



RFP 2024-03

APPENDIX D

SIE Consultants

Stage 1 Preliminary Site Investigation

177 Third Street, Duncan, BC



STAGE 1 PRELIMINARY SITE INVESTIGATION
177 THIRD STREET
DUNCAN, BRITISH COLUMBIA



Prepared for:
City of Duncan
200 Craig Street
Victoria, BC V9L 1W3

Prepared by:
SIE CONSULTANTS LTD.
2684 Courtney Way
Shawnigan Lake, BC V0R 2W2

26 July 2023
File No.: V123-46

EXECUTIVE SUMMARY

The Corporation of the City of Duncan (City of Duncan) retained SIE Consultants Ltd. (SIE) to conduct a Stage 1 Preliminary Site Investigation (PSI) of a property located at 177 Third Street in Duncan, BC. The term “Site” or “subject site” in this report refers to the area covered by the civic address. The Stage 1 PSI consisted of collecting, reviewing, and evaluating current and historical information collected through a historical search and records review, a Site visit, interviews with individuals knowledgeable about the Site, and the preparation of this report. SIE understands that the Stage 1 PSI is required for due diligence purposes prior to a potential purchase of the subject site.

The Site is approximately 0.067 hectares (7200 square feet) in area and is comprised of one legal lot. The Site is generally flat and contains one residential dwelling with a small yard and small outbuilding (2-car garage). The house was constructed in 1920 per the BC Assessment website. Underground services in the area include municipal water, storm and sanitary sewer, and natural gas. Aboveground services include telephone, cable, and hydro. The immediate surrounding properties are mainly for commercial and residential uses.

A review of aerial photographs (1946 through 2007) obtained from the University of British Columbia, Geographic Information Centre, Department of Geography, and arials from the online CVRD Web Map (2015, 2022) was completed for the subject site. Based on the review of available images, the Site appeared to be residentially developed by 1946. Increased residential development was noted in the area between 1956 and 1973, with most commercial developments noted at further distances, adjacent to the highway.

A file search of the Ministry of Environment and Climate Change Strategy (ENV) Site Registry for the Site and surrounding area (located within a radius of approximately 500m of the Site) was conducted through BC Registries and Online Services. The search indicated that the subject site was not listed but that seven (7) surrounding properties were registered in the database. Based on the ENV Site Registry search and detailed reports obtained for specific properties, the potential of environmental risk due to the surrounding properties was considered low.

SIE interviewed Mr. Brian Hebert, Realtor, regarding the current and historical use of the Site. Mr. Hebert has only recently been associated with the site but is a local resident with a long knowledge of the Duncan area. To his knowledge, the property has remained a residential dwelling since the 1960’s. The Site has been vacant for approximately one year. He understands that the subject site may have had heating oil aboveground storage tanks (ASTs) or underground storage tanks (USTs) associated with the Site. SIE understands that a Hazardous Materials Survey was recently conducted but was not yet available for SIE to review. Mr. Herbert stated that the intended future use of the property is a commercial parking lot.

Signs of heating fuel aboveground storage tanks (ASTs) were noted at the subject site. Specifically, a concrete pad adjacent to the west side of the house was observed with capped fuel lines identified at approximately 1m above ground. In addition, a second concrete pad was observed on the west side of the house with a vent pipe

anchor noted on the siding. The City of Duncan provided records of a 1964 permit to install two (2) fuel-oil burning furnaces and an aboveground 250-gallon storage tank, along with a building permit to convert the dwelling to a duplex. Additional records provided from 1956 indicated that oil-burning equipment was used as a heating source for the dwelling. It is unknown if an underground heating oil storage tank was historically used on the Site. Fuel storage tanks are considered an Area of Potential Environmental Concern (APEC).

Based on the findings of this Stage 1 PSI, SIE considers the subject site classed as low environmental risk. The only APEC is the former aboveground heating oil tanks; impacts related to ASTs are considered relatively low. During any future site development, SIE recommends that a soil quality assessment be completed (for offsite disposal purposes) prior to the excavation and removal of soils from the Site, including a soil assessment in the two AST pads. SIE also recommends that the Site be scanned for historical underground heating oil tanks.

TABLE OF CONTENTS

	Page
Executive Summary.....	i
1.0 INTRODUCTION.....	1
2.0 SITE DESCRIPTION AND SETTING	1
3.0 PREVIOUS ENVIRONMENTAL REPORTS	1
4.0 STAGE 1 PSI PROCESS	2
4.1 PURPOSE.....	2
4.2 SCOPE OF WORK.....	2
4.3 REGULATORY FRAMEWORK.....	2
4.4 METHODOLOGY.....	3
5.0 HISTORICAL INFORMATION.....	3
5.1 CITY OF DUNCAN	3
5.2 FORTISBC.....	3
5.3 MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY	3
5.4 FEDERAL CONTAMINATED SITES INVENTORY	5
5.5 PRECIPITATION RECORDS.....	5
5.6 AERIAL PHOTOGRAPHS	6
5.7 HISTORICAL LAND TITLES.....	7
5.8 CITY DIRECTORIES.....	7
5.9 FIRE INSURANCE MAPS	7
5.10 INTERVIEWS AND GENERAL AREA KNOWLEDGE.....	7
6.0 SITE GEOLOGY, GROUNDWATER AND SURFACE WATER.....	7
7.0 SITE REVIEW	8
7.1 WATER WELLS, SEPTIC TANKS AND DRAINAGE FIELDS.....	8
7.2 ABOVEGROUND AND UNDERGROUND STORAGE TANKS	8
7.3 AIR AND WATER DISCHARGES.....	9
7.4 NON-HAZARDOUS WASTE GENERATION, STORAGE AND DISPOSAL	9
7.5 HAZARDOUS WASTE GENERATION, STORAGE AND DISPOSAL	9
7.6 CHEMICAL STORAGE AND HANDLING.....	9
7.7 HAZARDOUS BUILDING MATERIALS.....	9
<i>Asbestos-Containing Materials</i>	9
<i>Lead-Based Paints</i>	9
<i>Urea Formaldehyde Foam Insulation</i>	9
7.8 OZONE-DEPLETING SUBSTANCES.....	10
7.9 POLYCHLORINATED BIPHENYLS.....	10
7.10 RADON AND METHANE GAS	10
7.11 SOILS AND FILL.....	11
7.12 SPILL AND STAIN AREAS	11
7.13 ON-SITE AND OFF-SITE SCHEDULE 2 ACTIVITIES	11
7.14 SURROUNDING PROPERTIES	11
8.0 APPLICABLE CSR STANDARDS	11

9.0 CONCLUSIONS AND RECOMMENDATIONS 12

10.0 PROFESSIONAL STATEMENT..... 12

11.0 CLOSURE 12

LIST OF FIGURES

Figure 1 Site Location

Figure 2 Surrounding Land Use Plan

Figure 3 Zoning Map

Figure 4 Federal Contaminated Sites Inventory Map

Figure 5 ENV Water Well Map

LIST OF APPENDICES

Appendix I Figures, Photographs, City of Duncan Records

Appendix II Current & Historical Land Titles

Appendix III ENV Site Registry Findings

Appendix IV Standard Limitations

1.0 INTRODUCTION

The Corporation of the City of Duncan (City of Duncan) retained SIE Consultants Ltd. (SIE) to conduct a Stage 1 Preliminary Site Investigation (PSI) of a property located at 177 Third Street in Duncan, BC. The term “Site” or “subject site” in this report refers to the area covered by the civic address.

The Stage 1 PSI consisted of collecting, reviewing, and evaluating current and historical information collected through a historical search and records review, a Site visit, interviews with individuals knowledgeable about the Site, and the preparation of this report. SIE understands that the Stage 1 PSI is required for due diligence purposes prior to a potential purchase of the subject site. It should be noted that this report has not been completed for the purpose of obtaining Ministry of Environment and Climate Change Strategy (ENV) instruments or releases.

2.0 SITE DESCRIPTION AND SETTING

The property is located along the north side of Third Street approximately 95 meters west of Canada Avenue in Duncan, BC. (See Site Plan: Figure 1, Appendix 1). As required by the ENV, a summary of site information is provided in Table 1 below.

Table 1: Summary of Site Information

Item	Information
Common Name	None
Municipal Addresses	177 Third Street, Duncan, BC
Legal Descriptions	LOT 2, BLOCK 7, SECTION 18, RANGE 6, QUAMICHAN DISTRICT, PLAN 798
Latitude/Longitude ¹	N 48° 46' 57.8" / W -123° 42' 43.1"

The Site is approximately 0.067 hectares (7200 square feet) in area and is comprised of one legal lot. The Site is generally flat and contains one residential dwelling with a small yard and a small outbuilding (2-car garage).

Underground services in the area include municipal water, storm and sanitary sewer, and natural gas. Aboveground services include telephone, cable, and hydro. The immediate surrounding properties are mainly for commercial and residential uses. A surrounding land use plan is attached in Appendix 1 as Figure 2.

3.0 PREVIOUS ENVIRONMENTAL REPORTS

There were no environmental or geotechnical reports available for review.

¹ Obtained from the online CVRD Web Map

4.0 STAGE 1 PSI PROCESS

4.1 Purpose

The purpose of the Stage 1 PSI was to provide the client with an evaluation of known and potential environmental concerns at the Site and identify present conditions or practices that may represent failure to comply with applicable environmental regulations.

4.2 Scope of Work

The scope of work for conducting the Stage 1 PSI was as follows:

- Historical search and records review. The search included reviewing aerial photographs, City Directories, historical land titles, fire insurance maps, and records with respect to potential environmental concerns associated with the Site or surrounding properties with a potential to affect the environmental condition of the Site.
- Site reconnaissance and interview with persons knowledgeable about past and present activities on the Site. Items addressed included: chemical storage and handling, underground and aboveground storage tanks (USTs and ASTs), non-hazardous and hazardous wastes, air and water discharges, and dumping/landfilling activities.
- Identifying potential impacts of the surrounding land use on the Site.
- Review of available environmental and geotechnical reports.
- Preparing a report outlining the findings of the investigation and, where applicable, providing recommendations for further work with justification.

4.3 Regulatory Framework

Since 1988, the *Waste Management Act (WMA)* has been addressing contaminated sites in British Columbia. In June 1993, the *Waste Management Amendment Act, 1993 (WMAA, also known as Bill 26)*, was passed. The ENV (formerly MOE, MWLAP, MELP) added provisions, which specifically address contaminated sites, and promulgated the *Contaminated Sites Regulation² (CSR)*, which came into effect on 1 April 1997. Since 1997, thirteen (13) amendments to the CSR have been made, the last being on July 7, 2021 by B.C. Reg. 179/2021. The *Environmental Management Act (formerly the Waste Management Act)* became effective 8 July 2004. The CSR has divided site investigations as follows:

- Stage 1 PSI comprising a historical search and records review, and a site review to identify any Areas of Potential Environmental Concern (APECs) and associated Potential Contaminants of Concern (PCOCs).
- Stage 2 PSI comprising selective sampling and analysis of APECs to determine the presence or absence of contamination due to PCOCs identified at APECs.
- Detailed Site Investigation (DSI) comprising evaluation of the extent and concentrations of contaminants of potential environmental concern identified during the Stage 2 PSI.

² Contaminated Sites Regulation, B.C. Reg. 375/96; includes amendments up to 7 July 2021; Victoria, British Columbia.

Canadian Standards Association³ (CSA) refers to Stage 1 and Stage 2 PSIs as Phase 1 and Phase 2 Environmental Site Assessments (ESAs), respectively. The DSI is part of the Phase 2 ESA if contamination is identified, while a Phase 3 (III) ESA involves remediation or risk assessment at the Site. This report outlines the results of a Stage 1 PSI / Phase 1 ESA only.

4.4 Methodology

SIE conducted the Stage 1 PSI in general accordance with the CSA guidelines for a Phase 1 ESA, and requirements of the CSR. Current and historical information on both the Site and surrounding properties was acquired through a review of historical aerial photographs, land titles, City Directories, municipal records, previous environmental and geotechnical reports (where available), and a Site reconnaissance. The historical review was completed by reviewing information from the following sources:

- Historical aerial photographs (1946, 1950, 1956, 1958, 1962, 1973, 1980, 1986, 1992, 1998, 2007) obtained from the University of British Columbia, Geographic Information Centre, Department of Geography, and aeriels from the online CVRD Web Map (2015, 2022).
- Provincial Site Registry search through BC ENV to obtain information regarding potential environmental concerns of the subject site and surrounding properties.
- Current and historical land titles obtained from LTSA.
- City of Duncan for information regarding heating oil furnaces and associated storage tanks, municipal services, and zoning.
- Discussion with Mr. Brian Hebert regarding the Site.

5.0 HISTORICAL INFORMATION

The results of the historical search and records review are summarized in the following sections:

5.1 City of Duncan

Zoning information, provided by the City of Duncan website, indicated that the Site is currently zoned as Downtown Comprehensive. The surrounding area land use is a mix of residential and commercial. A copy of the zoning map is presented in Figure 3, Appendix I.

5.2 FortisBC

Natural gas is available to the subject site.

5.3 Ministry of Environment and Climate Change Strategy

The CSR contains provisions for a legally defined and uniform process to screen for potentially contaminated sites. As a result, the new Site Disclosure Statements system (previously the Site Profile system) was developed and integrated with the *Local Government Act*. The Site Disclosure Statements system is intended to provide basic land descriptions and information on the historical and current uses of a property and determine if any activities have occurred that represent significant environmental concerns to ENV. These activities of concern

³ Phase 1 Environmental Site Assessment, Canadian Standards Association, Standard Z768-01 (R2016); November 2001; Toronto, Ontario.

identified by ENV are listed in Schedule 2 of the CSR. ENV maintains a database of registered sites called the Site Registry. The Site Registry is not a registry of contaminated sites but rather a registry of properties which have been investigated for environmental concerns or properties registered because of completing a Site Disclosure Statement form via the *Local Government Act*. There are some sites listed in the Site Registry which are contaminated, but according to the ENV, most sites are simply investigated and require little cleanup, if any, or have already been cleaned up to government standards.

A file search of the ENV Site Registry for the Site and surrounding area (located within a radius of approximately 500m of the Site) was conducted through BC Registries and Online Services. The search indicated that the subject site was not listed but seven (7) surrounding properties were registered in the database.

Table 2: BC Online Site Registry Search Results

Site ID	Site Address	Approximate Distance Relevant to the Subject Site	Site Status	Possible Impact to Subject Site
1810	911 Canada Avenue	175m north (up-gradient)	Sufficient distance from Site	Low
1896	1007 Canada Avenue	350m north (up-gradient)	Sufficient distance from Site	Low
4079	177 Fourth Street (Formerly 822 Jubilee)	75m north (up-gradient)	Detailed Report obtained and reviewed below	Low
4211	531 Herbert Street	500m west (cross-gradient)	Sufficient distance from Site	Low
4336	191 Ingram Street	350m south (down-gradient)	Sufficient distance from Site	Low
8426	5811 Duncan Street	185m east (cross-gradient)	Detailed Report obtained and reviewed below	Low
18633	5795 Duncan Street	230m east (cross-gradient)	Detailed Report obtained and reviewed below	Low

Site ID 4079 located at 177 Fourth Street, 75m north of the subject site, had a site registry notation in 1997 regarding potential contamination issues related to the bulk storage of chemicals (i.e. paints, solvents, mineral spirits, or pest control products stored in volumes greater than 205 litres) at Walbohm Building Materials Ltd. It appears the property was developed into commercial strata lots in 1998 and no further action was taken. SIE considers the risk of impacts from this site to the subject site to be low.

Site ID 8426 located at 5811 Duncan Street, 185m east of the Site, had a site registry notification in 2003 regarding the "Likely or Actual Substance Migration to Neighbouring Site". The potentially affected properties were to the east and the south of 5811 Duncan Street. This location is a former Esso Bulk Plant, which appears to have undergone environmental assessments, remediation, and monitoring. Notices of Independent Remediation Initiation and Completion were submitted in 2017, with a risk-based Certificate of Compliance issued in 2020. SIE considers the risk of impacts from this site to the subject site to be low.

Site ID 18633 located at 5795 Duncan Street, 230m east of the Site, is the affected property impacted by the substance migration from the property located at 5811 Duncan Street (identified above). A risk-based Certificate of Compliance was issued in 2020. SIE considers the risk of impacts from this site to the subject site to be low.

Based on the ENV Site Registry search, the potential of environmental risk due to the surrounding properties is considered low. A copy of the Site coordinates and area-based search including the three (3) detailed reports are presented in Appendix III.

5.4 Federal Contaminated Sites Inventory

The Treasury Board of Canada Secretariat maintains a Federal Contaminated Sites Inventory (FCSI) which includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations that are being, or have been, investigated. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms, or other levels of government.

A search of the FCSI was conducted for the Site and surrounding properties using an on-line map navigator with its focus on the Site's municipal address and using a 500m search radius. The FCSI search did not identify any active properties located within 500m of the Site. A copy of the FCSI search is presented in Figure 4, Appendix I.

5.5 Precipitation Records

Long-term climate data was available for the study area from Environment Canada's National Climate Data and Information Archives; Canadian Normal's 1981 - 2010. The data recorded includes temperature, precipitation and wind speed and direction. Climate averages from the Environment Canada Kelvin Creek monitoring station are summarized as follows:

- Annual rainfall averages 1,289.2 mm/yr;
- Annual snowfall averages 72.0 cm/yr;
- Annual precipitation averages 1,361.2 mm/yr;
- Snow falls during the months of October to March.
- Average daily maximum temperature is 15.3°C
- Average daily minimum temperature is 4.8°C

Most of the surface runoff generated at the Site would infiltrate the surrounding ground, and roof runoff would be directed to the municipal storm sewer.

5.6 Aerial Photographs

A review of aerial photographs (1946, 1950, 1956, 1958, 1962, 1973, 1980, 1986, 1992, 1998, 2007) obtained from the University of British Columbia, Geographic Information Centre, Department of Geography, and aeriels from the online CVRD Web Map (2015, 2022) is summarized in Table 3.

Table 3: Aerial Photographic Summary

Photo ID	Review
1946 BC:246:75/76	The Site appears to have a small building. The Site and surrounding areas represent a small downtown core in the City of Duncan with the railway running north/south through the centre, approximately 1 block east of the Site. Commercial businesses are noted near the rail line along Canada Avenue and Duncan Street, with residential immediately beyond. The area beyond the downtown core is largely rural and agricultural or forested.
1950 BC.1053:63/64	Site - unchanged from the 1946 photos. The Trans-Canada Highway is noted in this photo, generally running north to south approximately 500m east of the Site. A high school is under construction adjacent to the highway, additional development is noted along the new highway corridor.
1956 BC2082:68/69	Site - unchanged from the 1950 photos. Residential development is noted in the areas immediately west and north of the Site, Fourth Street is noted in the photos for the first time.
1958 BC5001:213	Site - unchanged from the 1956 photos. Increased residential and commercial development noted in areas surrounding Duncan.
1962 BC5057:49/50	A high-altitude photo showing the broader extent of the region, with little discernable detail.
1973 BC7565 101/102	Site - unchanged from the 1962 photos. Increased residential development was noted in areas to the west.
1980 BCC240 168/169	Site - unchanged from the 1973 photos. A park has been developed approximately 2 blocks to the west. A large mall/commercial development is noted to the far south.
1986 BCC 394 139	Site - unchanged from the 1980 photos. The property immediately south of the Site on Third Street has been developed into townhouses.
1992 15BCB92131 157/158	Site - unchanged from the 1986 photos. The commercial area immediately north on Fourth Street appears to be redeveloped.
1998 30BCC98036 065/066	Site - unchanged from the 1992 photos. The map shows the full extent of development to the east of the highway, as well as to the south of the Cowichan River.
2007 ME07 460C 0308/0309	Site - unchanged from the 1998 photos. The surrounding areas appeared relatively unchanged from the 1998 photographs.
2015 CVRD Web Map	Site - unchanged from the 2007 photos. The property immediately west of the subject site has been developed into townhouses.
2022 CVRD Web Map	Site - unchanged from the 2015 photograph. The surrounding areas appeared relatively unchanged from the 2015 photograph.

Based on the review of available aerial photographs and CVRD Web Map images between 1946 and 2022, the Site appeared to be residentially developed by 1946. Increased residential development was noted between 1956 and 1973, with most commercial developments noted at further distances, adjacent to the highway.

5.7 Historical Land Titles

The following is a summary of the historical land title search:

- o Current Owner: Ruth Hisae Thom
- o 12 March 2007 - 10 March 2016: Raymond Thom, Ruth Hisae Thom as joint tenants.
- o 27 June 1960 - 12 March 2007: Raymond Thom

BC Assessment notes the year built for the house as 1920, however, land titles are not available prior to 1960. A copy of the historical land titles is attached in Appendix II.

5.8 City Directories

City directories for the Site were not available at the City of Duncan Archives, the Greater Victoria Public Library, the Vancouver Public Library website, nor at the Nanaimo Regional District Public Library website.

5.9 Fire Insurance Maps

Fire insurance maps for the Site and area were not available to SIE for review.

5.10 Interviews and General Area Knowledge

SIE interviewed Mr. Brian Hebert, Realtor, regarding the current and historical use of the Site. Mr. Hebert has only recently been associated with the site but is a local resident with a long knowledge of the Duncan area. To his knowledge, the property has remained a residential dwelling since the 1960's. The Site has been vacant for approximately one year. He understands that the subject site may have had heating oil aboveground storage tanks (ASTs) or underground storage tanks (USTs) associated with the Site. SIE understands that a Hazardous Materials Survey was recently conducted but was not yet available for SIE to review. Mr. Herbert stated that the intended future use of the property is a commercial parking lot.

6.0 SITE GEOLOGY, GROUNDWATER, AND SURFACE WATER

Based on SIE's geological knowledge of the area, the soils at the subject property are expected to consist of sand and gravel. According to the ENV Groundwater Section Aquifer Database, a highly vulnerable aquifer (bedrock aquifer #0186) of high productivity is located near the subject site. Table 4 summarizes the details of the aquifer.

Table 4: Aquifer Characterization

Aquifer Number	Description Location	Materials	Litho Stratigraphic Unit	Classification	Size (km ²)	Type of Water Use
0186 IA (14)	Duncan	Sand and Gravel	Salish sediments	IA	17	Multiple

Several surface water bodies are located nearby, the largest being the Cowichan River which is located approximately 800m southwest of the Site. A pond is located approximately 200m west at Centennial Park, and a fish-bearing ditch is noted approximately 125m east of the Site along Duncan Avenue (per City of Duncan 2021

OCP "Aquifer Protection and Water Features Map"). Given the proximity of these water bodies, CSR Aquatic Life (AW) freshwater standards may be considered applicable during any subsequent subsurface assessment efforts. Based on the site topography, mapped surficial geology of the area, shallow horizontal groundwater flow is estimated to be southwest towards the Cowichan River. However, without further investigation, the groundwater hydraulic gradient cannot be confirmed.

7.0 SITE REVIEW

Mr. Eric Gauvin, P.Eng. of SIE, completed the Site visit on 15 July 2023. The Site visit consisted of a walk-through of accessible areas to ascertain the presence of suspect hazardous materials and potential environmental concerns associated with the Site. The house was vacant but accessible, whereas the outbuilding was not accessible. Review of adjacent properties was limited to what was visible from publicly accessible areas or from the Site. Site photographs taken during the Site visit are provided in Appendix I for reference.

7.1 Water Wells, Septic Tanks and Drainage Fields

The water well database of the Groundwater Section of ENV indicated that no water well is located on the Site, however, ten (10) water wells were located within a 500m radius of the Site, as shown in Figure 5, Appendix 1. SIE notes that the database contains a list of registered water wells only, and the possibility exists that non-registered wells are present. Based on a 1956 record provided by the City of Duncan, a septic tank was noted on the Site. The Site is currently connected to the local municipal sanitary and storm sewer systems.

In case an abandoned water well or wells at the Site are identified, in accordance with the requirements of the BC Groundwater Protection Regulation, any water wells that have not been used for more than five (5) years should be deactivated or decommissioned since such water wells pose a preferential pathway to the underlying aquifer. Such water wells must be decommissioned by a qualified well driller and under the supervision of a qualified professional. A copy of the well decommissioning report must be submitted to the BC ENV.

7.2 Aboveground and Underground Storage Tanks

Signs of heating fuel aboveground storage tanks (ASTs) were noted at the subject site. Specifically, a concrete pad adjacent to the west side of the house was observed with capped fuel lines identified at approximately 1m above ground. In addition, a second concrete pad was observed on the west side of the house with a vent pipe anchor noted on the siding. The City of Duncan provided records of a 1964 permit to install two (2) fuel-oil burning furnaces and an aboveground 250-gallon storage tank, along with a building permit to convert the dwelling to a duplex. Additional records provided from 1956 indicated that oil-burning equipment was used as a heating source for the dwelling. It is unknown if an underground heating oil storage tank was historically used on the Site. Fuel storage tanks are considered an APEC. If suspect impacted soil from potential historical spills/leaks is encountered during future development of the site, SIE should be contacted to assess the quality of the soil prior to any off-site disposal.

7.3 Air and Water Discharges

No potential environmental issues regarding air discharges or water discharges were noted at the Site during the Site visit. Water discharges identified at the Site were limited to surface water runoff which is redirected to municipal storm sewers.

7.4 Non-Hazardous Waste Generation, Storage and Disposal

During the Site visit, domestic waste collection bins were not observed.

7.5 Hazardous Waste Generation, Storage and Disposal

During the Site visit to the accessible areas of the Site, no areas of hazardous waste storage were observed.

7.6 Chemical Storage and Handling

SIE did not observe areas of chemical storage and handling during the Site visit.

7.7 Hazardous Building Materials

For the purposes of this investigation, the following were considered hazardous building materials:

Asbestos-Containing Materials

Asbestos in the workplace is defined as a Designated Substance under the Occupational Health and Safety Regulation⁴ (OHSR). The OHSR governs the safe handling of asbestos-containing materials (ACMs) in the workplace. This regulation requires owners to notify work persons of the presence of friable ACMs once their presence has been confirmed. OHSR also requires the implementation of an Asbestos Management Plan until all ACMs have been removed from the building. ACMs were discontinued from use in Canada in the late 1970s/early 1980s, although non-friable asbestos is still found in many buildings.

Lead-Based Paints

Lead-based paint (LBP) in the workplace is defined as a Designated Substance under the OHSR. The OHSR governs the safe handling of materials in the workplace. This regulation requires owners to notify work persons of potential airborne lead exposure once the presence of lead has been confirmed. OHSR also requires the implementation of an exposure control plan if workers are or may be exposed to lead more than 50% of the exposure limits, or if exposure through any route of entry could result in elevated lead body-burdens.

Urea Formaldehyde Foam Insulation

Urea Formaldehyde Foam Insulation (UFFI) is low-density foam that is formed by the polymerization of urea and formaldehyde liquids. UFFI was widely used as insulating material in the 1970's and up until December 1980, when a ban on the use of UFFI was enacted under the Hazardous Products Act (HPA). UFFI was commonly injected through walls by drilling injection holes, typically in roof structures, ceilings, and overhangs. Sampling and analysis are required to confirm the presence of UFFI in suspect materials.

⁴ Sections 6.1 - 6.32; Occupational Health and Safety Regulation; BC Regulation 296/97; Effective 15 April 1998; Workers' Compensation Board of British Columbia; Richmond, British Columbia.

Mercury

The Hazardous Waste Regulation (under the Environmental Management Act) recognizes mercury as a potentially hazardous waste based on its leachability and volume for transport. Mercury may be found in thermostats, switches, and vapour lamps.

Based on the age of the dwelling on the subject site (1920), there is potential for hazardous building materials to be present. SIE understands that a Hazardous Materials Survey has been undertaken.

7.8 Ozone-Depleting Substances

An ozone-depleting substance (ODS) refers to any substance containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in refrigerators, freezers, rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by 1 January 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by 1 January 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020.

SIE did not observe potential ODS-containing equipment during the Site visit.

7.9 Polychlorinated Biphenyls

In Canada, polychlorinated biphenyls (PCBs) were prohibited from being used in products, equipment and machinery, electrical transformers and capacitors that were manufactured or imported into the country after 1 July 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

No pole-mounted transformers were noted close to the subject site during the site walk-over.

7.10 Radon and Methane Gas

Radon is a colourless, odourless gas that occurs naturally from the breakdown of uranium. Radon can be found where soils and rocks contain uranium mineral. In open air or in areas with high air circulation, radon is not considered a health problem. However, in confined spaces (such as basements or underground structures), radon can concentrate and become a health hazard. Bedrock and soil in the area are known for having low radon gas-generating potential. The Ministry of Health⁵ has completed a regional study of radon in homes in British Columbia. The results of the study indicated that radon is not a concern in the Lower Mainland and Coastal Region of British Columbia. Concern with respect to radon geographically starts in areas east of Hope, British Columbia (especially the Okanagan Valley and West Kootenays). SIE does not expect radon gas to be an environmental issue at the Site.

⁵ Memorandum; Dated 8 December 1992; Mr. Brian Phillips, Director, Radiation Protection Services Branch; Ministry of Health; Burnaby, British Columbia.

Methane is a colourless, odourless gas that can be explosive at elevated concentrations. It is formed by the decomposition of organic matter under poor oxygen conditions. Methane is commonly generated in or near swamps and wetlands, peat deposits, wood wastes and/or in areas of old landfills. No indication of municipal or high organic content landfill areas, swamps, or peat deposits were observed on-site or in the immediate area of the Site. Somenos Lake has a wetland area however it is over 500m away, therefore, methane gas poses a low potential for environmental concern at the Site.

7.11 Soils and Fill

Some amount of imported fill is expected at the subject property. Construction grading materials would have likely been used during historical development of the Site. It is SIE's opinion that the existing fill materials on the Site pose a low environmental risk.

7.12 Spill and Stain Areas

During the subject site visit, SIE did not observe any stained areas within the boundaries of the Site.

7.13 On-site and Off-Site Schedule 2 Activities

The CSR contains a list of operations (Schedule 2) with a purpose or activity that ENV considers potential sources of environmental contamination. There are no Schedule 2 activities historically/currently associated with the Site. No potential off-site Schedule 2 activities were noted during the Site review.

7.14 Surrounding Properties

A Surrounding Land Use Plan showing the current land use in the vicinity of the Site is provided in Figure 2, Appendix I. A summary of the surrounding area land uses is noted in Table 5.

Table 5: Surrounding Land Uses

Direction	Land Use	Inferred Hydraulic Gradient
North	Residential/Commercial	Up-gradient
East	Residential/Commercial	Cross-gradient
South	Residential/Commercial	Down-gradient
West	Residential	Cross-gradient

8.0 APPLICABLE CSR STANDARDS

The site is currently used for residential purposes and SIE understands that it will be developed into a commercial parking lot, therefore, the CSR Commercial Land (CL) use soil, groundwater and vapour standards would apply. Site-specific factors that would apply at the site are addressed in Table 6.

Table 6: Applicable Site-Specific Standards

Site-Specific Factors	Applicability	Rationale
Intake of Contaminated Soil	Yes	Applicable at all sites.
Groundwater used for drinking water	Yes*	Ten (10) drinking water wells were identified within 500m of the subject site.
Toxicity to soil invertebrates and plants	Yes	Applicable at all sites.
Groundwater flow to surface water used by freshwater aquatic life	Yes	Cowichan River is located 800m from the Site.
Groundwater flow to surface water used by marine aquatic life	No	Cowichan Bay is located approximately 5 km from the Site.
Groundwater used for livestock watering	No	There are no livestock properties within a 1.5 km radius of the Site.
Groundwater used for irrigation	Yes	Agricultural properties are located within a 1.5 km radius of the Site.

Notes: * - ENV would require Director's approval to allow no drinking water use for the subject site

During any future remediation of the Site, the following standards may apply:

- Soil: CSR CL use standards
- Groundwater: Drinking Water (DW), Aquatic Life (AW) - freshwater, and Irrigation (IW)
- Vapour: CSR CL use standards

9.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this Stage 1 PSI, SIE considers the subject site classed as low environmental risk. The only APEC is the former aboveground heating oil tanks; impacts related to ASTs are considered relatively low. During any future site development, SIE recommends that a soil quality assessment be completed (for offsite disposal purposes) prior to the excavation and removal of soils from the Site, including a soil assessment in the two AST pads. SIE also recommends that the Site be scanned for historical underground heating oil tanks.

10.0 PROFESSIONAL STATEMENT

Under Part 16, Section 63 of the *Environmental Management Act* (the Act), Contaminated Sites Regulation (the Regulation), SIE confirms that:

- o the site review report has been prepared in accordance with requirements of the Act and the Regulation; and
- o the person signing this report has demonstrable experience in remediation of the type of contamination at the site for which this statement applies and is familiar with completing the work.

11.0 CLOSURE

No preliminary site investigation or review can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a site. Performance of a standardized preliminary site

investigation protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Site, given reasonable limits of time and cost.

This report has been prepared by SIE exclusively for the City of Duncan, and is intended to provide an assessment of the potential for the presence of contamination on the site. The conclusions made in this report reflect information available at the time of preparation. No other warranty, express or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made or actions based on it, are the responsibility of such third parties. SIE accepts no responsibility for damages, if any, suffered by a third party because of decisions made or actions based on this report. The standard limitations of this report are presented in Appendix IV.

Respectfully submitted,
SIE CONSULTANTS LTD.



Permit Number: 1001304

Eric Gauvin, P.Eng.


Senior Environmental Engineer, QP

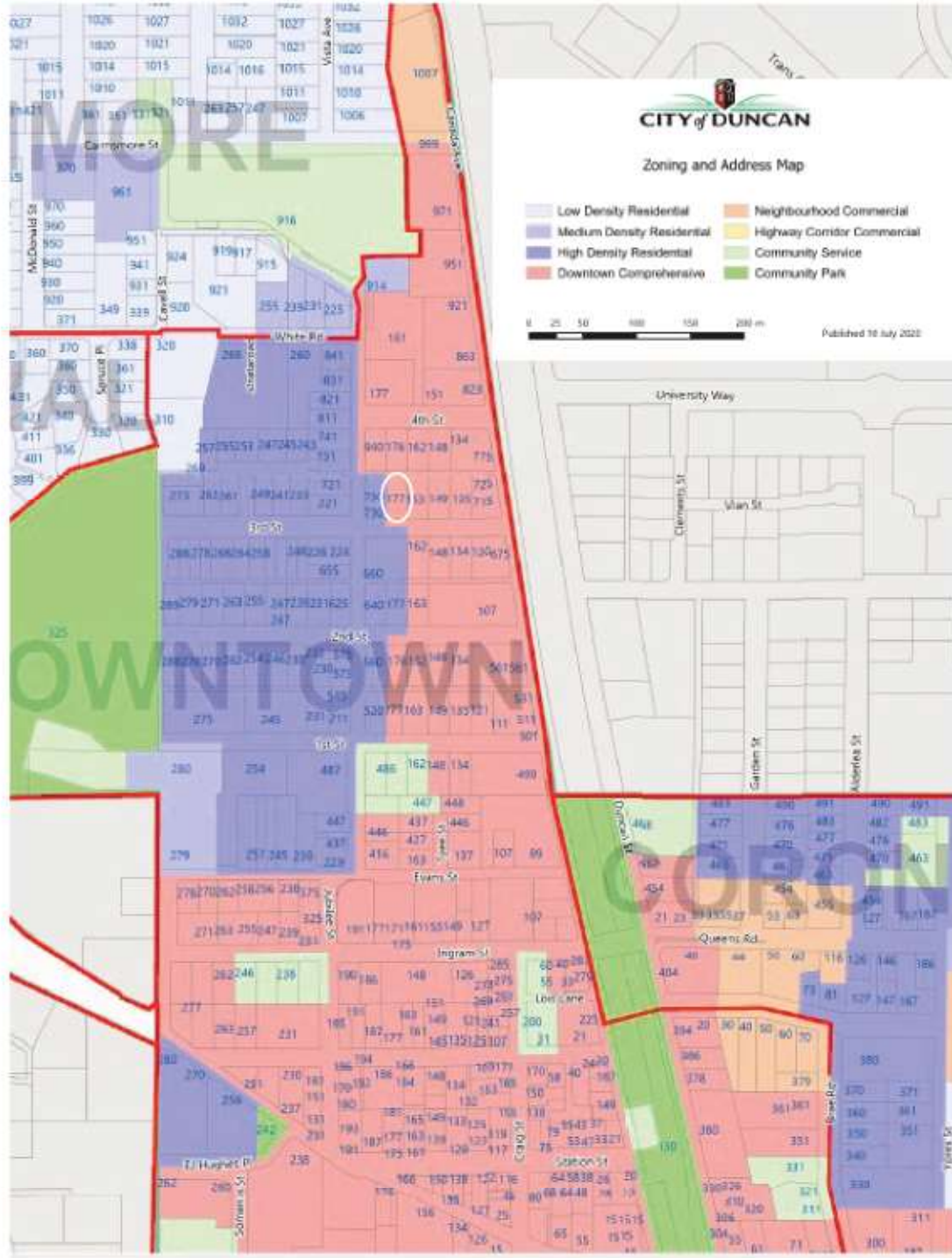
APPENDIX I
Figures, Photographs, City of Duncan Records



	PROJECT: STAGE I PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BRITISH COLUMBIA			
	TITLE: SITE LOCATION			
	CLIENT: CITY OF DUNCAN			
FIGURE NO.: 1	DATE: 18 JULY 2023	FILE NO.: VI23-46	SCALE: N/A	COMPLETED BY: EG



	PROJECT: STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BC			
	TITLE: SURROUNDING LAND USE PLAN			
	CLIENT: CITY OF DUNCAN			
FIGURE NO.: 2	DATE: 18 JULY 2023	FILE NO.: VI23-46	SCALE: N/A	COMPLETED BY: EG



	PROJECT:		STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BRITISH COLUMBIA		
	TITLE:		ZONING MAP		
	CLIENT:		CITY OF DUNCAN		
FIGURE NO.:	DATE:	FILE NO.:	SCALE:	COMPLETED BY:	
3	18 JULY 2023	VI23-46	N/A	KG	



DFRP/FCSI - Map Navigator

Area: Cowichan, North Cowichan Content: 0 Federal Property, 0 Federal Building, 17 Federal Contaminated Sites

Guide
Scale: 1 : 27,137
Latitude: 48.78790
Longitude: -123.66669

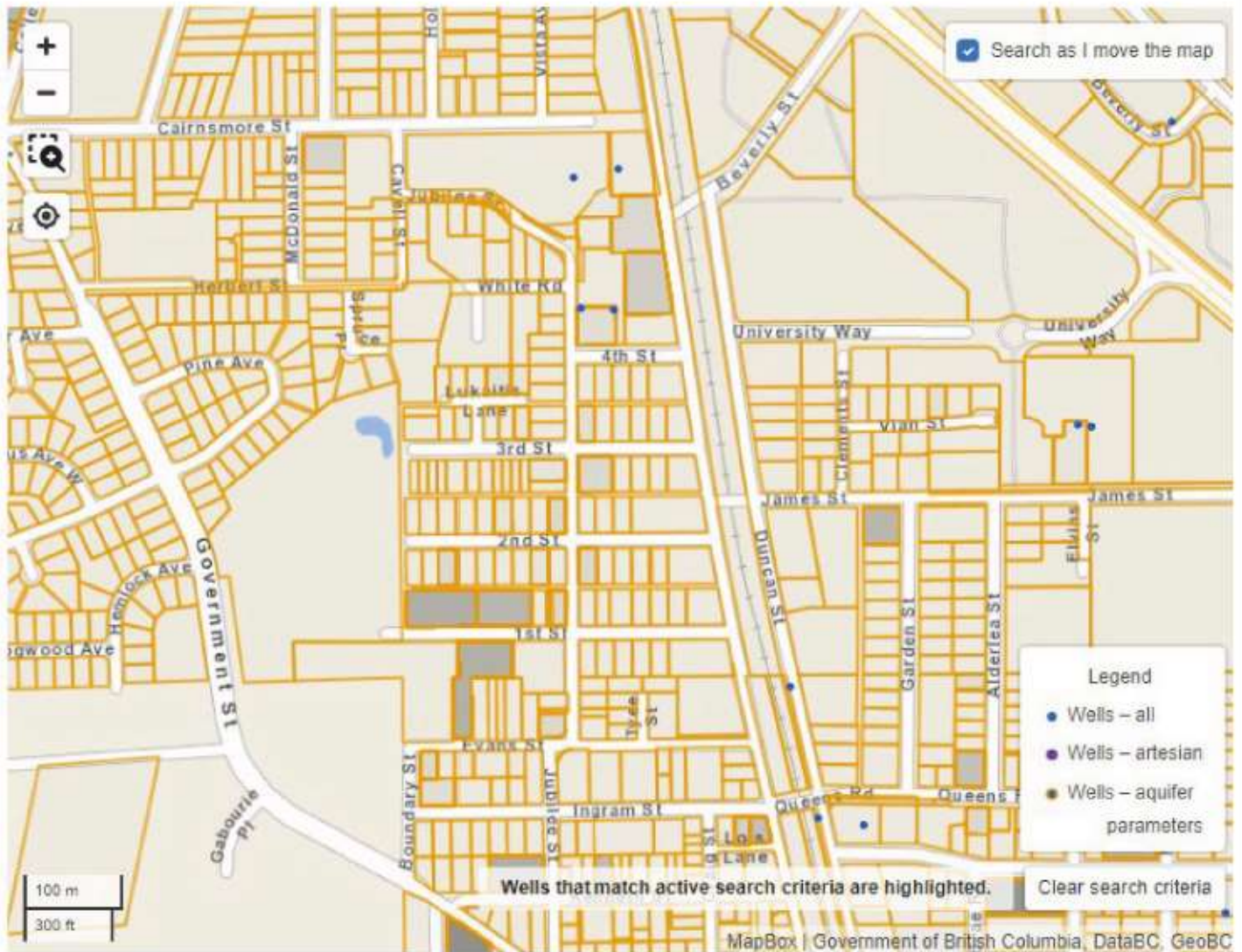
Layers Search Information
Control layers and labels visibility with the checkboxes. Control the base map with the select list. Actions will automatically update the map.

- Federal Properties Visibility Labels
- Federal Buildings Visibility Labels
- Federal Contaminated Sites Visibility Labels
- Economic Region Visibility Labels
- Census Divisions Visibility Labels
- Census Subdivisions Visibility Labels
- Metropolitan Areas Visibility Labels
- Federal Electoral Districts Visibility Labels
- Treaty Areas Visibility Labels

Base map: Standard

¹ This layer is visible only when the map scale is smaller than 1:3,000,000.
² ● Suspected ● Active ● Closed
³ Google base maps are only available when the map scale is smaller than 1:60,000.

 SIE PRACTICAL ENGINEERING SOLUTIONS	PROJECT:	STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BRITISH COLUMBIA			
	TITLE:	FEDERAL CONTAMINATED SITES INVENTORY MAP			
	CLIENT:	CITY OF DUNCAN			
FIGURE NO.:	DATE:	FILE NO.:	SCALE:	COMPLETED BY:	
4	18 JULY 2023	VI23-46	N/A	KG	



	PROJECT: STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BRITISH COLUMBIA			
	TITLE: ENV WATER WELL MAP			
	CLIENT: CITY OF DUNCAN			
FIGURE NO.: 5	DATE: 18 JULY 2023	FILE NO.: VI23-46	SCALE: N/A	COMPLETED BY: KG



Photograph 1 Photo showing the Site from the south side of Third Street.



Photograph 2 Photo showing the residential housing east of the Site from the south side of Third Street.



PROJECT: STAGE 1 PRELIMINARY SITE INVESTIGATION
177 THIRD STREET, DUNCAN, BC

TITLE: SITE PHOTOGRAPHS

CLIENT: CITY OF DUNCAN

FILE NO.: VI23-46

DATE: 18 JULY 2023

COMPLETED BY: EG


PAGE NO.: 1/4



Photograph 3 Photo showing the alleyway adjacent and north of the Site. Photo taken from the east looking west.



Photograph 4 Photo showing the east property boundary of the Site from the rear alleyway.

	PROJECT:		
	STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BC		
	TITLE:		
	SITE PHOTOGRAPHS		
CLIENT:			
CITY OF DUNCAN			
FILE NO.: VI23-46	DATE: 18 JULY 2023	COMPLETED BY: EG	PAGE NO.: 2/4



Photograph 5 Photo showing the two-car garage located at the rear of the property. Photo taken from the north property boundary looking south.



Photograph 6 Photo showing former AST pad and vent line locations at northwest corner of house.

	PROJECT: STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BC		
	TITLE: SITE PHOTOGRAPHS		
	CLIENT: CITY OF DUNCAN		
FILE NO.: VI23-46	DATE: 18 JULY 2023	COMPLETED BY: EG	PAGE NO.: 3/4



Photograph 7 Photo showing the heating oil AST supply lines, located on the west side of the house.



Photograph 8 Photo showing one of the two kitchens inside the house.

 <p>SIE CONSULTANTS LTD. PRACTICAL ENGINEERING SOLUTIONS</p>	PROJECT:	STAGE 1 PRELIMINARY SITE INVESTIGATION 177 THIRD STREET, DUNCAN, BC		
	TITLE:	SITE PHOTOGRAPHS		
	CLIENT:	CITY OF DUNCAN		
FILE NO.: VI23-46	DATE: 18 JULY 2023	COMPLETED BY: EG	PAGE NO.:	4/4

Class 1-5 | Stories 1

Type: Single family Duplex _____ Row house _____
 Conversion _____ Apartment _____ Other _____

Number of Rooms: Basement _____ Main floor 7
 Second floor _____ Third floor _____ Fourth floor _____
 Number of suites _____

Workmanship and Design _____ **A**

Irregularity Factor: Roof Nil Frame Nil

Foundation: Wood posts, piers, or sills
 Perimeter wall (Concrete _____ Brick _____ Stone _____)

Exterior Wall: Stucco Shakes _____ **A**

Wood shingles _____ Asphalt shingles _____
 Board and batten _____ Drop siding _____ Painted _____
 Tar-paper _____ Brick _____ Stone _____ Concrete block _____
 Cinder block _____ Brick veneer _____ Stone veneer _____
 Other _____

Roof: Gable Hip _____ Flat Gambrel _____
 Low pitch _____ Medium pitch High pitch _____
 Number of dormers _____ Size _____ Quality _____

Roof Material: Tar-paper _____ Shakes **A**
 Wood shingles Asphalt shingles _____ Tar and gravel _____
 Other _____

Chimney and (or) Fireplace: Two-flue _____ **A**

+ One-flue, wall-bracket _____ One-flue, ground
 Inside fireplace _____ Outside chimney and fireplace _____
 Other _____

Basement: Yes _____ No Full _____ Partial _____
 Size _____ Concrete wall height _____ Frame wall height _____
 Floor (Dirt _____ Wood _____ Concrete _____ Area _____)

Basement Rooms: Fully partitioned _____
 Rumpus room _____ Size _____ Bedroom _____ Size _____
 Floor (Concrete _____ Fir _____ Tile _____ Hardwood _____)

Floor: Cheap board _____ Flat-grain fir **A**
 Edge-grain fir Hardwood _____ Concrete slab _____
 Linoleum Tile (Asphalt _____ Rubber _____ Cork _____)

Interior Finish: Unfinished 1/2 Boards _____ **A**
 Fibreboard _____ Plasterboard Painted Plaster _____
 Plywood _____ Wall-papered _____ Wainscoting _____
 Other _____

Interior Trim: Fir Hardwood _____
 Remarks _____

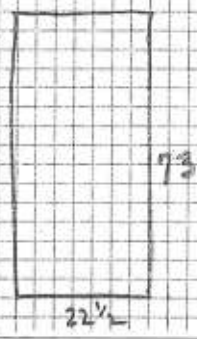
Insulation: Ceilings Walls Floors _____

Electrical: Nil _____ 110-volt 220-volt

Heating: Type Stove 2 IN A AIR P
 Firing method _____
 Remarks _____

Plumbing: No plumbing 1/2 Toilet Basin
 + Bath Shower Kitchen sink H.W. tank
 Laundry tubs _____ Septic tank Sewer _____ Well _____
 Main Well-pump (Hand _____ Motor _____) **A**

Year assessed - 1950 Assessed by - NG.



Main Structure (Sq. Ft.) <u>1642</u>			Porches _____ <input type="checkbox"/>		
Projections	A	B	C	Type	Sq. Ft.
Class				Open	
Square feet				Glassed-in	

Attic or Half-story: Open _____ Closed _____
 Stairway to _____ Unfinished _____ Finished _____
 Height of half-story stub wall _____
 Size _____ Percentage of ground floor _____

Garages, Sheds, and Outbuildings					
Class	Size	Sq. Ft.	Unit Cost	N.R.V.	Remarks
G-2	20x24	480	520 + 20	540	E.L. Conifer, Sliding doors.

Other Additions	Calculations
Basic Rate 2.43	1642 @ 2.43 = 3990
	Additional fire 40
	Shower 15
	Ceavage 540
	NRV 4585
	60% condition
	DN = 2751
	126-96
	128-2
	70
	892
	4500

Year built <u>Old, but remodelled</u>	
Depreciation - - -	35
Abnormal dep. - - -	5
Obsolete constr. - - -	
Comm. encroach. - - -	
Industr. encroach. - - -	
Public annoyance - - -	
Migration - - -	
Other - - -	
Total - - -	40

Appraised Value \$ _____

Building Permit No. 1170

THE CORPORATION OF THE CITY OF DUNCAN
Application for Building Permit

Date Oct 27/64

Roll No. 266 Lot 2 Block 2 Plan 298 Street & No. 127 THIRD

Registered Owner Raymond Thom P.O. Box No. 295

Contractors & Sub Contractors As Above

DESCRIPTION	Inspections	Date & Remarks
New <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Addition <input type="checkbox"/>		
Type of Building <u>Frame</u> Size <u> </u> x <u> </u>		
Foundation <u> </u>	()	
Building Construction <u> </u>	()	
Basement: None <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/>	()	Inspector <u> </u>
Basement Rooms <u> </u> Size <u> </u>	()	
Chimney Type <u> </u> Fireplace <u> </u>	()	
Roof Type <u> </u> Material <u> </u>	()	
Interior Walls <u> </u> Ceiling <u> </u> Floor <u> </u>	()	Inspector <u> </u>
Wiring: 110V <input type="checkbox"/> 220V <input checked="" type="checkbox"/> Heating <input checked="" type="checkbox"/>	()	
Fuel Storage <u> </u> Permit <u> </u>	()	
Plumbing: Toilet <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Bath <input checked="" type="checkbox"/>	()	OK Inspected 11/64
Shower <u> </u> Kit.Sink <input checked="" type="checkbox"/> H.W. Tank <input checked="" type="checkbox"/> <u>Inst.</u>	()	
Laundry Tubs <u> </u> Septic Tank <u> </u> Sewer <u> </u>	()	
Water Connection <u> </u> Sewer Connection <u> </u>	()	Inspector <u> </u>
Exterior Finish <u> </u>	()	
Interior Finish <u> </u>	()	
Floor Finish <u> </u>	()	Inspector <u> </u>

Garage or Carport: Type <u> </u>	1	2	3	4	Permit Cost:
Construction <u> </u> Foundation <u> </u>	Building \$ <u>600</u>
Roof Type <u> </u> Material <u> </u>	Plumbing <u> </u>
Floors <u> </u> Wiring <u> </u>	Water <u> </u>
	Sewer <u> </u>
	Oil <u> </u>
	TOTAL <u>600</u>

Description of Alterations or Repairs:
Conversion of Single House Dwelling to duplex.

Building Value: \$ 1800

We hereby make application for Permission to carry out the above construction. All work must conform with provisions of the City of Duncan Bylaws as amended from time to time, and deviations from these. Bylaws and/or False Particulars rendered above will automatically Cancel Permit.

Owner or Builder Raymond Thom

Foundations, Basement, Walls, Floor, Back Fill
Sub. Floor, Framing, Roof & Rough Siding, Chimney
Rough Wiring, & Plumbing, Heating, Insulation
Int. & Ext. Finish, Siding, Floors, Trim, Paint

SEE REVERSE FOR
OTHER PROVISIONS



FIRE MARSHAL ACT

OFFICE OF THE LOCAL ASSISTANT TO THE FIRE MARSHAL

Duncan, B.C.,

December 17, 1964

266

Permit to Install Fuel-oil Burner and Oil-burning Equipment

Permission is hereby granted to J.W.Griffiths Ltd., (The installer.) Duncan, B.C. (Address.)

to install the following fuel-oil burner and oil-burning equipment:—

Manufacturer Lennox Industries Ltd. Address Toronto, Ont. Trade-name of burner Lennox Model OSR D7-140 Type: Range. [] Domestic. [X] Commercial. [] Control Automatic Capacity of tank 250 gals. Gauge of tank 14 Location of tank Outside Grade of oil Furnace Address of installation 177 Third Street, Duncan, B.C. Name of occupier Raymond Thom

This permit is issued in accordance with the provisions of the regulations pursuant to the Fire Marshal Act, and shall be subject to cancellation at any time for failure to comply therewith.

(Signed) [Signature] Local Assistant to the Fire Marshal.

For City District Town Village Fire District } of Duncan, B.C.

1 Issuing Office Copy.

25M (50)-1062-3363 (8)

This Permit Covers 2 furnaces

APPENDIX II
Current & Historical Land Titles

TITLE SEARCH PRINT

File Reference: VI23-45

Declared Value \$128000

2023-07-07, 11:12:54

Requestor: Eric Gauvin

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA5021137
From Title Number	FB21830
Application Received	2016-03-02
Application Entered	2016-03-10
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	RUTH HISAE THOM, MERCHANT 177 THIRD STREET DUNCAN, BC V9L 1R6
Taxation Authority	Duncan, The Corporation of the City of
Description of Land	
Parcel Identifier:	001-486-071
Legal Description:	LOT 2, BLOCK 7, SECTION 18, RANGE 6, QUAMICHAN DISTRICT, PLAN 798
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	296866I 113523I
Application Received	1960-06-27
Application Entered	1985-04-09
Title Cancelled	2007-03-12
Registered Owner in Fee Simple Registered Owner/Mailing Address:	RAYMOND THOM 177 THIRD STREET DUNCAN, BC
Taxation Authority	Duncan, The Corporation of the City of
Description of Land Parcel Identifier: Legal Description:	001-486-071 LOT 2, BLOCK 7, SECTION 18, RANGE 6, QUAMICHAN DISTRICT, PLAN 798
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE EK85222 1996-07-31 13:52 ISLAND SAVINGS CREDIT UNION
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers Registration Date: Description:	2007-03-12 ALL FB21830

TITLE SEARCH PRINT

File Reference: VI23-45

Declared Value \$ 94250

2023-07-10, 10:38:18

Requestor: Eric Gauvin

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	FB21830
From Title Number	2968661
Application Received	2007-03-08
Application Entered	2007-03-12
Title Cancelled	2016-03-10
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	RAYMOND THOM, MERCHANT RUTH HISAE THOM, MERCHANT 177 THIRD STREET DUNCAN, BC V9L 1R6 AS JOINT TENANTS
Taxation Authority	Duncan, The Corporation of the City of
Description of Land	
Parcel Identifier:	001-486-071
Legal Description:	LOT 2, BLOCK 7, SECTION 18, RANGE 6, QUAMICHAN DISTRICT, PLAN 798
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	
Registration Date:	2016-03-10
Description:	ALL CA5021137

APPENDIX III
ENV Site Registry Findings

From: BCOLHELP@gov.bc.ca
To: sie.admin@shaw.ca
Subject: Site Registry Search Results
Date: July 10, 2023 11:18:50 AM

Report data as of: 2023-07-02

Report run: 2023-07-10
11:18:48 PST
For: KAREN RAMONA GAUVIN

Site Registry - Area Search

BC Registries and Online Services

These are the records from the Site Registry that match the search criteria provided:

Latitude: 48deg 46min 57.8sec

Longitude: 123deg 42min 43.1sec

Radius: 0.5km

Site ID:	Address/City:	Last Updated:
0000001810	911 CANADA AVENUE, DUNCAN	2003-12-30
0000001896	1007 CANADA AVENUE, DUNCAN	2000-05-04
0000004079	177 FOURTH STREET, DUNCAN	2000-04-06
0000004211	531 HERBERT STREET, DUNCAN	2005-07-05
0000004336	191 INGRAM STREET, DUNCAN	2001-03-14
0000008426	5811 DUNCAN STREET, LAKE COWICHAN	2020-01-24
0000018633	5795 DUNCAN STREET, DUNCAN	2020-01-22

End of Search Results

Disclaimer: Site Registry information has been filed in accordance with the provisions of the *Environmental Management Act*. While we believe the information to be reliable, BC Registries and Online Services and the province of British Columbia make no representation or warranty as to its accuracy or completeness. Persons using this information do so at their own risk.

Site Registry - Site Details Report

BC Registries and Online Services

SITE LOCATION

Site ID:	4079	Latitude:	48d 47m 00.1s
Victoria File:		Longitude:	123d 42m 35.2s
Regional File:			
Common Name:	177 FOURTH STREET (FORMERLY 822 JUBILEE)	Prov/State:	BC
Site Address:	177 FOURTH STREET		
City:	DUNCAN		
Postal Code:			

Registered:	1998-04-01	Updated:	2000-04-06	Detail Removed:	2000-04-06
Notations:	3	Participants:	5	Associated Sites:	0
Documents:	1	Susp. Land Use:	0	Parcel Descriptions:	5

Location Description:

NOTATIONS

Notation Type:	CASE MANAGEMENT ITEM
Notation Class:	ADMINISTRATIVE
Initiated:	1996-12-03
Approved:	1996-12-03
Ministry Contact:	SLOAN, MICHAEL

Note: REPORT OF POTENTIAL CONTAMINATION
ISSUES, PROPERTY AT 822 JUBILEE
STREET, DUNCAN, B.C.

Required Actions:

Notation Participants

Name: LEVELTON ENGINEERING ASSOCIATES
LTD (VICTORIA)
Role: SUBMITTED BY

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT:
CONTAMINATED SITES NOTATIONS
Initiated: 1997-06-05
Approved:
Ministry Contact: SLOAN, MICHAEL
Note:
Required Actions:

Notation Type: SITE PROFILE - NO FURTHER
INVESTIGATION REQUIRED BY THE
MINISTRY
Notation Class: WASTE MANAGEMENT ACT:
CONTAMINATED SITES NOTATIONS
Initiated: 1997-06-26
Approved:
Ministry Contact: SLOAN, MICHAEL
Note:
Required Actions:

SITE PARTICIPANTS

Participant: WALBOHM BUILDING MATERIALS LTD.
Role(s): ORGANIZATION
Start Date: 1996-11-18
End Date: 1997-01-29
Notes:

Participant: SLOAN, MICHAEL
Role(s): EMPLOYEE
Start Date: 1996-12-02
End Date: 2002-03-29
Notes:

Participant: LAKE, GINNY
Role(s): PERSON
Start Date: 1996-12-02
End Date:
Notes:

Participant: LEVELTON ENGINEERING ASSOCIATES LTD (VICTORIA)
Role(s): ORGANIZATION
Start Date: 1996-12-02
End Date:
Notes:

Participant: GUTHER, MIKE J
Role(s): EMPLOYEE
Start Date: 1997-07-02
End Date: 2002-03-29
Notes:

DOCUMENTS

Title: REPORT OF POTENTIAL CONTAMINATION ISSUES PROPERTY AT 822 JUBILEE STREET, DUNCAN, B.C.
Authored: 1996-12-02
Submitted: 1997-06-05

Document Participants

Name: LAKE, GINNY
Role: RECIPIENT

Name: LEVELTON ENGINEERING ASSOCIATES LTD (VICTORIA)
Role: AUTHOR

Name: SLOAN, MICHAEL
Role: REVIEWER

No associated sites have been submitted for this site

No suspect land uses have been submitted for this site

PARCEL DESCRIPTIONS

Date Noted: 1997-05-09

Crown Land PIN:

Parcel ID: 023599642

**Crown Lands File
Number:**

Land Description: LOT A SECTION 18 RANGE 6 QUAMICHAN
DISTRICT PLAN VIP64343

Date Noted: 1998-04-27

Crown Land PIN:

Parcel ID: 024129551

**Crown Lands File
Number:**

Land Description: STRATA LOT 1 SECTION 18 RANGE 6
QUAMICHAN DISTRICT STATA PLAN VIS
4566TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN
PROPORTION TO THE UNITENTITLEMENT
OF THE STRATA LOT AS SHOWN ON
FORM 1

Date Noted: 1998-04-27

Crown Land PIN:

Parcel ID: 024129569

**Crown Lands File
Number:**

Land Description: STRATA LOT 2 SECTION 18 RANGE 6
QUAMICHAN DISTRICT STRATA PLAN
VIS4566TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN
PROPORTION TO THE UNITENTITLEMENT
OF THE STRATA LOT AS SHOWN ON
FORM 1

Date Noted: 1998-04-27

Crown Land PIN:

Parcel ID: 024129577

**Crown Lands File
Number:**

Land Description: STRATA LOT 3 SECTION 18 RANGE 6
QUAMICHAN DISTRICT STRATA PLAN
VIS4566TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN
PROPORTION TO THE UNITENTITLEMENT
OF THE STRATA LOT AS SHOWN ON
FORM 1

Date Noted: 1998-04-27

Crown Land PIN:

Parcel ID: 024129585

**Crown Lands File
Number:**

STRATA LOT 4 SECTION 18 RANGE 6
QUAMICHAN DISTRICT STRATA PLAN
VIS4566 TOGETHER WITH AN INTEREST IN
Land Description: THE COMMON PROPERTY IN
PROPORTION TO THE UNITENTITLEMENT
OF THE STRATA LOT AS SHOWN ON
FORM 1

SITE PROFILE/SITE DISCLOSURE STATEMENT HISTORY

SITE PROFILE INFORMATION (SEC. III AND X)

Date Received: 1997-05-09
Date Completed: 1997-06-05
**Date Local Authority
Received:** 1997-05-09
Date Registrar:
Date Decision: 1997-06-26
Date Entered:
Decision: INVESTIGATION NOT REQUIRED

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE

**Schedule
2**

Reference	Description
G3	BULK COMMODITY STORAGE OR SHIPPING (EG. COAL)

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....NO

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?.....NO
Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?.....NO
Dredged sediments, or sediments and debris materials originating from

locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?.....NO

WASTE DISPOSAL

Materials such as household garbage, mixed municipal refuse, or demolition debris?.....NO

Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?.....NO

Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?.....NO

Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?.....NO

Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (eg. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (eg. solvents); or automobile and truck parts cleaning or repair?.....NO

TANKS OR CONTAINERS USED OR STORED

Underground fuel or chemical storage tanks?.....NO

Above ground fuel or chemical storage tanks?.....NO

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES

PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?.....NO

Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?.....NO

Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?.....YES

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?.....NO

Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?.....NO

Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?.....NO

X ADDITIONAL COMMENTS AND EXPLANATIONS

Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile.

SUPPORTING DOCUMENT SUBMITTED: REPORT OF POTENTIAL CONTAMINATION ISSUES PROPERTY AT 822 JUBILEE STREET, DUNCAN, B.C. BY LEVELTON ASSOCIATES

End of Site Details Report

Disclaimer: Site Registry information has been filed in accordance with the provisions of the *Environmental Management Act*. While we believe the information to be reliable, BC Registries and Online Services and the province of British Columbia make no representation or warranty as to its accuracy or completeness. Persons using this information do so at their own risk.

Site Registry - Site Details Report

BC Registries and Online Services

SITE LOCATION

Site ID:	18633	Latitude:	48d 46m 53.6s
Victoria File:	26250- 20/18633	Longitude:	123d 42m 25.6s
Regional File:			
Common Name:	5795 DUNCAN STREET, DUNCAN	Prov/State:	BC
Site Address:	5795 DUNCAN STREET		
City:	DUNCAN		
Postal Code:	N/A		

Registered:	2015-12-03	Updated:	2020-01-22	Detail Removed:	2020-01-21
Notations:	4	Participants:	3	Associated Sites:	1
Documents:	47	Susp. Land Use:	0	Parcel Descriptions:	1

Location Description: LATS/LONGS CONFIRMED USING GOOGLE AND ICIS NOV 26, 2015

NOTATIONS

Notation Type:	SITE RISK CLASSIFIED - SITE IS NON-HIGH RISK
Notation Class:	ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated:	2015-10-29
Approved:	2015-10-29
Ministry Contact:	YAN, PETER

Note: SOURCE PARCEL 5811 DUNCAN STREET,
DUNCAN SITE: 8426

Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES
Role: SUBMITTED BY

Notation Type: NOTIFICATION RECEIVED ABOUT LIKELY
OR ACTUAL SUBSTANCE MIGRATION
FROM NEIGHBOURING SITE

Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL

Initiated: 2015-11-25

Approved: 2015-11-25

Ministry Contact: SAMWAYS, JENNIFER

Note: SOURCE PARCEL 5811 DUNCAN STREET,
DUNCAN SITE: 8426

Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES
Role: SUBMITTED BY

Notation Type: CERTIFICATE OF COMPLIANCE ISSUED
USING RISK BASED STANDARDS

Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL

Initiated: 2020-01-20

Approved: 2020-01-20

Ministry Contact: BROOKE, JULIA A

Note: PID: 003-899-934

Required Actions:

Notation Participants

Name: POPA DEVELOPMENTS INC
Role: RECEIVED BY

Name: BROOKE, JULIA A
Role: ISSUED BY

Notation Type: REQUIREMENT(S) IMPOSED IN
CERTIFICATE OF COMPLIANCE
Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL
Initiated: 2020-01-20
Approved: 2020-01-20
Ministry Contact: BROOKE, JULIA A
Note: PID: 003-899-934
Required Actions: SEE DOCUMENT FOR ALL
REQUIREMENTS AND CONDITIONS

Notation Participants

Name: POPA DEVELOPMENTS INC
Role: RECEIVED BY

Name: BROOKE, JULIA A
Role: ISSUED BY

SITE PARTICIPANTS

Participant: GOLDER ASSOCIATES
Role(s): ORGANIZATION
Start Date: 2015-10-29
End Date:
Notes:

Participant: SAMWAYS, JENNIFER
Role(s): EMPLOYEE
Start Date: 2015-11-25
End Date: 2021-06-14
Notes:

Participant: NISSINEN HOLDINGS LTD. INC. NO 698272
Role(s): ORGANIZATION
Start Date: 2015-11-25
End Date:
Notes:

DOCUMENTS

Title: ENVIRONMENTAL SITE ASSESSMENT,
ESSO BULK PLANT, DUNCAN, BRITISH

COLUMBIA
Authored: 1990-03-29
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1990-06-21
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: DUNCAN ESSO BULK PLANT, DUNCAN,
BRITISH COLUMBIA
Authored: 1990-06-26
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: INSTALLATION OF VAPOUR EXTRACTION
SYSTEM, DUNCAN ESSO BULK PLANT,
DUNCAN, BRITISH COLUMBIA
Authored: 1990-07-19
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC

Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1990-10-15
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1990-12-17
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-02-08
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-02-26

Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-04-09
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-05-15
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-06-20
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-07-02
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-08-27
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-08-30
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-11-11
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-11-13
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-02-19
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-03-31
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN

ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA

Authored: 1992-05-29
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-07-29
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-08-12
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC
Role: AUTHOR

Title: STAGE 1 PRELIMINARY SITE
INVESTIGATION, DOMAN INDUSTRIES
LIMITED, 2742 JAMES STREET, NORTH
COWICHAN, BC
Authored: 1998-02-11
Submitted: 2019-11-08

Document Participants

Name: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY
(COMMERCE COURT))

Role: AUTHOR

Title: STAGE 2 PRELIMINARY SITE
INVESTIGATION, 2742 JAMES STREET,
NORTH COWICHAN, BC

Authored: 1998-06-09

Submitted: 2019-11-08

Document Participants

Name: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY
(COMMERCE COURT))

Role: AUTHOR

Title: SUMMARY OF STAGE 1/2 PRELIMINARY
SITE INVESTIGATION REPORTS, DOMAN
INDUSTRIES LTD. PROPERTY AT 2742
JAMES STREET, DUNCAN, BC

Authored: 1998-06-09

Submitted: 2019-11-08

Document Participants

Name: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY
(COMMERCE COURT))

Role: AUTHOR

Title: STAGE 1 & 2 PSI AND DSI, 5811 DUNCAN
STREET, NORTH COWICHAN, BC

Authored: 2004-02-20

Submitted: 2019-11-08

Document Participants

Name: SEACOR ENVIRONMENTAL INC.

Role: AUTHOR

Title: INHALATION HUMAN HEALTH RISK

ESTIMATES, FORMER IMPERIAL OIL
NORTH COWICHAN BULK

Authored: 2005-06-30

Submitted: 2019-11-08

Document Participants

Name: SEACOR ENVIRONMENTAL INC.

Role: AUTHOR

Title: GROUNDWATER SAMPLING REPORT,
FORMER DUNCAN BULK PLANT, 5811
DUNCAN STREET, DUNCAN, BC

Authored: 2009-03-24

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: 2011 SITE MONITORING AND SAMPLING
REPORT

Authored: 2012-05-25

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT ON MAY 2012 FIELD
INVESTIGATION, RESULTS OF DRILLING
AND SOIL, SOIL VAPOUR AND
GROUNDWATER SAMPLING, 5811
DUNCAN STREET, DUNCAN, BC

Authored: 2012-07-11

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT FOR SOIL AND
GROUNDWATER SAMPLING AT THE
FORMER BULK PLANT, 5811 DUNCAN
STREET, DUNCAN, BC
Authored: 2014-10-08
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC
Authored: 2015-10-22
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT FOR 5795 DUNCAN
STREET, DUNCAN, BC
Authored: 2015-10-30
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC
Authored: 2016-04-21
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT, FORMER BULK PLANT,
5811 DUNCAN STREET, DUNCAN, BC

Authored: 2016-06-29

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC

Authored: 2016-07-11

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA GAPS AND PATH TO CLOSURE, 5811
DUNCAN STREET, DUNCAN, BC

Authored: 2016-07-29

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: STAGE 1 PRELIMINARY SITE
INVESTIGATION, FORMER BULK PLANT
FACILITY, 5811 DUNCAN STREET,
DUNCAN, BC

Authored: 2016-11-10

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC
Authored: 2016-12-15
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT, FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC
Authored: 2017-05-02
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA PACKAGE, 5795 - 5799 DUNCAN STREET, DUNCAN, BC
Authored: 2017-07-20
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: REMEDIAL ACTION PLAN FOR EXCAVATION, FORMER PETROLEUM BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC
Authored: 2017-08-23
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: REMEDIATION REPORT AND HISTORICAL
DATA RESCREENING, FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC

Authored: 2018-01-12

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT, GROUNDWATER AND SOIL
VAPOUR SAMPLES, FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC

Authored: 2018-05-16

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: STAGE 1 UPDATE AND DETAILED SITE
INVESTIGATION, FORMER BULK PLANT,
5811 DUNCAN STREET, NORTH
COWICHAN, BC

Authored: 2019-08-01

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DETAILED QUANTITATIVE RISK
ASSESSMENT, FORMER BULK PLANT,
5811 DUNCAN STREET, NORTH
COWICHAN, BC
Authored: 2019-09-12
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: CORRESPONDENCE SUMMARY OF
ADMINISTRATIVE GUIDANCE 11 PACKAGE
REGARDING RISK BASED CERTIFICATE
OF COMPLIANCE APPLICATION FOR
PROPERTY TO THE SOUTH OF 5
Authored: 2019-10-10
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: SUMMARY OF SITE CONDITIONS
Authored: 2019-10-11
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

ASSOCIATED SITES

Site ID: 0000008426
Effect Date: 2015-11-26
Notes: SOURCE PARCEL 8426 AFFECTED
PARCEL 18633

No suspect land uses have been submitted for this site

PARCEL DESCRIPTIONS

Date Noted: 2015-11-26
Crown Land PIN:
Parcel ID: 003899934
**Crown Lands File
Number:**
Land Description: LOT 2 SECTION 18 RANGE 6 QUAMICHAN
DISTRICT PLAN 18312

No site profile has been submitted for this site

End of Site Details Report

Disclaimer: Site Registry information has been filed in accordance with the provisions of the *Environmental Management Act*. While we believe the information to be reliable, BC Registries and Online Services and the province of British Columbia make no representation or warranty as to its accuracy or completeness. Persons using this information do so at their own risk.

Site Registry - Site Details Report

BC Registries and Online Services

SITE LOCATION

Site ID:	8426	Latitude:	48d 46m 53.5s
Victoria File:	26250-20/8426	Longitude:	123d 42m 25.8s
Regional File:			
Common Name:	5811 DUNCAN STREET, LAKE COWICHAN	Prov/State:	BC
Site Address:	5811 DUNCAN STREET		
City:	LAKE COWICHAN		
Postal Code:	V9L 3W6		

Registered:	2003-09-24	Updated:	2020-01-24	Detail Removed:	2020-01-21
Notations:	11	Participants:	12	Associated Sites:	1
Documents:	47	Susp. Land Use:	1	Parcel Descriptions:	1

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 2003-08-18 (LATS/LONGS CONFIRMED USING GOOGLE AND ICIS NOV 26, 2015

NOTATIONS

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT:
 CONTAMINATED SITES NOTATIONS
Initiated: 2003-01-28

Approved:

Ministry Contact: HACKINEN, COLEEN (SURREY)

Note:

Required Actions:

Notation Participants

Name: GOURLAY, NELSON

Role: SITE PROFILE SUBMITTED BY

Notation Type:

NOTIFICATION RECEIVED ABOUT LIKELY
OR ACTUAL SUBSTANCE MIGRATION TO
NEIGHBOURING SITE (CSR 57 OR 60.1)

Notation Class:

WASTE MANAGEMENT ACT:
CONTAMINATED SITES NOTATIONS

Initiated: 2003-08-14

Approved: 2003-08-14

Ministry Contact:

PATTERSON, ROBERTA A

Note:

FAX INDICATES AFFECTED PROPERTY IS
TO THE SOUTH OF THE SITE. THE
ESTATE OF MEETOW SINGH C/O
ORCHARD & COMPANY

Required Actions:

Notation Participants

Name: IMPERIAL OIL LIMITED

Role: SUBMITTED BY

Notation Type:

NOTIFICATION RECEIVED ABOUT LIKELY
OR ACTUAL SUBSTANCE MIGRATION TO
NEIGHBOURING SITE (CSR 57 OR 60.1)

Notation Class:

WASTE MANAGEMENT ACT:
CONTAMINATED SITES NOTATIONS

Initiated: 2003-08-18

Approved: 2003-08-18

Ministry Contact:

PATTERSON, ROBERTA A

Note:

FAX INDICATES AFFECTED PROPERTY IS
TO THE EAST OF THE SITE. THE
COMPANY 311773 BC LTD.

Required Actions:

Notation Participants

Name: IMPERIAL OIL LIMITED

Role: SUBMITTED BY

Notation Type: SITE PROFILE - FURTHER INVESTIGATION
REQUIRED BY THE MINISTRY

Notation Class: WASTE MANAGEMENT ACT:
CONTAMINATED SITES NOTATIONS

Initiated: 2003-09-23

Approved:

Ministry Contact: HACKINEN, COLEEN (SURREY)

Note:

Required Actions:

Notation Type: SITE RISK CLASSIFIED - SITE IS NON-
HIGH RISK

Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL

Initiated: 2015-10-29

Approved: 2015-10-29

Ministry Contact: YAN, PETER

Note:

Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES

Role: SUBMITTED BY

Notation Type: SITE RISK CLASSIFIED - AFFECTED SITE
IS NON-HIGH RISK

Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL

Initiated: 2015-10-29

Approved: 2015-10-29

Ministry Contact: YAN, PETER

Note: AFFECTED PARCEL 5795 DUNCAN
STREET, DUNCAN SITE:18633

Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES

Role: SUBMITTED BY

Notation Type: NOTIFICATION RECEIVED ABOUT LIKELY OR ACTUAL SUBSTANCE MIGRATION TO NEIGHBOURING SITE
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: 2015-11-25
Approved: 2015-11-25
Ministry Contact: SAMWAYS, JENNIFER
Note: AFFECTED PARCEL 5795 DUNCAN STREET, DUNCAN SITE:18633
Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES
Role: SUBMITTED BY

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: 2018-01-11
Approved: 2018-01-11
Ministry Contact: SAMWAYS, JENNIFER
Note: START: 2017-10-16
Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES
Role: SUBMITTED BY

Notation Type: NOTICE OF INDEPENDENT REMEDIATION COMPLETION SUBMITTED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: 2018-01-11
Approved: 2018-01-11
Ministry Contact: SAMWAYS, JENNIFER
Note: COMPLETED: 2017-11-03
Required Actions:

Notation Participants

Name: GOLDER ASSOCIATES

Role: SUBMITTED BY

Notation Type: REQUIREMENT(S) IMPOSED IN
CERTIFICATE OF COMPLIANCE

Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL

Initiated: 2020-01-20

Approved: 2020-01-20

Ministry Contact: BROOKE, JULIA A

Note:

Required Actions: SEE DOCUMENT FOR REQUIREMENTS
AND CONDITIONS

Notation Participants

Name: IMPERIAL OIL LIMITED

Role: RECEIVED BY

Name: BROOKE, JULIA A

Role: ISSUED BY

Notation Type: CERTIFICATE OF COMPLIANCE ISSUED
USING RISK BASED STANDARDS

Notation Class: ENVIRONMENTAL MANAGEMENT ACT:
GENERAL

Initiated: 2020-01-20

Approved: 2020-01-20

Ministry Contact: BROOKE, JULIA A

Note: PID: 003-896-161: 5811 DUNCAN STREET
PID: 005-100-208: 2742 JAMES STREET

Required Actions:

Notation Participants

Name: IMPERIAL OIL LIMITED

Role: RECEIVED BY

Name: BROOKE, JULIA A

Role: ISSUED BY

Participant: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role(s): ORGANIZATION
Start Date: 1990-03-29
End Date:
Notes:

Participant: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY (CANADA
WAY))
Role(s): ORGANIZATION
Start Date: 1998-02-11
End Date:
Notes:

Participant: GOURLAY, NELSON
Role(s): PERSON
Start Date: 2003-01-27
End Date:
Notes:

Participant: IMPERIAL OIL LIMITED
Role(s): ORGANIZATION
Start Date: 2003-01-27
End Date:
Notes:

Participant: IMPERIAL OIL LIMITED (NORTH YORK)
Role(s): ORGANIZATION
Start Date: 2003-01-27
End Date:
Notes:

Participant: HACKINEN, COLEEN (SURREY)
Role(s): EMPLOYEE
Start Date: 2003-01-28
End Date: 2013-06-06
Notes:

Participant: PATTERSON, ROBERTA A
Role(s): EMPLOYEE
Start Date: 2003-01-28
End Date: 2006-12-05
Notes:

Participant: GOLDER ASSOCIATES LTD

Role(s): ORGANIZATION
Start Date: 2009-03-24
End Date:
Notes:

Participant: YAN, PETER
Role(s): EMPLOYEE
Start Date: 2015-10-29
End Date:
Notes:

Participant: GOLDER ASSOCIATES
Role(s): ORGANIZATION
Start Date: 2015-10-29
End Date:
Notes:

Participant: SAMWAYS, JENNIFER
Role(s): EMPLOYEE
Start Date: 2015-11-25
End Date: 2021-06-14
Notes:

Participant: BROOKE, JULIA A
Role(s): EMPLOYEE
Start Date: 2020-01-20
End Date:
Notes:

DOCUMENTS

Title: ENVIRONMENTAL SITE ASSESSMENT,
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1990-03-29
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH

COLUMBIA
Authored: 1990-06-21
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: DUNCAN ESSO BULK PLANT, DUNCAN,
BRITISH COLUMBIA
Authored: 1990-06-26
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: INSTALLATION OF VAPOUR EXTRACTION
SYSTEM, DUNCAN ESSO BULK PLANT,
DUNCAN, BRITISH COLUMBIA
Authored: 1990-07-19
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1990-10-15
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)

Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1990-12-17
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-02-08
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-02-26
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-04-09

Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-05-15
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-06-20
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-07-02
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-08-27
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-08-30
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-11-11
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1991-11-13
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-02-19
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-03-31
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN
ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-05-29
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: SITE MONITORING REPORT, DUNCAN

ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA

Authored: 1992-07-29
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: ESSO BULK PLANT, DUNCAN, BRITISH
COLUMBIA
Authored: 1992-08-12
Submitted: 2019-11-08

Document Participants

Name: O'CONNOR ASSOCIATES
ENVIRONMENTAL INC (KAMLOOPS)
Role: AUTHOR

Title: STAGE 1 PRELIMINARY SITE
INVESTIGATION, DOMAN INDUSTRIES
LIMITED, 2742 JAMES STREET, NORTH
COWICHAN, BC
Authored: 1998-02-11
Submitted: 2019-11-08

Document Participants

Name: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY (CANADA
WAY))
Role: AUTHOR

Title: STAGE 2 PRELIMINARY SITE
INVESTIGATION, 2742 JAMES STREET,
NORTH COWICHAN, BC
Authored: 1998-06-09
Submitted: 2019-11-08

Document Participants

Name: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY (CANADA
WAY))
Role: AUTHOR

Title: SUMMARY OF STAGE 1/2 PRELIMINARY
SITE INVESTIGATION REPORTS, DOMAN
INDUSTRIES LTD. PROPERTY AT 2742
JAMES STREET, DUNCAN, BC
Authored: 1998-06-09
Submitted: 2019-11-08

Document Participants

Name: MORROW ENVIRONMENTAL
CONSULTANTS INC (BURNABY (CANADA
WAY))
Role: AUTHOR

Title: STAGE 1 & 2 PSI AND DSI, 5811 DUNCAN
STREET, NORTH COWICHAN, BC
Authored: 2004-02-20
Submitted: 2019-11-08

Document Participants

Name: SEACOR ENVIRONMENTAL INC
Role: AUTHOR

Title: INHALATION HUMAN HEALTH RISK
ESTIMATES, FORMER IMPERIAL OIL
NORTH COWICHAN BULK PLANT, 5811
DUNCAN STREET, NORTH COWICHAN, BC
Authored: 2005-06-30
Submitted: 2019-11-08

Document Participants

Name: SEACOR ENVIRONMENTAL INC
Role: AUTHOR

Title: GROUNDWATER SAMPLING REPORT,

FORMER DUNCAN BULK PLANT, 5811
DUNCAN STREET, DUNCAN, BC

Authored: 2009-03-24

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: 2011 SITE MONITORING AND SAMPLING
REPORT

Authored: 2012-05-25

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT ON MAY 2012 FIELD
INVESTIGATION, RESULTS OF DRILLING
AND SOIL, SOIL VAPOUR AND
GROUNDWATER SAMPLING, 5811
DUNCAN STREET, DUNCAN, BC

Authored: 2012-07-11

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT FOR SOIL AND
GROUNDWATER SAMPLING AT THE
FORMER BULK PLANT, 5811 DUNCAN
STREET, DUNCAN, BC

Authored: 2014-10-08

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC
Authored: 2015-10-22
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT FOR 5795 DUNCAN STREET, DUNCAN, BC
Authored: 2015-10-30
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC
Authored: 2016-04-21
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT, FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN
Authored: 2016-06-29
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC

Authored: 2016-07-11

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA GAPS AND PATH TO CLOSURE, 5811 DUNCAN STREET, DUNCAN, BC

Authored: 2016-07-29

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: STAGE 1 PRELIMINARY SITE INVESTIGATION, FORMER BULK PLANT FACILITY, 5811 DUNCAN STREET, DUNCAN, BC

Authored: 2016-11-10

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT FOR FORMER BULK PLANT, 5811 DUNCAN STREET, DUNCAN, BC

Authored: 2016-12-15

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA REPORT, FORMER BULK PLANT,
5811 DUNCAN STREET, DUNCAN, BC
Authored: 2017-05-02
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: DATA PACKAGE, 5795 - 5799 DUNCAN
STREET, DUNCAN, BC
Authored: 2017-07-20
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: REMEDIAL ACTION PLAN FOR
EXCAVATION, FORMER PETROLEUM
BULK PLANT, 5811 DUNCAN STREET,
DUNCAN, BC
Authored: 2017-08-23
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: REMEDIATION REPORT AND HISTORICAL
DATA RESCREENING, FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC
Authored: 2018-01-12

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DATA REPORT, GROUNDWATER AND SOIL
VAPOUR SAMPLES, FORMER BULK
PLANT, 5811 DUNCAN STREET, DUNCAN,
BC

Authored: 2018-05-16

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: STAGE 1 UPDATE AND DETAILED SITE
INVESTIGATION, FORMER BULK PLANT,
5811 DUNCAN STREET, NORTH
COWICHAN, BC

Authored: 2019-08-01

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: DETAILED QUANTITATIVE RISK
ASSESSMENT, FORMER BULK PLANT,
5811 DUNCAN STREET, NORTH
COWICHAN, BC

Authored: 2019-09-12

Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD

Role: AUTHOR

Title: CORRESPONDENCE SUMMARY OF ADMINISTRATIVE GUIDANCE 11 PACKAGE REGARDING RISK BASED CERTIFICATE OF COMPLIANCE APPLICATION FOR PROPERTY TO THE SOUTH OF 5
Authored: 2019-10-10
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

Title: SUMMARY OF SITE CONDITION
Authored: 2019-10-11
Submitted: 2019-11-08

Document Participants

Name: GOLDER ASSOCIATES LTD
Role: AUTHOR

ASSOCIATED SITES

Site ID: 0000018633
Effect Date: 2015-11-26
Notes: SOURCE PARCEL 8426 AFFECTED PARCEL 18633

SUSPECT LAND USES

Land Use: PETROL PROD., WHOLESALE BULK STORAGE OR DISTRIBUTION
Notes: INSERTED FOR SITE PROFILE DATED 2003-01-27(described on Site Profile dated 03-01-27)

PARCEL DESCRIPTIONS

Date Noted: 2003-01-27
Crown Land PIN:
Parcel ID: 003896161
Crown Lands File Number:

SITE PROFILE/SITE DISCLOSURE STATEMENT HISTORY

SITE PROFILE INFORMATION (SEC. III AND X)

Date Received: 2003-01-27
Date Completed: 2003-01-28
Date Local Authority Received:
Date Registrar: 2003-01-28
Date Decision: 2003-09-23
Date Entered: 2003-08-18
Decision: INVESTIGATION REQUIRED

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE

Schedule

2

Reference	Description
F8	PETROL PROD., WHOLESALE BULK STORAGE OR DISTRIBUTION

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....NO
Contamination resulting from migration of substances from other properties?.....NO

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?.....NO
Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?.....NO
Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?.....NO

WASTE DISPOSAL

Materials such as household garbage, mixed municipal refuse, or demolition debris?.....NO

Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?.....NO

Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?.....NO

Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?.....NO

Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (eg. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (eg. solvents); or automobile and truck parts cleaning or repair?.....NO

TANKS OR CONTAINERS USED OR STORED

Underground fuel or chemical storage tanks?.....NO

Above ground fuel or chemical storage tanks?.....YES

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES

PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?.....NO

Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?.....NO

Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?.....NO

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?.....NO

Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?.....NO

Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?.....NO

X ADDITIONAL COMMENTS AND EXPLANATIONS

Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile.

End of Site Details Report

Disclaimer: Site Registry information has been filed in accordance with the provisions of the *Environmental Management Act*. While we believe the information to be reliable, BC Registries and Online Services and the province of British Columbia make no representation or warranty as to its accuracy or completeness. Persons using this information do so at their own risk.

APPENDIX IV
Standard Limitations

STANDARD LIMITATIONS

1. The findings and conclusions documented in this report have been prepared for specific application to this project and have been developed in a manner consistent with that level of care normally exercised by environmental professionals currently practicing under similar conditions in the area.
2. The findings of this report are based solely on data collected on site during this review and on the conditions of the Site during the completion of the work. SIE Consultants Ltd. has relied in good faith on information provided by individuals and sources noted in the report. No other warranty, expressed or implied, is made.
3. This Stage 1 PSI has addressed the history of the use of the Site to identify potential risks of environmental contamination, and no sampling/analysis of the subsurface was undertaken. As such, the potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination.
4. If new information is developed in future work that affects the conclusions of this report, SIE Consultants Ltd. should be contacted to re-evaluate the conclusions of this report and provide amendments as required.
5. The service provided by SIE Consultants Ltd. in completing this Stage 1 PSI is intended to assist the client in a business decision. The liability of the site is not transferred to SIE Consultants Ltd. because of such services, and SIE Consultants Ltd. does not make recommendation regarding the purchase, sale, or investment in the Site.