"

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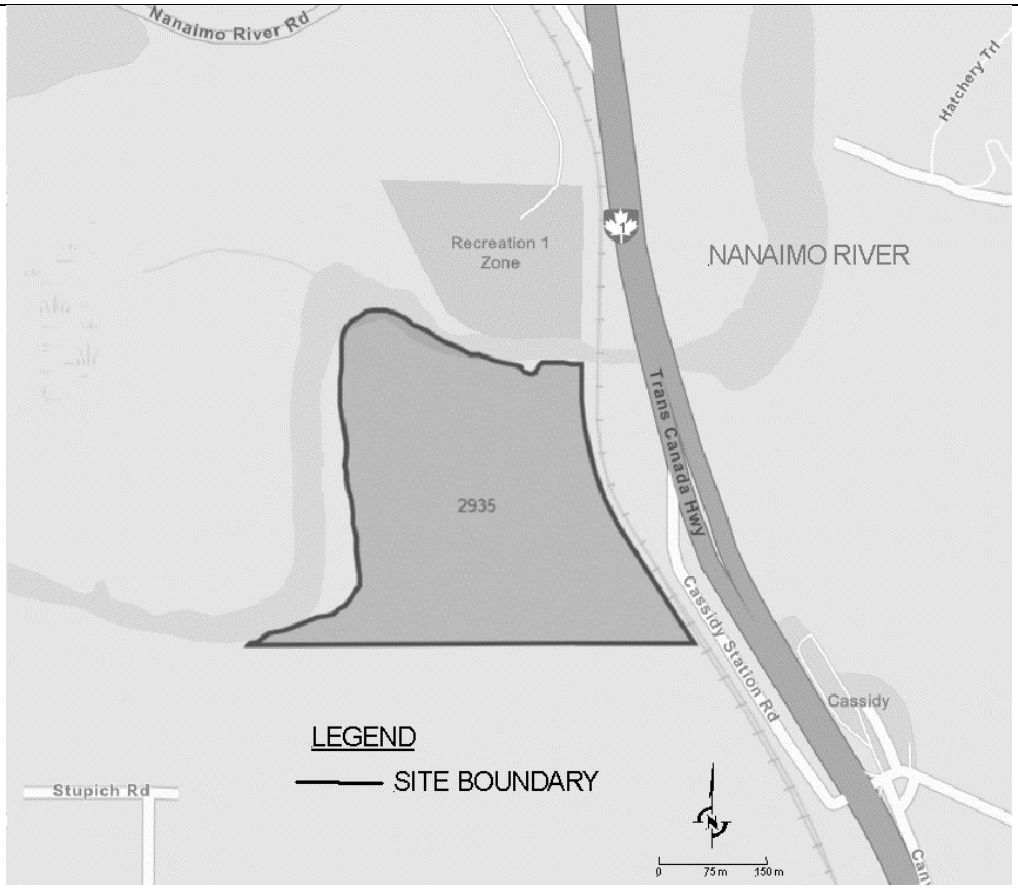
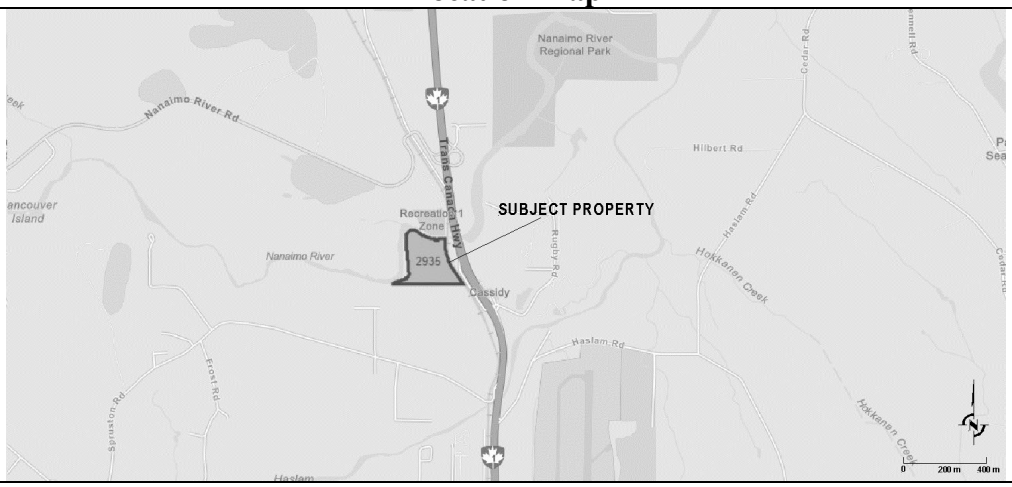
For Director, *Environmental Management Act*

Site Plan



Location Map



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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site for residential land use. No vapour attenuation factors were applied to meet industrial land use numerical standards. 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 "Residential buildings at the Site will continue to have conventional slab-on-grade foundations at current elevations or concrete basements," and
   (b) "No new residential buildings will be constructed at the Site."

   The Schedule contains no requirements or conditions for industrial buildings.

   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 Certificate of Compliance may be necessary.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances evaluated in soil for industrial and low-density residential land use:

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

acenaphthene	83-32-9	dichlorophenol, 2,6-	87-65-0
acetone	67-64-1	dichlorophenol, 3,4-	95-77-2
aluminum	7429-90-5	dichlorophenol, 3,5-	591-35-5
anthracene	120-12-7	dichloropropane, 1,2-	78-87-5
antimony	7440-36-0	ethylbenzene	100-41-4
arsenic	7440-38-2	ethylbenzene	100-41-4
barium	7440-39-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)anthracene	56-55-3	HEPHs	NA
benzo(a)pyrene	50-32-8	indeno(1,2,3-c,d)pyrene	193-39-5
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	iron	7439-89-6
benzo(k)fluoranthene	207-08-9	lead	7439-92-1
beryllium	7440-41-7	LEPHs	NA
boron	7440-42-8	lithium	7439-93-2
bromobenzene	108-86-1	mercury	7439-97-6
bromodichloromethane [BDCM]	75-25-4	methyl t-butyl ether [MTBE]	1634-04-4
cadmium	7440-43-9	methylnaphthalene, 1-	90-12-0
carbon tetrachloride	56-23-5	methylnaphthalene, 2-	91-57-6
chlorobenzene	108-90-7	molybdenum	7439-98-7
chlorophenol, 2-	95-57-8	naphthalene	91-20-3
chlorophenol, 3-	108-43-0	naphthalene	91-20-3
chlorophenol, 4-	106-48-9	methylnaphthalene, 1-	90-12-0
chromium	7440-47-3	methylnaphthalene, 2-	91-57-6
chromium, hexavalent	18540-29-9	molybdenum	7439-98-7
dichloroethane, 1,2-	107-06-2	naphthalene	91-20-3
dichloroethylene, 1,1-	75-35-4	nickel	7440-02-0
dichloroethylene, 1,2-cis-	156-59-2	pentachlorophenol	87-86-5
dichloroethylene, 1,2-trans-	156-60-5	phenanthrene	1985-01-08
dichloromethane	1975-09-02	pyrene	129-00-0
dichlorophenol, 2,3-	576-24-9	quinoline	91-22-5
dichlorophenol, 2,4-	120-83-2	selenium	7782-49-2
dichlorophenol, 2,5-	583-78-8	silver	7440-22-4

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strontium	7440-24-6	trichloroethane, 1,1,2-	79-00-5
styrene	100-42-5	trichloroethylene	1979-01-06
tetrachloroethane, 1,1,1,2-	630-20-6	trichlorophenol, 2,3,4-	15950-66-0
tetrachloroethane, 1,1,2,2-	79-34-5	trichlorophenol, 2,3,5-	933-78-8
tetrachloroethylene	127-18-4	trichlorophenol, 2,3,6-	933-75-5
tetrachlorophenol, 2,3,4,5-	4901-51-3	trichlorophenol, 2,4,5-	95-95-4
tetrachlorophenol, 2,3,4,6-	58-90-2	trichlorophenol, 2,4,6-	1988-06-02
tetrachlorophenol, 2,3,5,6-	935-95-5	tungsten	7440-33-7
thallium	7440-28-0	uranium	7440-61-1
tin	7440-31-5	vanadium	7440-62-2
toluene	108-88-3	vinyl chloride	1975-01-04
toluene	108-88-3	VPH_s	NA
trichlorobenzene, 1,2,4-	120-82-1	xylenes, total	1330-20-7
trichloroethane, 1,1,1-	71-55-6	zinc	7440-66-6

Substances evaluated in vapour for industrial and residential land use:

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

acetone	67-64-1	ethyl acetate	141-78-6
benzene	71-43-2	ethylbenzene	100-41-4
bromobenzene	108-86-1	methyl ethyl ketone [MEK]	78-93-3
bromodichloromethane [BDCM]	75-25-4	methyl isobutyl ketone [MIBK]	108-10-1
carbon disulfide	75-15-0	tetrachloroethane, 1,1,1,2-	630-20-6
carbon tetrachloride	56-23-5	tetrachloroethane, 1,1,2,2-	79-34-5
chlorobenzene	108-90-7	tetrachloroethylene	127-18-4
chloroethane	75-00-3	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	1979-01-06
dichloroethylene, 1,1-	75-35-4	VHv	NA
dichloroethylene, 1,2-cis-	156-59-2	vinyl chloride	1975-01-04
dichloroethylene, 1,2-trans-	156-60-5	VPHv	NA
dichloropropane, 1,2-	78-87-5	xylenes, total	1330-20-7

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For Director, *Environmental Management Act*

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

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

acenaphthene	83-32-9	fluorene	86-73-7
acridine	260-94-6	lead	7439-92-1
anthracene	120-12-7	$LEPH_w$	NA
antimony	7440-36-0	mercury	7439-97-6
arsenic	7440-38-2	methyl t-butyl ether [MTBE]	1634-04-4
barium	7440-39-3	molybdenum	7439-98-7
benzene	71-43-2	naphthalene	91-20-3
benzo(a)anthracene	56-55-3	nickel	7440-02-0
benzo(a)pyrene	50-32-8	phenanthrene	1985-01-08
beryllium	7440-41-7	pyrene	129-00-0
boron	7440-42-8	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-49-2
carbon tetrachloride	56-23-5	silver	7440-22-4
chlorobenzene	108-90-7	styrene	100-42-5
chromium, hexavalent	18540-29-9	thallium	7440-28-0
chromium, trivalent	16065-83-1	titanium	7440-32-6
chrysene	218-01-9	toluene	108-88-3
cobalt	7440-48-4	trichlorobenzene, 1,2,4-	120-82-1
copper	7440-50-8	uranium	7440-61-1
dichlorobenzene, 1,2-	95-50-1	VPH_w	NA
dichloroethane, 1,2-	107-06-2	xylenes, total	330-20-7
ethylbenzene	100-41-4	zinc	7440-66-6
fluoranthene	206-44-0		

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	iron	7439-89-6
acetone	67-64-1	lead	7439-92-1
aluminum	7429-90-5	lithium	7439-93-2
antimony	7440-36-0	manganese	7439-96-5
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methyl t-butyl ether [MTBE]	1634-04-4
benzene	71-43-2	methylnaphthalene, 1-	90-12-0
benzo(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	naphthalene	91-20-3
beryllium	7440-41-7	nickel	7440-02-0

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boron	7440-42-8	pyrene	129-00-0
bromobenzene	108-86-1	quinoline	91-22-5
bromodichloromethane [BDCM]	75-25-4	selenium	7782-49-2
cadmium	7440-43-9	silver	7440-22-4
carbon tetrachloride	56-23-5	strontium	7440-24-6
chlorobenzene	108-90-7	styrene	100-42-5
chromium, hexavalent	18540-29-9	tetrachloroethane, 1,1,1,2-	630-20-6
chromium, trivalent	16065-83-1	tetrachloroethane, 1,1,2,2-	79-34-5
chrysene	218-01-9	thallium	7440-28-0
cobalt	7440-48-4	tin	7440-31-5
copper	7440-50-8	titanium	7440-32-6
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
dibromochloromethane	75-71-8	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,2-	95-50-1	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	uranium	7440-61-1
dichloropropane, 1,2-	78-87-5	vanadium	7440-62-2
ethylbenzene	100-41-4	vinyl chloride	1975-01-04
fluoranthene	206-44-0	xylenes, total	330-20-7
fluorene	86-73-7	zinc	7440-66-6
hexanone, 2-	591-78-6		

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Tamara Kasdorf, P.Eng., TerraWest Environmental Ltd., for SCS Manufacturing Inc., dated July 12, 2024.

Stage 1 & 2 Preliminary Site Investigation, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Tori Hall, Environmental Technician, and Tamara Kasdorf, P.Eng., TerraWest Environmental Ltd., for SCS Manufacturing Inc., dated July 12, 2024, revised November 25, 2024.

Water Well Assessment for Property Zoning, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Shiva Farjadian, M.Sc., Antonio Barroso, M.Sc., P.Eng., and Sylvia Barroso, M.Sc., P.Geo., GW Solutions Assessment & Protection of Groundwater, for Steel Container Systems Inc., dated January 1, 2024.

Phase II Environmental Site Assessment, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Shane Jager, EIT, and Tamara Kasdorf, P.Eng., TerraWest Environmental Ltd., for Hazelwood Finance Corp., dated May 3, 2023.

Phase I Environmental Site Assessment, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Tori Hall, Environmental Technician, and Tamara Kasdorf, P.Eng., TerraWest Environmental Ltd., for Hazelwood Finance Corp., dated March 2, 2023.

Preliminary Hydrogeological Study – As a Part of Rezoning/OCP Application Package to RDN, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Sandra Richard, Ph.D., and Gilles Wendling, Ph.D., P.Eng., GW Solutions Assessment & Protection of Groundwater, for Steel Container Systems Inc., dated August 1, 2020.

Preliminary Geotechnical Hazard Assessment, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Jeff Scott, P.Eng., and Chris Judec, M.A.Sc., P.Eng., Lewkowich Engineering Associates Ltd., for Steel Container Systems Inc. c/o Seward Developments Inc., dated July 14, 2020.

Biophysical Assessment Report, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Crystal Campbell and Sarah Bonar, R.P. Bio., Aquaparian Environmental Consulting Ltd., for Steel Container Systems c/o Seward Developments Inc., dated February 14, 2020.

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Colleen Delaney
For Director, *Environmental Management Act*