



VIA EMAIL

Victoria File: 26250-20/9967
Site ID: 9967

Date: August 22, 2024

PR (2006) Holdings Ltd.
1 – 7045 Field Street,
Powell River, BC V8A 0A1
jim@agiusbuilders.ca

Dear Jim Aguis,

Re: Preliminary Determination - 7045 Field Street, Powell River, 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 and 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 site@gov.bc.ca.

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc: CSAP Society submissions@csapsociety.bc.ca

Ministry of Environment and Climate Change Strategy
esp_cio@victoria1.gov.bc.ca

City of Powell River, Land Development and Subdivision, 6910 Duncan Street Powell
River, BC V8A 1V4 planningservices@powellriver.ca

Telus Communications Inc. 510 West Georgia, Vancouver, BC V6B 0M3
telusenvironmental@telus.com

BC Hydro and Power Authority BC Hydro Power Authority, 333 Dunsmuir Street,
Vancouver, BC V6B 5R3 properties.helpdesk@bchydro.com

Guy Patrick, Approved Professional, Patrick Consulting Inc
Guy@Patrickenv.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 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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 7045 Field Street, Powell River, British Columbia which is more particularly known and described as:

Legal Description: Block D, District Lot 5121, Group 1, New Westminster District, Plan
BCP37000
PID: 027-555-011

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

Latitude: 49° 50' 2.22"
Longitude: 124° 31' 7.14"

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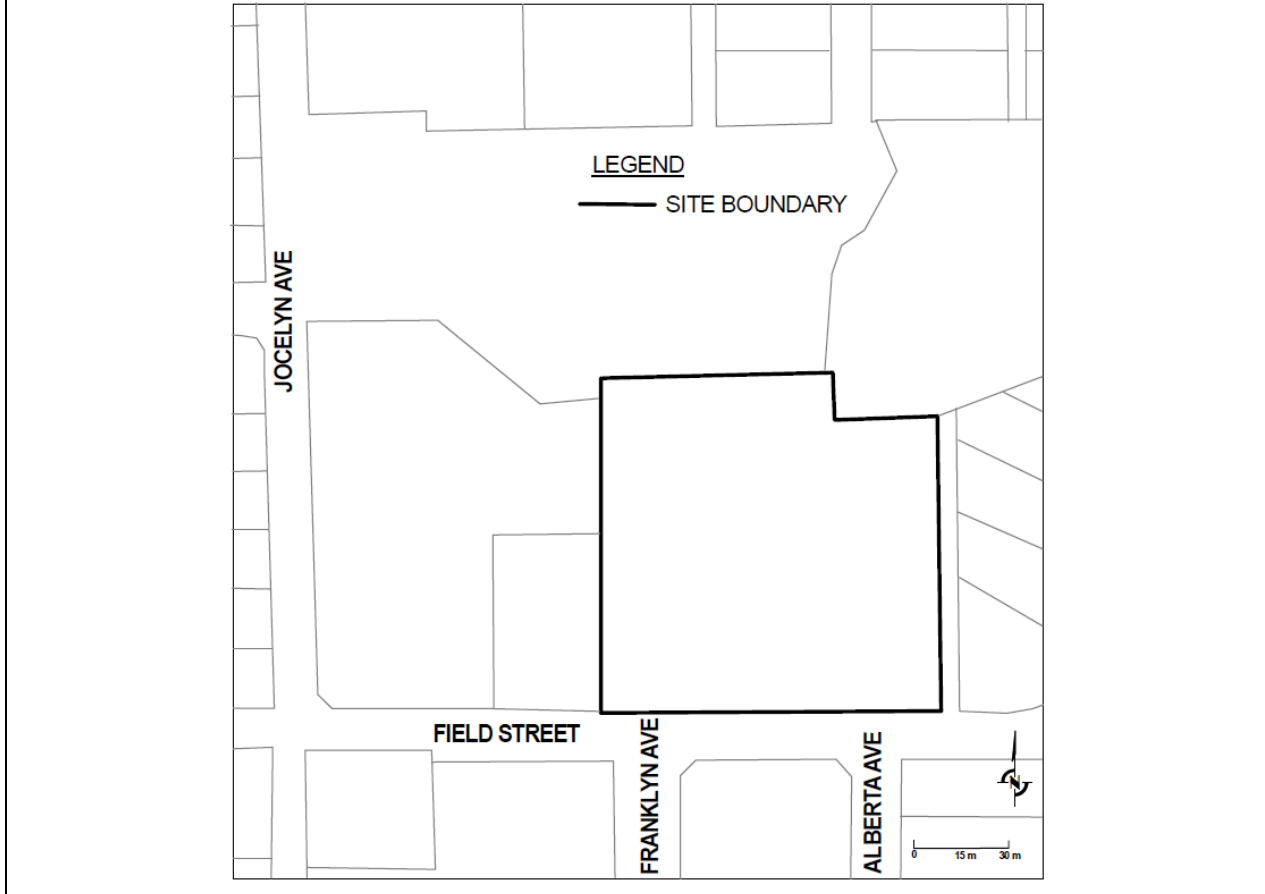


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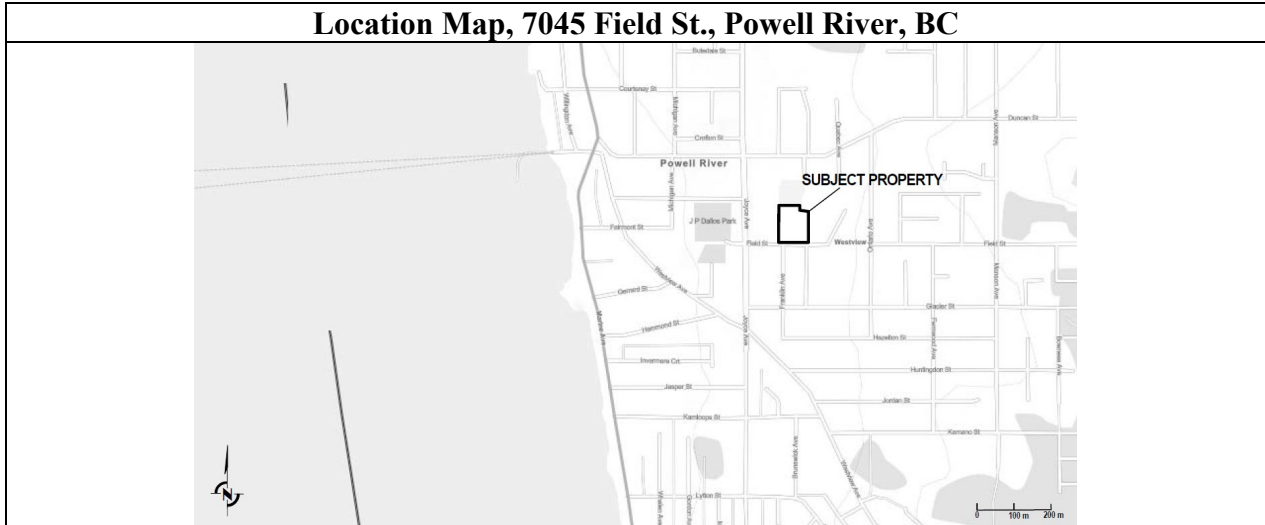
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Site Plan, 7045 Field St., Powell River, BC



Location Map, 7045 Field St., Powell River, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses 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 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 at the site. These assumptions include the following:

- (a) Buildings constructed at the Site will have conventional slab-on-grade foundations or concrete basements.

Any inconsistencies that arise between the structures, locations and depths of proposed 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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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land use:

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

Acenaphthene	83-32-9	Fluorene	86-73-7
Anthracene	120-12-7	Indeno(1,2,3-c,d)pyrene	193-39-5
Antimony	7440-36-0	Lead	7439-92-1
Arsenic	7440-38-2	Mercury	7439-97-6
Barium	7440-39-3	Methylnaphthalene, 2-	91-57-6
Benzene	71-43-2	Molybdenum	7439-98-7
Benzo(a)anthracene	56-55-3	Naphthalene	91-20-3
Benzo(a)pyrene	50-32-8	Nickel	7440-02-0
Benzo(g,h,i)perylene	207-08-9	Phenanthrene	85-01-8
Benzo(k)fluoranthene	207-08-9	Pyrene	129-00-0
Beryllium	7440-41-7	Selenium	7782-49-2
Cadmium	7440-43-9	Silver	7440-22-4
Chromium	7440-47-3	Tin	7440-31-5
Chrysene	218-01-9	Toluene	108-88-3
Cobalt	7440-48-4	Vanadium	7440-62-2
Copper	7440-50-8	VPHs	NA
Dibenz(a,h)anthracene	53-70-3	Xylenes, total	330-20-7
Ethylbenzene	100-41-4	Zinc	7440-66-6
Fluoranthene	206-44-0		

Substances evaluated in vapour for commercial land use:

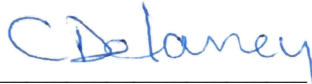
To meet numerical standards prescribed for defining whether a site is contaminated:

Acetone	67-64-1	Ethyl Acetate	141-78-6
Benzene	71-43-2	Ethylbenzene	100-41-4
Bromobenzene	108-86-1	n-Hexane	110-54-3
Bromodichloromethane [BDCM]	75-25-4	Isopropylbenzene	98-82-8
Butadiene, 1,3-	106-99-0	Methylcyclohexane	108-87-2
Methyl Ethyl Ketone [MEK]	78-93-3	Methyl t-Butyl Ether [MTBE]	1634-04-4
Carbon Disulfide	75-15-0	Methyl Isobutyl Ketone [MIBK]	108-10-1
Carbon Tetrachloride	56-23-5	Styrene	100-42-5
Chlorobenzene	108-90-7	Tetrachloroethane, 1,1,1,2-	630-20-6
Chloroethane	75-00-3	Tetrachloroethane, 1,1,2,2-	79-34-5
n-Decane	124-18-5	Tetrachloroethylene	127-18-4
Dibromoethane, 1,2-	106-93-4	Toluene	108-88-3
Dichlorobenzene, 1,2-	95-50-1	Trichlorobenzene, 1,2,4-	120-82-1

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Dichlorodifluoromethane	75-71-8	Trichloroethane, 1,1,1-	71-55-6
Dichloroethane, 1,1-	75-34-3	Trichloro-1,2,2-Trifluoroethane, 1,1,2-	76-13-1
Dichloroethane, 1,2-	107-06-2	Trichloroethylene	79-01-6
Dichloroethylene, 1,1-	75-35-4	Trimethylbenzene, 1,2,4-	95-63-6
Dichloroethylene, 1,2-cis-	156-59-2	Trimethylbenzene, 1,3,5-	108-67-8
Dichloroethylene, 1,2-trans-	156-60-5	Xylenes, total	330-20-7
Dichloromethane	75-09-2	VPHv	NA
Dichloropropane, 1,2-	78-87-5		

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

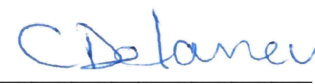
To meet numerical standards prescribed for defining whether a site is contaminated:

Acenaphthene	83-32-9	Fluoranthene	206-44-0
Aluminum	7429-90-5	Fluoride	16984-48-8
Antimony	7440-36-0	Iron	7439-89-6
Arsenic	7440-38-2	Lead	7439-92-1
Barium	7440-39-3	LEPHw	NA
Benzene	71-43-2	Lithium	7439-93-2
Benzo(a)anthracene	56-55-3	Manganese	7439-96-5
Benzo(a)pyrene	50-32-8	Mercury	7439-97-6
Beryllium	7440-41-7	Methyl t-Butyl Ether [MTBE]	1634-04-4
Boron	7440-42-8	Molybdenum	7439-98-7
Bromodichloromethane [BDCM]	75-25-4	Naphthalene	91-20-3
Bromoform	75-25-2	Nickel	7440-02-0
Bromomethane	74-83-9	Nitrate (as N)	14797-55-8
Cadmium	7440-43-9	Nitrate and Nitrite (as N)	NA
Chromium	7440-47-3	Nitrite (as N)	14797-65-0
Chromium, hexavalent	18540-29-9	Pyrene	129-00-0
Chromium, trivalent	16065-83-1	Quinoline	91-22-5
Chrysene	218-01-9	Selenium	7782-49-2
Cobalt	7440-48-4	Silver	7440-22-4
Copper	7440-50-8	Styrene	100-42-5
Dibenz(a,h)anthracene	53-70-3	Sulfate	14808-79-8
Dichlorobenzene, 1,2-	95-50-1	Tetrachloroethane, 1,1,2,2-	79-34-5
Dichlorobenzene, 1,3-	541-73-1	Thalium	7440-28-0
Dichlorobenzene, 1,4-	106-46-7	Titanium	7440-32-6
Dichloroethane, 1,1-	75-34-3	Toluene	108-88-3
Dichloroethane, 1,2-	107-06-2	Trichlorofluoromethane	75-69-4
Dichloroethylene, 1,2-cis-	156-59-2	Uranium	7440-61-1
Dichloroethylene, 1,2-trans-	156-60-5	Vanadium	7440-62-2
Dichloropropane, 1,2-	78-87-5	Vinyl Chloride	75-01-4
Dichloropropene, 1,3- (cis + trans)	542-75-6	Xylenes, total	330-20-7
Ethylbenzene	100-41-4	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	Ethylbenzene	100-41-4
Antimony	7440-36-0	Fluoranthene	206-44-0
Arsenic	7440-38-2	Fluorene	86-73-7
Barium	7440-39-3	Fluoride	16984-48-8
Benzene	71-43-2	LEPHw	NA
Benzo(a)anthracene	56-55-3	Mercury	7439-97-6
Benzo(a)pyrene	50-32-8	Methyl t-Butyl Ether [MTBE]	1634-04-4
Beryllium	7440-41-7	Molybdenum	7439-98-7
Boron	7440-42-8	Naphthalene	91-20-3
Cadmium	7440-43-9	Nickel	7440-02-0
Chlorobenzene	108-90-7	Nitrate (as N)	14797-55-8
Chloroform	67-66-3	Nitrate and Nitrite (as N)	NA
Chromium	7440-47-3	Nitrite (as N)	14797-65-0
Chromium, hexavalent	18540-29-9	Pyrene	129-00-0
Chromium, trivalent	16065-83-1	Quinoline	91-22-5
Chrysene	218-01-9	Selenium	7782-49-2
Cobalt	7440-48-4	Silver	7440-22-4
Copper	7440-50-8	Styrene	100-42-5
Dichlorobenzene, 1,2-	95-50-1	Sulfate	14808-79-8
Dichlorobenzene, 1,3-	541-73-1	Thallium	7440-28-0
Dichlorobenzene, 1,4-	106-46-7	Toluene	108-88-3
Dichlorodifluoromethane	75-71-8	Uranium	7440-61-1
Dichloroethane, 1,2-	107-06-2	Xylenes, total	330-20-7
Dichloromethane	75-09-2	Zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, prepared by Guy Patrick, P.Eng., Patrick Consulting Inc., dated April 24, 2024.

Stage 2 Preliminary Site Investigation, 7045 Field Street, Powell River, BC, prepared by Shane Jager, B.ASc, and Tamara Kasdorf, P.Eng., TerraWest Environmental Inc., prepared for PR2006 Holdings Ltd., dated April 23, 2024.

Stage 1 Preliminary Site Investigation, 7045 Field Street, Powell River, BC, prepared by Shane Jager, B.ASc, Tamara Kasdorf, P.Eng., and Adam Mabbott, P.Chem, AScT, EP, TerraWest Environmental Inc., prepared for PR2006 Holdings Ltd., dated April 23, 2024.

Phase II Environmental Site Assessment, Lot 4, 7039 Field Street (previously 4360 Joyce Avenue), Powell River, BC, prepared for 3C1B Developments Ltd., prepared by TerraWest Environmental Inc., dated April 6, 2016.

Phase I Environmental Site Assessment, Block C, District Lot 5121, Group 1 New Westminster District Plan BCP37000 Powell River, BC, prepared by TerraWest Environmental Inc. prepared for 3C1B Developments Ltd. dated March 7, 2016.

Phase II Environmental Site Assessment, Lot 2, and 4, 7039 Field Street, Powell River, BC, prepared by TerraWest Environmental Inc., prepared for 3C1B Developments Ltd., dated June 4, 2015.

Stage 1 Preliminary Site Investigation, Proposed Lot 4, District Lot 5121, Group 1, New Westminster District, Plan BCP37000. prepared by Levelton Consultants Ltd. for 3C1B Developments Ltd. dated September 19, 2014.

Stage 1 Preliminary Site Investigation, Proposed Lot 2, District Lot 5121, Group 1, New Westminster District, Plan BCP37000.. prepared by Levelton Consultants Ltd. for 3C1B Developments Ltd. dated September 19, 2014.

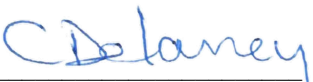
Environmental Services, 4360 Joyce Avenue, Powell River, BC, prepared by Levelton Consultants Ltd., prepared for School District No. 47, dated May 20, 2011.

Passive Landfill Gas Ventilation System, 4360 Joyce Avenue, Powell River, BC, prepared by Tetra Tech EBA, prepared for 3C1B Developments Ltd., dated February 24, 2011.

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Environmental Assessment of Two Underground Storage Tanks and Two Dilution Tanks Max Cameron School, 4360 Joyce Avenue, Powell River, BC. prepared by Levelton Consultants Ltd., prepared for School District No. 47, dated May 9, 2007.

Geotechnical Assessment Northeast Corner Max Cameron Development Summary, prepared by Michael Cullen Geotechnical Ltd., prepared for Jim Agius Construction Ltd., dated November 12, 2006.

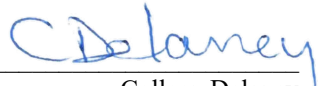
Excerpts from *Subsurface Environmental Investigation, Squatters Creek Landfill, Max Cameron School, Powell River, BC,* prepared by Levelton Consultants Ltd., dated May 2005.

Squatters Creek Landfill – Leachate and Gas Monitoring, prepared by Lee Rennison, B.Sc. and William Gaherty, M.S., P.Eng., Pottinger Gaherty Environmental Consultants Ltd., prepared for The Corporation of the District of Powell River, dated July 16, 1998.

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