



Ministry of  
Environment

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

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

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

*July 15/14*  
Date Issued

*John E. H. Ward*  
John E. H. Ward  
For Director, *Environmental Management Act*

## Schedule A

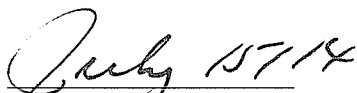
The site covered by this Final Determination is located at 1350 Island Highway South, Nanaimo, British Columbia which is more particularly known and described as:

Lot 1, Section 2, Nanaimo District, Plan 17404, except part in Plan VIP65334

PID: 003-926-231

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

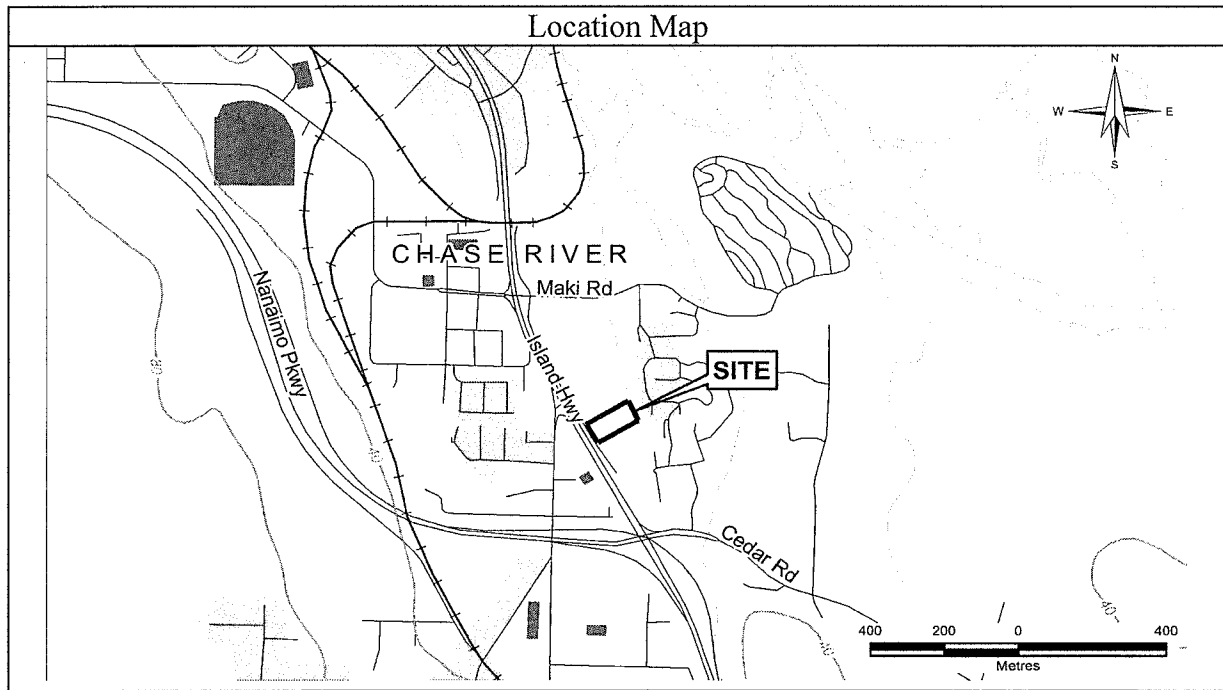
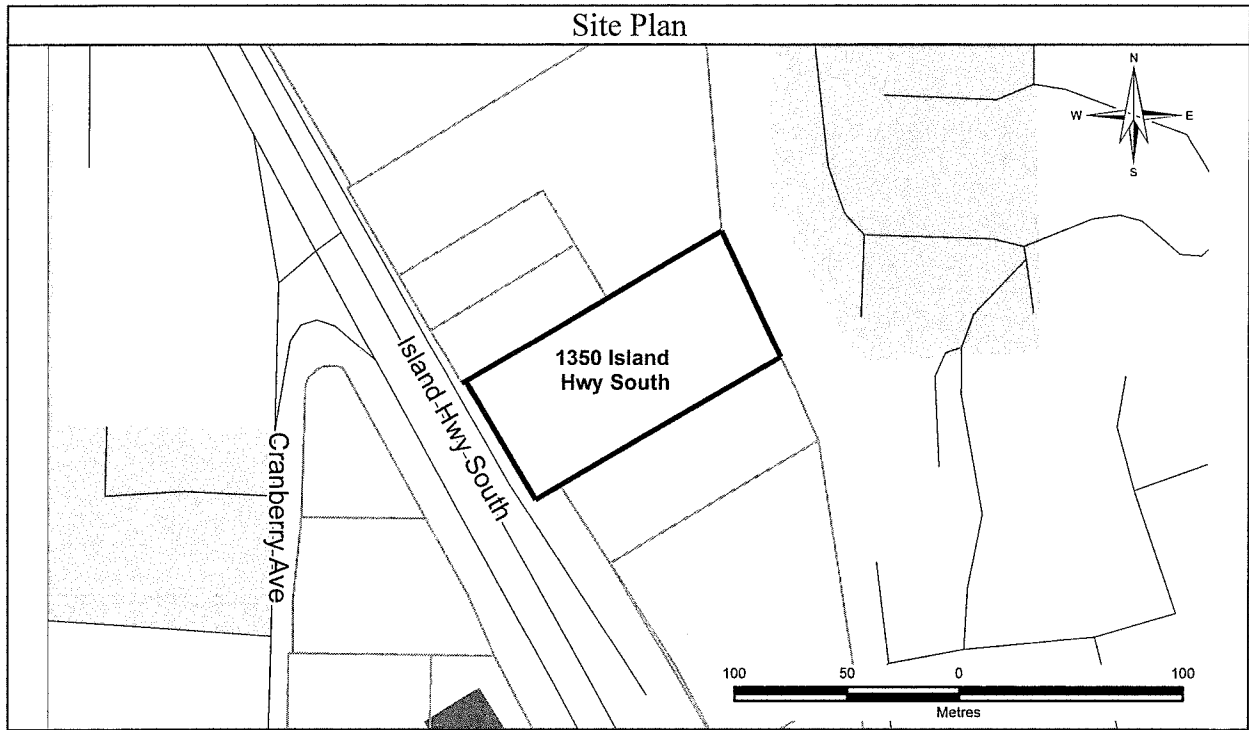
Latitude:        49°    7'    39.24"  
Longitude:      123°   55'    4.29"

  
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SITE Identification Number 16409  
Version 8.0 R

  
John E. H. Ward  
For Director, *Environmental Management Act*

2 of 7



*July 15/14*  
Date Issued

SITE Identification Number 16409  
Version 8.0 R

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**Schedule B**

**Requirements and Conditions**

This Schedule contains no requirements or conditions.

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SITE Identification Number 16409  
Version 8.0 R

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4 of 7

## Schedule C

### Substances and Uses

#### ***Substances evaluated in soil for urban park land soil use:***

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium and zinc;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene; and
- HEPHs and LEPHs.

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

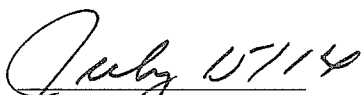
To meet numerical remediation standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium, and zinc;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and
- HEPHs and LEPHs.

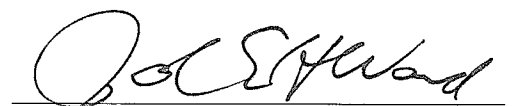
#### ***Substances evaluated in vapour for residential land vapour use:***

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

- Naphthalene;
- VPHv;
- 1,3-butadiene, decane, 1,2-dichloroethane, 1,2-dibromoethane, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, cumene (isopropylbenzene), n-hexane, methylcyclohexane; and
- Benzene, ethylbenzene, toluene, xylenes (total), styrene and methyl-tert-butylether (MTBE).

  
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SITE Identification Number 16409  
Version 8.0 R

  
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5 of 7

***Substances evaluated in water for drinking water use:***

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium and zinc;
- Benzene, ethylbenzene, toluene and xylenes (total);
- Benzo[a]pyrene; and
- EPHw10-19.

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

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

- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Benzene, ethylbenzene, styrene and toluene; and
- EPHw10-19, LEPHw and VPHw.

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

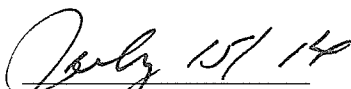
To meet numerical remediation standards prescribed for defining whether a site is contaminated:

- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Benzene, ethylbenzene, styrene and toluene; and
- EPHw10-19, LEPHw and VPHw.

***Substances evaluated in sediment for freshwater sensitive sediment use:***

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

- 2-methylnaphthalene, acenaphthene, acenaphthylene, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, dibenz[a,h]anthracene, fluoranthene, fluorene, naphthalene, phenanthrene and pyrene; and
- Arsenic, cadmium, chromium (total), copper, lead, mercury and zinc.

  
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Version 8.0 R

  
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6 of 7

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Martin Jarman / Tetra Tech EBA, dated Feb 2014;
- *Stage 2 Preliminary Site Investigation, 1350 Island Highway South, Nanaimo, BC*, prepared by Kristy Gabelhouse, Lora Paul, and Martin Jarman / Tetra Tech EBA, dated Feb 2014; and
- *Stage 1 Preliminary Site Investigation, BC Ministry of Transportation and Infrastructure, 1350, 1360, 1400, 1424 and 1460 Island Highway South, Nanaimo, BC*, prepared by Kristy Gabelhouse, Lora Paul, and Martin Jarman / Tetra Tech EBA, dated Feb 2014.

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7 of 7