



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.

Oct. 15/14
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 2000 19th Avenue, Campbell River, BC, which is more particularly known and described as:

Lot 3, Block 1, District Lot 66, Sayward District, Plan 2874

PID: 006-225-314

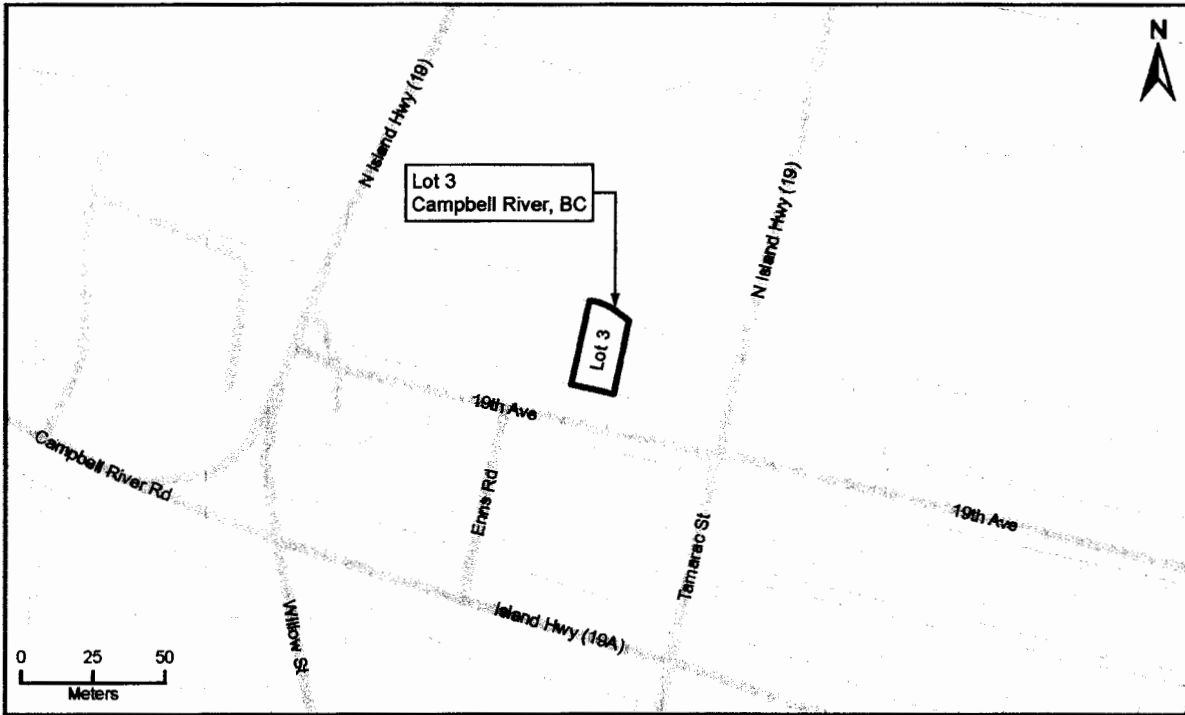
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 02' 02.20"
Longitude: 125° 16' 24.70"

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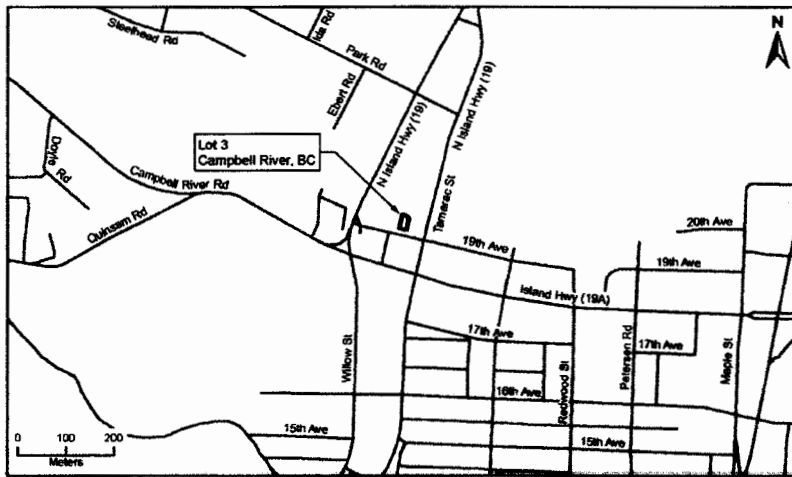
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Site Plan



Site Plan

Location Map



Site Location

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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 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;
- VPHs, LEPHs and HEPHs;
- Benzene, ethylbenzene, toluene and xylene;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-c,d] pyrene, naphthalene, phenanthrene and pyrene;
- 1,2-Dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, 1,3-butadiene and methyl tert-butyl ether (MTBE);

Substances evaluated in vapour for urban park land vapour use:

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

- Chloroethane (ethyl chloride), chloroethene (vinyl chloride), 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and trichloromethane (chloroform).

Substances evaluated in water for freshwater aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, styrene and toluene;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene, 1,2-dichlorobenzene, 1,2-dichloroethane, 1,3-dichlorobenzene, 1,4-dichlorobenzene, chlorobenzene, hexachlorobutadiene (HCBD),

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methyl tert-butyl ether (MTBE), tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), trichloroethylene (TCE) and trichloromethane (chloroform);

- Monochlorophenol (2-, 3-, 4-), dichlorophenols (2,6-, 2,5-, 2,4-, 3,5-, 2,3-, 3,4-), trichlorophenols (2,4,6-, 2,3,6-, 2,4,5-, 2,3,5-, 2,3,4-, 3,4,5-), tetrachlorophenols (2,3,5,6-, 2,3,4,5-, 2,3,4,6-) and pentachlorophenol;
- Ethylene glycol and propylene glycol (1,2-propanediol).

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, sodium, strontium, tin, uranium and zinc;
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, toluene and xylenes (total);
- Benzo[a]pyrene;
- 1,1,1,2-Tetrachloroethane, 1,1,1-trichloroethane, 1,1,2,2-tetrachloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113), 1,1,2-trichloroethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane, 1,3-butadiene, 1,4-dichlorobenzene, bromobenzene, bromodichloromethane (BDCM), bromomethane (methyl bromide), chlorobenzene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), dibromochloromethane (DBCM), methylene bromide (dibromomethane), dichlorodifluoromethane (Freon 12), dichloromethane (methylene chloride), hexachlorobutadiene (HCBd), methyl tert-butyl ether (MTBE), chloromethane, tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloroethylene (TCE), trichlorofluoromethane (Freon 11) and trichloromethane (chloroform);
- Monochlorophenol (2-, 3-, 4-), dichlorophenols (2,6-, 2,5-, 2,4-, 3,5-, 2,3-, 3,4-), trichlorophenols (2,4,6-, 2,3,6-, 2,4,5-, 2,3,5-, 2,3,4-, 3,4,5-), tetrachlorophenols (2,3,5,6-, 2,3,4,5-, 2,3,4,6-) and pentachlorophenol;
- Dimethylphenols (2,4-, 2,6-, 3,4-) and phenol;
- Propylene glycol (1,2-propanediol).

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Schedule D

Documents

Summary of Site Condition, prepared by Gabriel Viehweger, P.Geo., CSAP, Hemmera Envirochem Inc., May 20, 2014; and

Stage 1 and 2 Preliminary Site Investigation 2000 19th Avenue, Campbell River, BC.
Prepared by Hemmera Envirochem Inc., May 9, 2014.

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