



Ministry of
Environment

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.

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.

Aug 5/14
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 1360 Island Highway South, Nanaimo, British Columbia which is more particularly known and described as:

Lot 2, Section 2, Nanaimo District, Plan 17404, except part in Plan VIP63165

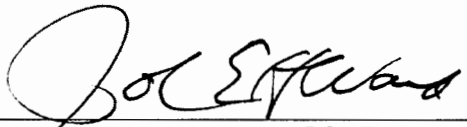
PID: 003-926-249

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

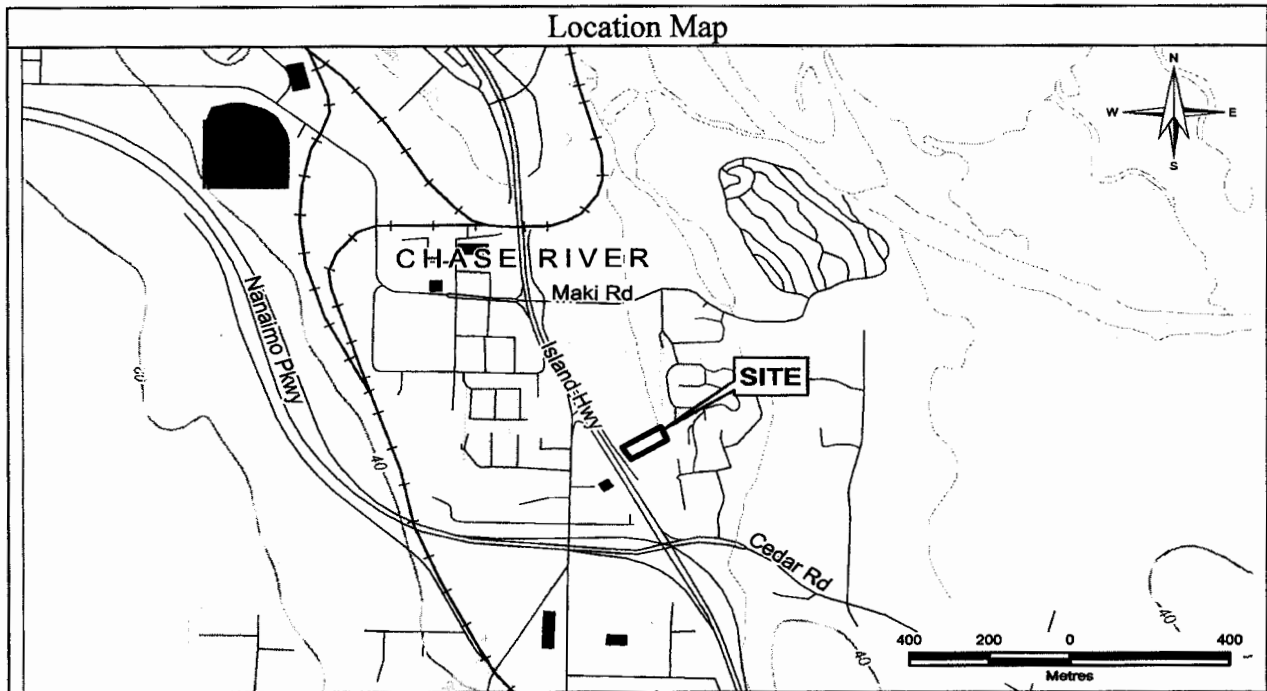
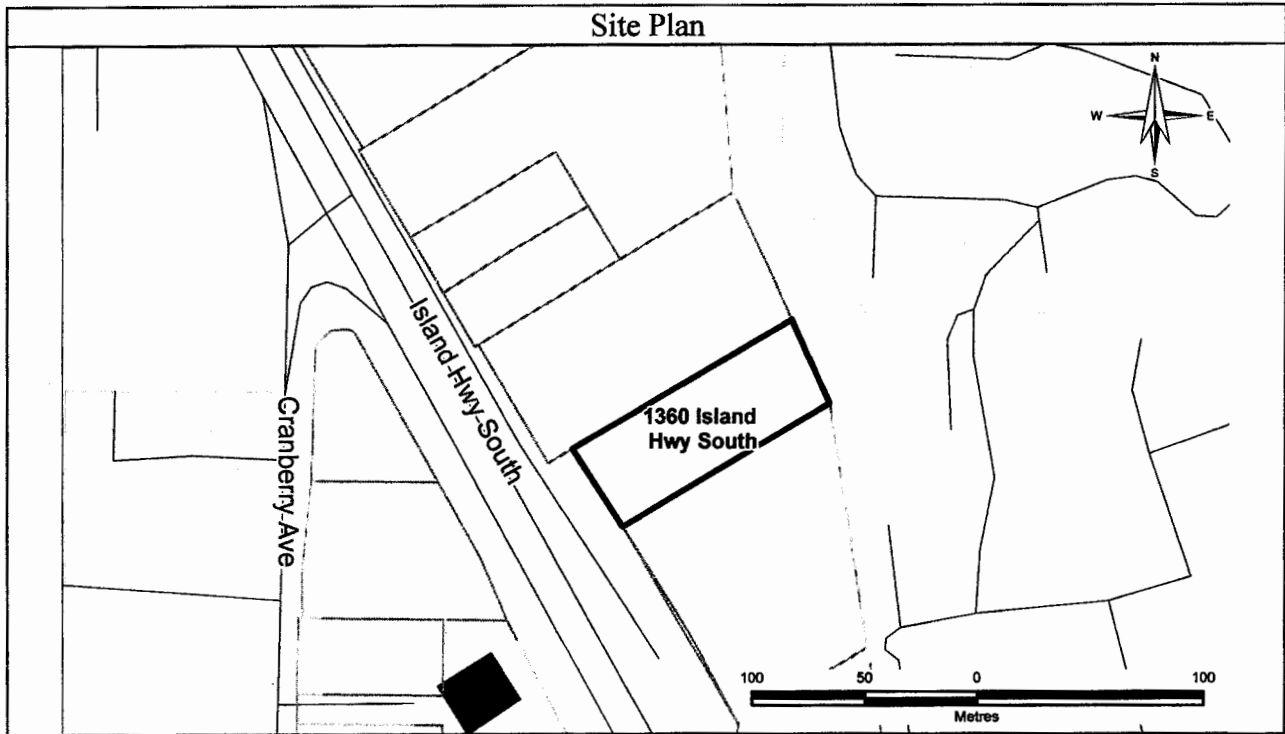
Latitude:	49°	7'	38.16"
Longitude:	123°	55'	3.21"

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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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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
- LEPHs and HEPHs.

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
- LEPHs and HEPHs.

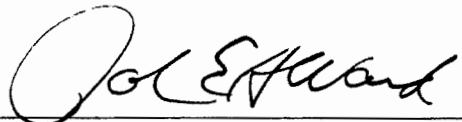
Substances evaluated in vapour for residential land vapour use:

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

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

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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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Schedule D

Documents

- *Summary of Site Condition*, prepared by Martin Jarman / Tetra Tech EBA, dated Feb 2014;
- *Stage 2 Preliminary Site Investigation, 1360 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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