



VIA EMAIL

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

November 26, 2024

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

Dear: Hazen Fowler

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

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 environmental consultant 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.

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 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

Guy Patrick, Numerical Approved Professional, Patrick Consulting Inc.
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CSAP Society
submissions@csapsociety.bc.ca

BDC – Corporate Financing
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Client Information Officer, ENV, Victoria
csp_cio@victoria1.gov.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 30-60 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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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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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."*

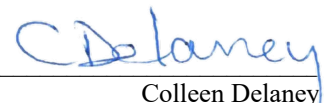
The Schedule contains no requirements or conditions for industrial buildings.

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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Schedule C

Substances and Uses

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

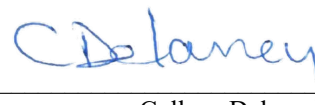
To meet numerical standards prescribed for defining whether a site is contaminated:

| | | | |
|------------------------------|---------------------|-----------------------------|------------|
| 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 | xylene, total | 1330-20-7 |
| trichloroethane, 1,1,1- | 71-55-6 | zinc | 7440-66-6 |

Substances evaluated in vapour for industrial and residential vapour use:

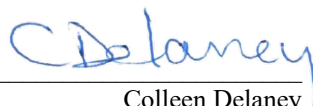
To meet numerical standards prescribed for defining whether a site is contaminated:

| | | | |
|------------------------------|----------|-------------------------------|------------|
| 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 | xylene, total | 1330-20-7 |

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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:

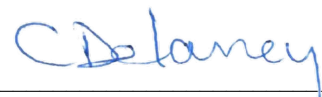
To meet numerical standards prescribed for defining whether a site is contaminated:

| | | | |
|------------------------|---------------------|-----------------------------|-----------|
| 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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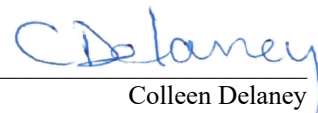
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|-----------------------------|------------|-----------------------------|------------|
| boron | 7440-42-8 | pyrene | 129-00-0 |
| bromobenzene | 108-86-1 | quinoline | 91-22-5 |
| bromodichloromethane [BDCM] | 75-25-4 | selenium | 7782-49-2 |
| cadmium | 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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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.

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.

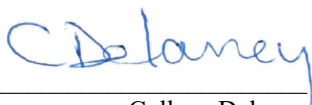
Preliminary Geotechnical Hazard Assessment, 2935 Trans-Canada Highway, Nanaimo, BC, prepared by Jeff Scott, P.Eng., and Chris Judec, M.A.Sc., P.Eng., Lewkowich Engineering Associates Ltd., for Steel Container Systems Inc. c/o Seward Developments Inc., dated July 14, 2020.

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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