

## Phase I Environmental Site Assessment 3040 & 3070 Kilpatrick Avenue, Courtenay, BC



PRESENTED TO  
**Dulex Enterprises Inc.**

NOVEMBER 16, 2016  
ISSUED FOR USE  
FILE: 704-ENW.VENW03017-01

## EXECUTIVE SUMMARY

Tetra Tech EBA Inc. (Tetra Tech) was retained by Dulex Enterprises Inc. (Dulex) to conduct a Phase I Environmental Site Assessment (Phase I ESA) at 3040 and 3070 Kilpatrick Avenue, Courtenay, BC (herein referred to as the "Property"). This Phase I ESA is being sought by the client for due diligence purposes prior to the potential purchase of the Property.

At the time of the site visit, the Property was vacant and undeveloped. Based on the information reviewed by Tetra Tech the Property has been vacant, undeveloped land since at least 1950. The areas north of the Property were vacant, treed, and undeveloped until at least 1975. Development of this area for commercial sites appears to have begun in the early 1980s. The areas south of the Property were vacant land until the mid-1950s, when they began to be developed for rural residential uses and then further extensively redeveloped in the 1980s and 1990s for comprehensive commercial use. The Highway 19A right-of-way (Cliffe Avenue) has been adjacent to the eastern boundary of the Property since at least 1950. The sites located further east were vacant land until the 1960s, when they began to be developed for their current residential and commercial uses. The areas west of the Property were vacant, treed, and undeveloped until at least 1984. Development of this area for its current use as light industrial and commercial sites appears to have begun in the early 1990s.

During the preparation of this Phase I ESA, Tetra Tech considered the information reviewed to assess the present conditions and historical site activities at the Property and at adjacent sites in the context of evaluating potential environmental concerns.

Based on the findings described in this Phase I ESA, no potential environmental concerns were identified either on the Property or within the surrounding area. Further investigation in the form of a Phase II ESA of the Property is not recommended by Tetra Tech at this time.

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## LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Dulex Enterprises Inc. and their agents. Tetra Tech EBA Inc. (Tetra Tech EBA) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Dulex Enterprises Inc., or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this report is subject to the terms and conditions stated in Tetra Tech EBA's Services Agreement. Tetra Tech EBA's General Conditions are provided in Appendix A of this report.

## 1.0 INTRODUCTION

### 1.1 General

Tetra Tech EBA Inc. (Tetra Tech) was retained by Dulex Enterprises Inc. (Dulex) to conduct a Phase I Environmental Site Assessment (Phase I ESA) at 3040 and 3070 Kilpatrick Avenue, Courtenay, BC (herein referred to as the "Property"). This Phase I ESA is being sought by the client for due diligence purposes prior to the potential purchase of the Property.

The purpose of this Phase I ESA is to investigate the potential presence of contaminants, hazardous materials, or waste materials of a deleterious nature on the Property. The present and past activities at the Property and at the surrounding sites were reviewed to establish the potential for adverse impacts on the environmental status of the Property. This review was limited to the activities presented in the following sections of this report. Much of this review involved the interpretation of acquired historical documents and discussions with individuals with purported knowledge of the subject Property. Such sources of information are not exhaustive or reliable to a level of certainty. Moreover, while Tetra Tech is skilled at preparing the technical aspects of Phase I ESA's, we do not consider ourselves to be expert in assessing the reliability of witnesses or the accuracy, availability, completeness or reliability of historical documents and information.

Any areas of the Property or surrounding area that were deemed to pose a moderate or high potential to result in contamination of soil, groundwater, or vapour on the Property, have been identified in this report as Areas of Potential Environmental Concern (APECs). APECs are with respect to substances listed in the British Columbia Contaminated Sites Regulation (CSR). The regulated substances associated with contamination sources in an APEC are termed Potential Contaminants of Concern (PCOCs). The potential for presence at the Property of risks of flammability, explosivity, corrosivity, or other safety hazards are not addressed in this report.

### 1.2 Authorization

Tetra Tech received written authorization from Mr. Sasha Rasovic of Dulex to proceed with the Phase I ESA on November 2, 2016.

### 1.3 Scope of Work

Scope of work for this Phase I ESA included the following:

- Visually observing the Property and the surrounding areas to identify evidence and sources of possible contamination or environmental impairment, and to assess the presence and specific locations of any critical environmental features;
- Reviewing the following historical records: aerial photographs, land titles, city directories and municipal records to assess historical occupancy and activities on the Property and surrounding sites;
- Collecting information pertaining to environmental concerns about the Property from the City of Courtenay, Fire Department and the Ministry of Environment (MOE);
- Reviewing available published geological and hydrogeological information;
- Reviewing previous environmental reports pertaining to the subject Property;
- Interviewing the individuals who are purportedly familiar with the Property to obtain background information on past and current operations and operating practices; and

- Providing a report that summarizes our opinion respecting the likelihood of contamination at the Property based on our review of the information detailed within this report.

The scope of work for the Phase I ESA specifically excluded the sampling of soil, groundwater, and soil vapour for environmental purposes. This report generally conforms to the Canadian Standards Association (CSA) Standard Z768 01 for conducting a Phase I ESA. Should a Stage 1 Preliminary Site Investigation be required, additional investigation may be necessary to augment this Phase I ESA.

## 2.0 SITE DESCRIPTION

### 2.1 Location

The Property is located in Courtenay, BC. The civic address of the Property is 3040 and 3070 Kilpatrick Avenue, Courtenay, BC. The Property is zoned C-2, which allows for service commercial uses.

The cartographic co-ordinates for the centre of the Property are:

- Latitude: 49°40'7.93"N
- Longitude: 124°58'46.20"W

A Property Location Plan is presented as Figure 1.

### 2.2 Current Legal Description

The Property is legally described as follows:

- 3040 Kilpatrick Ave.
  - Parcel Identifier Number: 026-763-192
  - Lot B, Section 67, Comox District, Plan VIP81460
- 3070 Kilpatrick Ave.
  - Parcel Identifier Number: 000-346-306
  - Lot 3, Section 67, Comox District, Plan 35438

The current land title, and legal lot plan are provided in Appendix B.

### 2.3 Potable Water Supply

Potable drinking water is supplied to the residents of Courtenay from surface water reservoirs that are operated by the City of Courtenay. The water is obtained through the Regional District of Comox Strathcona from Comox Lake, located approximately eight kilometres west of the Property. The water is supplied through a piped distribution system operated by the City of Courtenay.

## 2.4 Current Property Facilities

Tetra Tech's representative, Ms. Kristy Gabelhouse, completed a visual assessment of the Property on November 10, 2016. Selected photographs taken during the site visit are presented in the Appendix C.

The site visit involved a visual observation of the surface of the Property, including any stains or suspect materials on-site, and a limited visual review of accessible areas of the current conditions of vegetated areas on the Property. A walkover was conducted on neighbouring properties via publicly accessible areas to assess if there were environmental concerns with the potential to adversely impact the soil, groundwater, and vapour quality beneath the Property.

At the time of reporting, the Property was an undeveloped lot located near the southern end of Kilpatrick Avenue in Courtenay, BC. The area of the Property is approximately 2,486 acres. At the time of the site visit the portion of the Property that is 3070 Kilpatrick Avenue was heavily overgrown and no structures or utility services were observed. The vegetation appeared healthy, with some of the larger trees estimated to be approximately 10 to 15 years old. The portion of the Property that is 3040 Kilpatrick Avenue, at the time of the site visit, was cleared of vegetation with a few vehicles parked on the lot.

### 2.4.1 Above-Ground or Underground Storage Tanks

Tetra Tech assessed the Property for indications of above-ground storage tanks (ASTs) and/or underground storage tanks (USTs), which included suspect vent or filler pipes, fuel lines, stained areas, and field evidence of stressed vegetation.

Tetra Tech did not observe any evidence of ASTs or USTs on the Property.

### 2.4.2 Fill Material

Based on the local and regional topography, the Property follows the natural contours of the land according to information obtained during this Phase I ESA has never been developed. Based on these observations, Tetra Tech believes that there is a low likelihood of low-quality fill being present on the Property.

### 2.4.3 Property Drainage and Flood Potential

Surface drainage of the Property drains naturally into the exposed surface soil with overflow to municipal storm sewers located along Cliffe Avenue. The Property is not currently connected to storm or sanitary sewer. Due to the slope of the Property to the northeast the Property has a low flood potential.

## 2.5 Hazardous Building Materials

Prior to the discovery of their potentially hazardous effects on human health and/or the environment, Special Attention Items were historically used in certain building materials. These Special Attention Items consist of, but may not be limited to include polychlorinated biphenyls, asbestos-containing building materials, lead, urea formaldehyde foam insulation, ozone-depleting substances, mould, and/or mercury.

In the past, Special Attention Items were commonly used in certain building materials, prior to the discovery of the items' potentially hazardous effects on human health and/or the environment. The age of a building can be used as an indication of the likelihood of Special Attention Items being present.

During the site visit, the presence of these Special Attention Items was investigated. Because the Property was undeveloped, vacant land, no Special Attention Items were suspected to be present.



## 2.6 Surrounding Site Observations

During the site visit, publicly accessible or visible portions of adjacent sites were viewed by Tetra Tech to identify potential environmental concerns (if any) with the potential of impacting the environmental status of the Property (sites with identified potential environmental concerns are bolded in the table below).

**Table A: Current Surrounding Sites**

Direction	Address	Current Tenants
North	2966, 2998, 3030 Kilpatrick Avenue	Mixed residential and commercial development (current tenants are Salvation Army, Cuts and Curls, Majestic Mattresses, Belfor Restoration, Thunderbird Security, and Thoughtful Paws). These sites are inferred to be cross-gradient of the Property. The activities observed on these sites are considered to have low potential for environmental concern to the Property.
East	3000 block of Cliffe Avenue (Hwy 19A) and 200 block of 31st Street	Highway right-of-way, with residential and commercial sites further to the east and south-east. The current tenant at 3170 Cliffe Ave. is Performance Auto Parts. These sites are inferred to be downgradient of the Property. The activities observed on these sites are considered to have low potential for environmental concern to the Property.
South	3175 to 3199 Cliffe Avenue	Comprehensive commercial development. Tenants at the time of the site visit were Great Clips Hair Salon, Reitman's Clothing, Bulk Barn, Pennington's Superstore, RBC Royal Bank, Wok Box, Chatters, Walmart Supercentre, Staples, Winners, Best Buy, Sport Chek, Sleep Country, and Mark's Work Wearhouse. These sites are inferred to be up-gradient to cross-gradient to the Property. The activities observed on these sites are considered to have low potential for environmental concern to the Property.
West	720 30 <sup>th</sup> Street and 2950, 2989, and 3077 Kilpatrick Avenue	These sites are inferred to be up-gradient to the Property. 2950, 2989, and 3077 Kilpatrick Ave. current tenants are Bartle & Gibson (Plumbing, heating and electric), Colonial Countertops, and Loomis Courier which are commercial businesses. 720 30th St. has been developed for commercial and light industrial uses. Tenants at the time of the site visit were ASCO Automotive Sales, Bumper Doctor (Scratch and Dent Specialist), <b>Forbidden Alloy Products (Welding and Fabrication)</b> , Pure Audio Centre, Pets in the City (Doggie Daycare).

One of the current activities on the surrounding sites was considered to present environmental concerns to the Property and is discussed further in Section 5.2. See Figure 2 for surrounding site details. The historic activities on these sites are discussed in Section 4.2.

## 2.7 Previous Environmental Investigation

Previously a Stage 1 Preliminary Site Investigation was completed by Tetra Tech (operating as EBA Engineering Consultants Ltd. (EBA) at the time of the previous report) in 2006 for 3070 Kilpatrick Avenue (EBA File Number: 2840440). Tetra Tech reviewed the completed previous environmental report for information relevant to this Phase I ESA. The report was reviewed to identify potential sources of contamination that could result in soil, groundwater and/or vapour contamination at the Property. The report is for the area of the Property that makes up 3070 Kilpatrick Avenue and indicates that it was undeveloped at the time of the site visit. No further environmental investigation was recommended at the time of the previous report.

## 3.0 NATURAL SETTING

### 3.1 Geological Information

The MOE Report 17 “Soils of Southern Vancouver Island” indicates that the surficial geology in the area of the Property likely consists of Ronald (RA2) soils. Ronald soils developed in deep, gravelly fine morainal (till) deposits. They are typically imperfectly to moderately well drained. Typical horizons are a cobbly, gravelly loam grading to gravelly clay loam at depth. A strongly cemented or duric layer is typically found at approximately 0.6 to 1.0 metres below ground surface underlain by compact parent material. This type of soil is considered to be somewhat permeable and could facilitate groundwater flow.

### 3.2 Topography and Hydrogeology

The regional topography near the Property slopes to the northeast although the area of the Property itself was relatively flat with a gradual slope to the northeast. The nearest marine surface waterbody to the Property is Comox Harbour located approximately 265 m east to northeast of the Property. The nearest freshwater surface body is Piercy Creek located approximately 415 m south of the Property.

For the purpose of this Phase I ESA, the local groundwater flow is inferred to follow the regional topography that slopes northeast. In addition, catch basins, drainage systems, underground service trenches, and other subsurface structures in the area may influence the local groundwater flow direction.

### 3.3 Streams and Adjacent Waterbodies

Activities on a site have the potential to contaminate the sediments of waterbodies that cross through or are adjacent to the Property. Potential contaminants may be transported to the waterbodies by means of overland surface flow and groundwater infiltration. In addition, sites located upstream of the Property have the potential to contaminate the waterbodies passing through or adjacent to the Property, which could potentially result in contamination of the Property’s soil, groundwater, and/or sediment.

In this case, no waterbodies passed through the Property or were adjacent to the Property.

### 3.4 Historic Streams

During development of Vancouver Island, many small streams and water courses have been buried under fill or channelized in culverts. It was common in the past for imported fill to consist of refuse, debris and industrial waste, which can present an environmental risk to a Property with historic streams.

Tetra Tech reviewed aerial photos for evidence of historic streams on or near the Property. No historic streams or water courses were identified as passing through the Property.

### 3.5 Water Use and Supply

The MOE Guidance (Technical Guidance Document 6 – “*Water Use Determination*”<sup>1</sup>) requires the protection of groundwater for future drinking water use irrespective of its current use. The suitability of site groundwater for drinking water purposes cannot be confirmed without detailed hydrogeological investigation which is beyond the scope of this Phase I ESA. Based on MOE guidance and existing data from previous reports, Tetra Tech has concluded drinking water standards apply at the Property regardless of the presence/absence of water wells in the area.

A search of the MOE aquifer and water well database identified one water well within a 500 m radius of the Property. The well was identified with domestic uses and located in an assumed up-gradient position relative to the Property.

A copy of the water well search result for this area and the detailed record of the closest water well obtained from the MOE online aquifer and water well database is included in Appendix D.

## 4.0 HISTORICAL REVIEW

The following subsections present a summary of the Property’s history based on a review of available information, a summary of Schedule 2 activities, municipal records review and results of a site registry search.

### 4.1 Historic Property Land Uses

The history of the Property was interpreted based on a review of:

- Aerial photographs (from 1946, 1948, 1951, 1957, 1964, 1968, 1975, 1981, 1987, 1992, and 1995); and
- City directories (1965 to 2000).

No Fire Insurance maps were available for this area of the City of Courtenay. The Property was not listed in the City Directories.

According to the information reviewed by Tetra Tech, the Property has been vacant and undeveloped land circa 1946 to present.

#### 4.1.1 Schedule 2 Activities

Schedule 2 of the CSR lists a number of activities that have a potential to cause contamination. Typically, if a zoning, development, subdivision, removal of soil or a demolition permit is requested from a municipality, then completion of a form called a Site Profile will be required. When Schedule 2 activities have historically occurred, the requested municipal permit may trigger a review by the MOE. If a review were necessary, then a MOE instrument (e.g., Certificate of Compliance) or a release of the permit by MOE would be necessary.

Tetra Tech’s review did not identify Schedule 2 activities on the Property.

#### 4.1.2 Municipal Records

According to the City of Courtenay online mapping service, the Property is zoned as C-2, which allows for service commercial land uses.

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<sup>1</sup> Version 2, July 2010. Effective Date: February 1, 2011

Ms. Gabelhouse of Tetra Tech contacted the City of Courtenay and the Fire Department and inquired about any available documentation on the Property and was told there was no information available for the Property on file. See Appendix E.

## 4.2 Surrounding Area

The historic uses of the surrounding area, based on historical information reviewed, are outlined in the following table. Historic activities with significant potential contaminant sources are bolded.

**Table B: Surrounding Area History**

Direction	Address	Approximate Duration	Historic Activities
North (cross-gradient)	2966, 2998, 3030 Kilpatrick Avenue	Circa 1950 to present	The areas north of the Property were vacant, treed, and undeveloped until at least 1975. Development of this area for commercial sites appears to have begun in the early 1980s. Past tenants listed in city directories include Liquidation World, Salvation Army Family Services.
East (downgradient)	3000 block of Cliffe Avenue (Hwy 19A) and 200 block of 31st Street	Circa 1950 to present	The Highway 19A right-of-way has been adjacent to the Property since at least 1950. The sites located further east were vacant land until the 1960s, when they began to be developed for their current residential and commercial uses.
South (cross-gradient)	3175 to 3199 Cliffe Avenue.	Circa 1950 to present	The areas south of the Property were vacant land until the mid-1950s, when they began to be developed for rural residential uses. This area was extensively redeveloped in the 1980s and 1990s for comprehensive commercial use. Walmart is located at 3199 Cliffe Ave.
West (up-gradient)	720 30 <sup>th</sup> Street and 2950, 2989, and 3077 Kilpatrick Avenue	Circa 1950 to present	The areas west of the Property were vacant, treed, undeveloped until at least 1984. Development of this area for its current use as light industrial and commercial sites appears to have begun in the early 1990s. Past tenants listed in city directories include <b>ADM Machine Shop</b> , Key Graphics Limited, Automotive Sales, and Loomis Courier Services.

One of the historical activities at the surrounding sites is considered to be a source of potential environmental risk to the Property and is discussed further in Section 5.2.

## 4.3 BC Online Site Registry Search

The MOE maintains a database called the Site Registry that contains environmental information pertaining to contaminated or potentially contaminated sites. The Site Registry documents milestones in the cleanup process of a site. The Site Registry contains information on sites that have been investigated and cleaned up in British Columbia since 1988 (when MOE began recording this activity). All of the information is accessible to the public.

The Site Registry is *not* a registry solely of contaminated sites. Some sites in the registry are contaminated, but most are simply being investigated and require little, if any, cleanup or they have already been cleaned up to government standards. The lack of information on a particular site does not indicate an absence of contamination, but rather an absence of MOE documentation.

The database can be searched on the basis of geographic location or PID. Tetra Tech conducted an area search for registered sites in a 0.5 km radius of the Property.

A search conducted using this online database for a region within a 0.5 km radius of Property resulted in three records listed on the Site Registry. The site registry results had not changed since the previous report for the Property (EBA 2006). The detailed synopsis reports obtained from the Site Registry in 2006 were reviewed. One detailed report of the three registered sites had been generated during the previous 2006 investigation and is listed in the following table.

The other two registered sites were not considered to pose a significant risk to the Property due to their distance and/or location from the Property. One of the sites (2703 Kilpatrick Avenue) was located approximately 450 metres distant to the Property and inferred to be cross gradient. The second site (3220 Cliffe Avenue) was observed during the site visit to be located approximately 95 metres southeast of the Property across Cliffe Avenue and was inferred to be downgradient to the Property.

Copies of the Site Registry search results are included in Appendix F.

**Table C: BC Online Site Registry Results**

Address/ID #	Location/Distance Relative to Property	Details
ID 7107: 3199 Cliffe Avenue	~200 metres to the south and inferred to be upgradient	The detail report lists the current status of this site as 'Active under – under remediation.' This record was last updated in July of 2001.

Notes: As defined by MOE "Fact Sheets on Contaminated Sites No. 23 *The Use of Site Registry Status Codes*" revised August 2005, the synopsis/detail report status codes are defined as follows:

*Active - Under Remediation*: "a remediation plan has been developed and accepted [by MOE] or implemented at a site, or that remediation is known by MOE to be occurring at the site. No information has been submitted to MOE or provided by MOE to indicate that remediation is complete".

The civic address for Site ID 7107 (3199 Cliffe Avenue) currently corresponds to the location of the Walmart retail complex that is part of the comprehensive commercial development located in the areas south of the Property. The information contained in the detail report for Site ID 7107 indicates that a notice of independent remediation was filed for this site with the BC MOE in June of 2001. Additional information in the detail report indicated that 3199 Cliffe Avenue was amalgamated from several other lots. One of the lots, formerly 3205 Cliffe Avenue, was found to be contaminated with heating oil, likely from when this area was used for rural residential use.

Based on the inferred former location of 3205 Cliffe Avenue, the information contained in the detail report and the observed extensive redevelopment of the area, it is likely that any contaminated soil was removed during development and construction activities in the 1980s and 1990s. This site is therefore considered to pose a low potential for environmental impairment of soil, groundwater and vapour at the Property.

## 5.0 DISCUSSION

Activities with potential sources of contamination are termed as 'issues'. Any issues that present a moderate or high likelihood of causing soil, groundwater and/or vapour contamination above the applicable provincial standards are termed as an APEC. Further investigation of any identified APECs would then be recommended as part of a Phase II ESA or Detailed Site Investigation. No further investigation is recommended for issues that are considered to present a low likelihood of causing contamination above the applicable provincial standards.

At the time of the site visit, the Property was undeveloped land. Based on the information reviewed by Tetra Tech the Property has been vacant, undeveloped land since at least 1950. The areas north of the Property were vacant, treed, and undeveloped until at least 1975. Development of this area of commercial sites appears to have begun in the early 1980s. The areas south of the Property were vacant land until the mid-1950s, when they began to be developed for rural residential uses and then further extensively redeveloped in the 1980s and 1990s for comprehensive commercial use. The Highway 19A right-of-way (Cliffe Avenue) has been adjacent to the eastern boundary of the Property since at least 1950. The sites located further east were vacant land until the 1960s, when they began to be developed for their current residential and commercial uses. The areas west of the Property were vacant, treed, and undeveloped until at least 1984. Development of this area for its current use as light industrial and commercial sites appears to have begun in the early 1990s.

The following two sub-sections of this report, presents the findings of the Phase I ESA based on all the information reviewed to assess present site conditions and historical activities on the Property and adjacent sites in the context of evaluating potential environmental concerns.

## 5.1 Property

During the Phase I ESA, Tetra Tech identified no environmental issues on the Property.

## 5.2 Surrounding Area

During the Phase I ESA, Tetra Tech identified one environmental issue on the surrounding sites which was considered to present a low potential of environmental contamination to the Property and is outlined in the subsequent table along with the associated rationale.

**Table D: Low Potential Issue Rationale – Surrounding Sites**

Low Potential Contaminant Sources	Rationale
Walmart Supercentre - Located 200 m south of the Property at 3199 Cliffe Avenue	<ul style="list-style-type: none"> <li>▪ Historical activities conducted on the site were residential use. Within the current site of 3199 Cliffe Avenue a residential property was located at the former 3205 Cliffe Avenue. The inferred former location of 3205 Cliffe Avenue was found to be contaminated with heating oil.</li> <li>▪ Based on the inferred former location of 3205 Cliffe Avenue, the information contained in the detail report and the observed extensive redevelopment of the area, it is likely that any contaminated soil was removed during development and construction activities in the 1980s and 1990s.</li> </ul>
Forbidden Alloy Products (Welding and Fabrication) - Located 35 m west of the Property at 720 30th Street	<ul style="list-style-type: none"> <li>▪ Past tenants listed in city directories for 720 30th Street include ADM Machine Shop and a tenant observed during site visit at this site is Forbidden Alloy Products (Welding and Fabrication).</li> <li>▪ Welding or machine shops (repair or fabrication) is listed as a Schedule 2 activity in the CSR, however development of this area for its current use as light industrial and commercial sites did not begin until the early 1990s and activities at this site appear to only occur indoors. In addition the entire site is paved or covered by a building and no direct pathway to the soil and groundwater was observed.</li> </ul>

No environmental issues were identified on the other surrounding sites.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

During the preparation of this Phase I ESA, Tetra Tech considered the information reviewed to assess the present conditions and historical site activities at the Property and at adjacent sites in the context of evaluating potential environmental concerns.

Based on the findings described in this Phase I ESA, no potential environmental concerns were identified either on the Property or within the surrounding area. Further investigation in the form of a Phase II ESA of the Property is not recommended by Tetra Tech at this time.

## 7.0 CLOSURE

Conclusions and recommendations presented herein are based on a visual site assessment, discussion with personnel and historical information that was reviewed at the time of this investigation. This report has been prepared based on the scope of work and for the use of Dulex Enterprises Inc., which includes distribution as required for the purposes for which this assessment was commissioned. The assessment has been carried out in accordance with generally accepted engineering practice. No other warranty is made, either express or implied. Professional judgment has been applied in developing the recommendations in this report.

This report was prepared by personnel with professional experience in investigations of this nature and who specifically conducted the investigations at this Property. Reference should be made to the 'Environmental Phase I Report – General Conditions' attached in Appendix A that forms a part of this report.

We trust this report meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,  
Tetra Tech EBA Inc.



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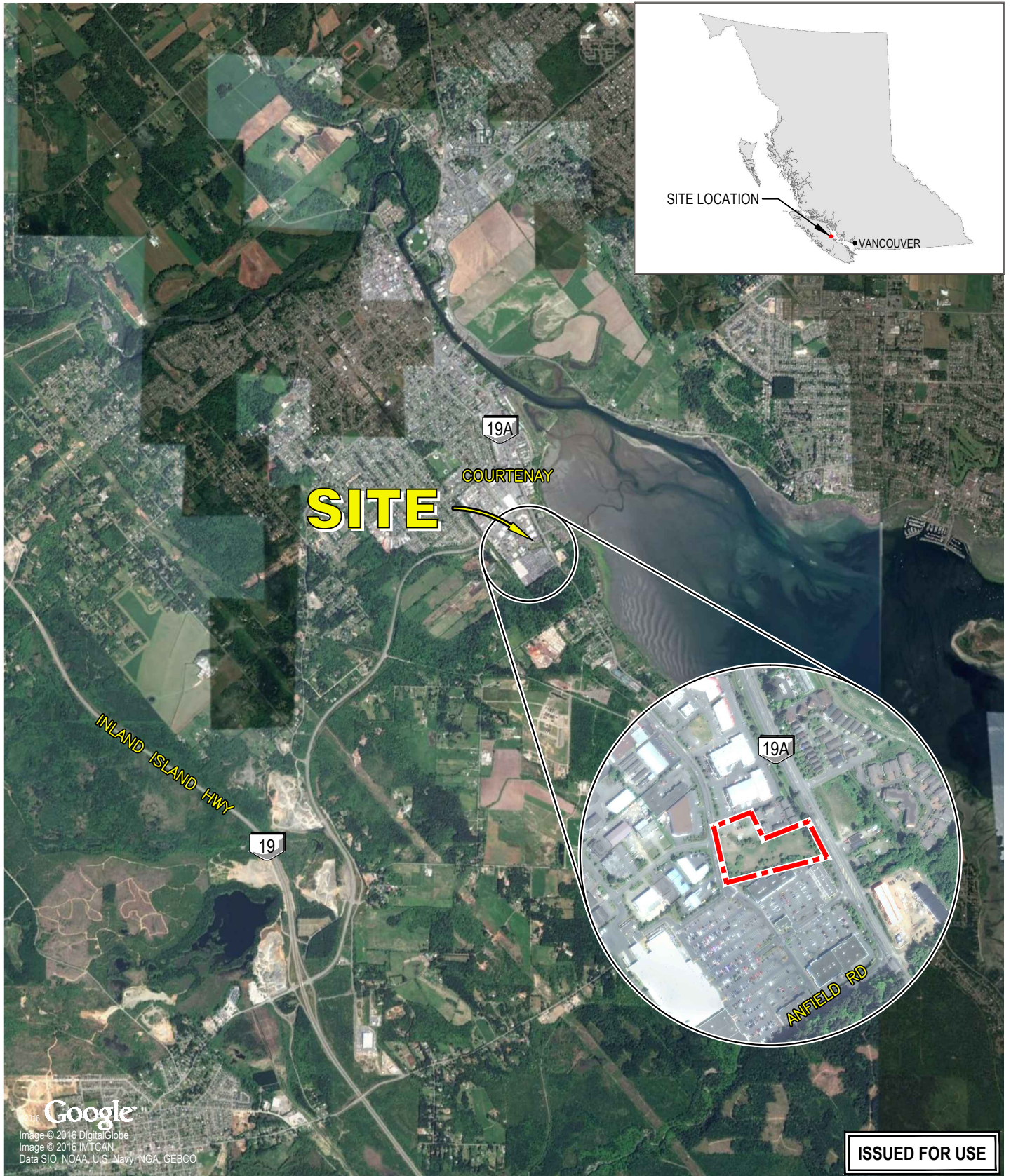
/dr

# FIGURES

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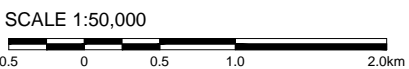
- Figure 1 Property Location Plan
- Figure 2 Property and Surrounding Land Use Plan





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**ISSUED FOR USE**



CLIENT  
**Dulex Enterprises Inc.**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
3040 AND 3070 KILPATRICK AVENUE, COURTENAY, BC**

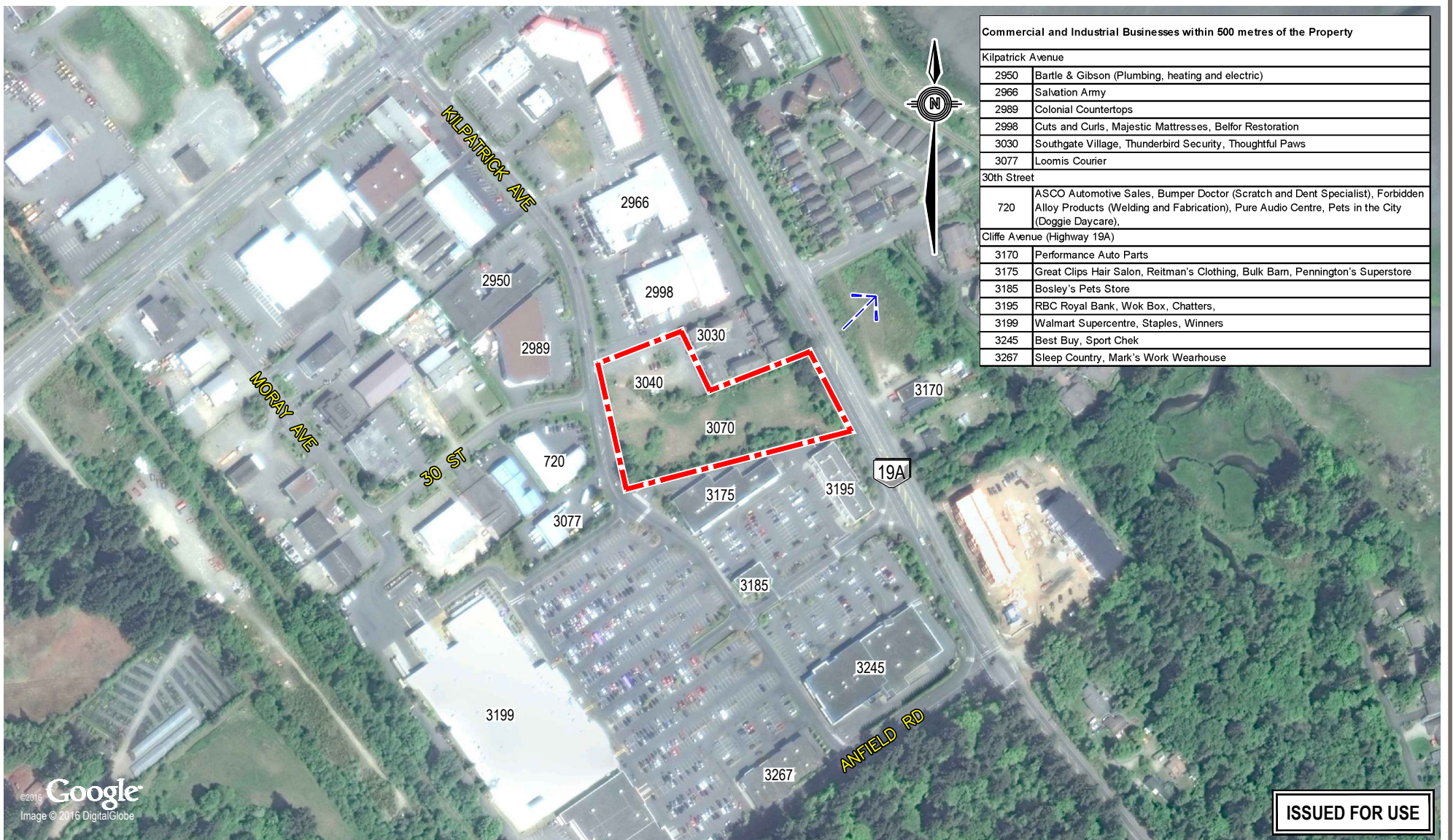
**PROPERTY LOCATION PLAN**



PROJECT NO. ENW.VENW03017-01	DWN SF	CKD KG	REV 0
OFFICE VANC	DATE November 16, 2016		

**Figure 1**





**LEGEND**

Subject Property

Inferred Groundwater Flow Direction

**NOTE**

Locations shown are approximate.

SCALE 1:4000

CLIENT

Dulex Enterprises Inc.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**3040 AND 3070 KILPATRICK AVENUE, COURTENAY, BC**

**PROPERTY AND SURROUNDING LAND USE PLAN**

**TETRA TECH EBA**

PROJECT NO. ENW.VENW03017-01	DWN SF	CKD KG	REV 0
OFFICE VANC	DATE November 16, 2016		

**Figure 2**

**ISSUED FOR USE**

# APPENDIX A

## TETRA TECH'S GENERAL CONDITIONS

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# GENERAL CONDITIONS

## ENVIRONMENTAL PHASE I

---

This report incorporates and is subject to these "General Conditions".

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### 1.1 USE OF REPORT AND OWNERSHIP

This report pertains to a specific site, a specific development, and a specific scope of work. It is not applicable to any other sites.

This report and the assessments and recommendations contained in it are intended for the sole use of TETRA TECH's Client unless otherwise authorized in writing by TETRA TECH. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of TETRA TECH. Additional copies of the report, if required, may be obtained upon request.

### 1.2 ALTERNATE REPORT FORMAT

Where TETRA TECH submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed TETRA TECH's instruments of professional service); only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by TETRA TECH shall be deemed to be the original for the Project.

Both electronic file and hard copy versions of TETRA TECH's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except TETRA TECH. TETRA TECH's instruments of professional service will be used only and exactly as submitted by TETRA TECH.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems. TETRA TECH makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

### 1.3 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the Client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.

### 1.4 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of the report, TETRA TECH may rely on information provided by persons other than the Client. While TETRA TECH endeavours to verify the accuracy of such information when instructed to do so by the Client, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information which may affect the report.

# APPENDIX B

## LAND TITLE DESCRIPTION AND LEGAL LOT PLAN

---

**TITLE SEARCH PRINT**

2016-06-30, 09:39:31

File Reference:

Requestor: Michelle Kalmokoff

Declared Value \$ 970000

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

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	FB97127
From Title Number	EL112328
<b>Application Received</b>	2007-09-12
<b>Application Entered</b>	2007-09-14
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	101098812 SASKATCHEWAN LTD. 2000 IDYLWYLD DRIVE NORTH SASKATOON, SK S7L 7M
<b>Taxation Authority</b>	CITY OF COURTENAY
<b>Description of Land</b>	
Parcel Identifier:	000-346-306
Legal Description:	LOT 3, SECTION 67, COMOX DISTRICT, PLAN 35438
<b>Legal Notations</b>	
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

**TITLE SEARCH PRINT**

2016-06-30, 09:39:31

File Reference:

Requestor: Michelle Kalmokoff

Declared Value \$ 570000

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

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

FB103802

From Title Number

FA93755

**Application Received**

2007-09-28

**Application Entered**

2007-10-02

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

101098812 SASKATCHEWAN LTD (A SASKATCHEWAN COMPANY)  
2000 IDYLWYLD DRIVE NORTH  
SASKATOON, SK

**Taxation Authority**

CITY OF COURTENAY

**Description of Land**

Parcel Identifier:

026-763-192

Legal Description:

LOT B SECTION 67 COMOX DISTRICT PLAN VIP81460

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EL53129

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EL53132

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EM27790

HERETO IS ANNEXED EASEMENT EV13744 OVER THE COMMON PROPERTY, STRATA PLAN VIS4464

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EX142598

**TITLE SEARCH PRINT**

2016-06-30, 09:39:31

File Reference:

Requestor: Michelle Kalmokoff

Declared Value \$ 570000

HERETO IS ANNEXED EASEMENT FA93758 OVER LOT A, PLAN VIP81460

**Charges, Liens and Interests**

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EL142417  
 Registration Date and Time: 1997-12-15 10:12  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EL142418  
 Registration Date and Time: 1997-12-15 10:12  
 Registered Owner: BC TEL  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EM10295  
 Registration Date and Time: 1998-02-03 15:05  
 Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.  
 INCORPORATION NO. 236352  
 Transfer Number: EV111765  
 Remarks: INTER ALIA  
 PART

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EM10296  
 Registration Date and Time: 1998-02-03 15:06  
 Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.  
 Transfer Number: EV137654  
 Remarks: INTER ALIA  
 PART

Nature: EASEMENT  
 Registration Number: EV13740  
 Registration Date and Time: 2003-02-11 11:30  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA  
 PLAN VIS4464

Nature: EASEMENT  
 Registration Number: EV13742  
 Registration Date and Time: 2003-02-11 11:30  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA  
 PLAN VIS4464



**TITLE SEARCH PRINT**

2016-06-30, 09:39:31

File Reference:

Requestor: Michelle Kalmokoff

Declared Value \$ 570000

Nature:	EASEMENT
Registration Number:	FA93756
Registration Date and Time:	2006-08-01 11:23
Remarks:	APPURTENANT TO LOT A, PLAN VIP81460

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

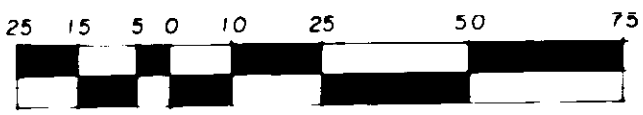
# Subdivision of Part of Lot 1, Section 67, Comox District, Plan 31530.

## Plan 35438

DEPOSITED IN THE LAND TITLE OFFICE AT VICTORIA, B.C. THIS 24<sup>th</sup> DAY OF MARCH 1981

35438-A  
REGISTRAR *David A. Lewis*

SCALE: 1:1250



### LEGEND

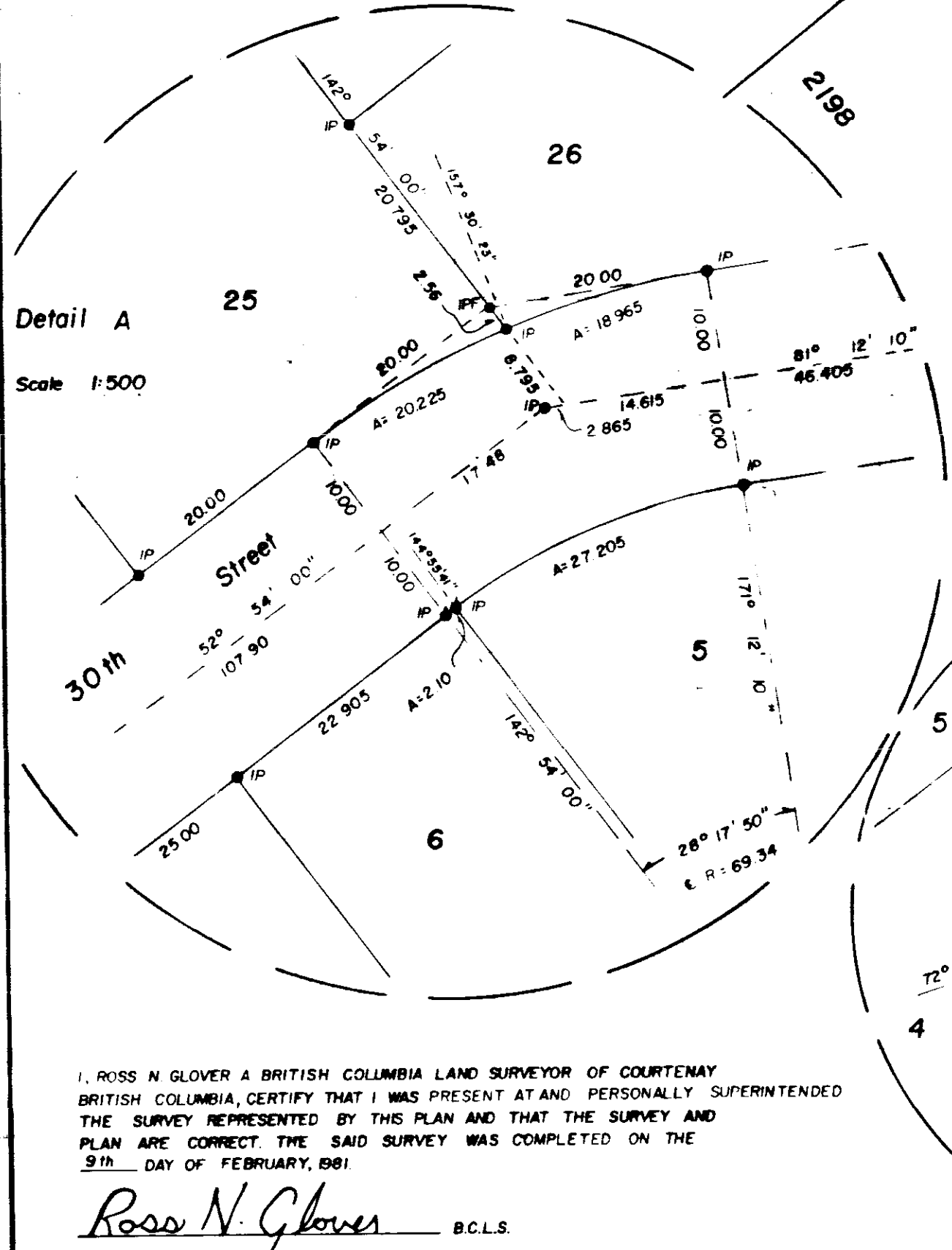
BEARINGS ARE ASTROMOMIC DERIVED FROM PLAN 33851  
ALL DISTANCES ARE IN METERS

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES STANDARD IRON POST SET
- IPF DENOTES IRON POST FOUND (SET BY R WILLIAMS B.C.L.S.)
- WT WITNESS
- R RADIUS
- A ARC
- E CENTERLINE
- sq.m SQUARE METERS

**AMENDMENTS**  
As shown hereon under sec. 137 Land Title Act  
i.e. Lots 26 & 27 now Lot C see E12199  
*W. Strathcona*  
Deputy Registrar

**AMENDMENTS**  
as shown hereon under Section 131 L.T.A.  
i.e. Lots 18, 19 & 20 now Lot A  
see E138595  
*John McDonald*  
Deputy Registrar

**AMENDMENTS**  
as shown hereon under Section 134.3 Land Title Act  
i.e. Lots 8 and 9 now Lot B  
see E18413  
*W. Strathcona*  
Deputy Registrar



I, ROSS N. GLOVER A BRITISH COLUMBIA LAND SURVEYOR OF COURTESY BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SAID SURVEY WAS COMPLETED ON THE 9<sup>th</sup> DAY OF FEBRUARY, 1981.  
*Ross N. Glover* B.C.L.S.

APPROVED UNDER THE LAND TITLE ACT THIS 26 DAY OF FEB 1981  
*A. M. Jensen*  
APPROVING OFFICER FOR THE CITY OF COURTESY

APPROVED UNDER THE LAND TITLE ACT THIS 27<sup>th</sup> DAY OF MARCH 1981  
*David A. Lewis*  
APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

OWNER COMOX-COURTESY HOLDINGS LTD  
*Wm. S. Lewis*  
AUTHORIZED SIGNATORY

MORTGAGEE *Ray Thomas*  
WITNESS *Patricia C. MacArthur*  
ADDRESS *21 Bastion Square Victoria, B.C.*  
OCCUPATION *Secretary*

MORTGAGEE *William Joseph Han*  
WITNESS *Judy Ryall*  
ADDRESS *46633 Arbutus Hwy.*  
OCCUPATION *Secretary*

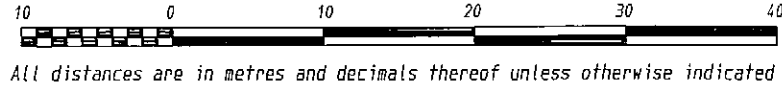
GORDON WAGNER DIVISION  
McELHANNAY ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
565 ENGLAND AVENUE  
COURTESY, B.C.  
File: 302811

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX-STRATHCONA

# SUBDIVISION PLAN OF: LOT 1, SECTION 67, COMOX DISTRICT, PLAN VIP74826.

BCGS 92F.066

SCALE = 1:500

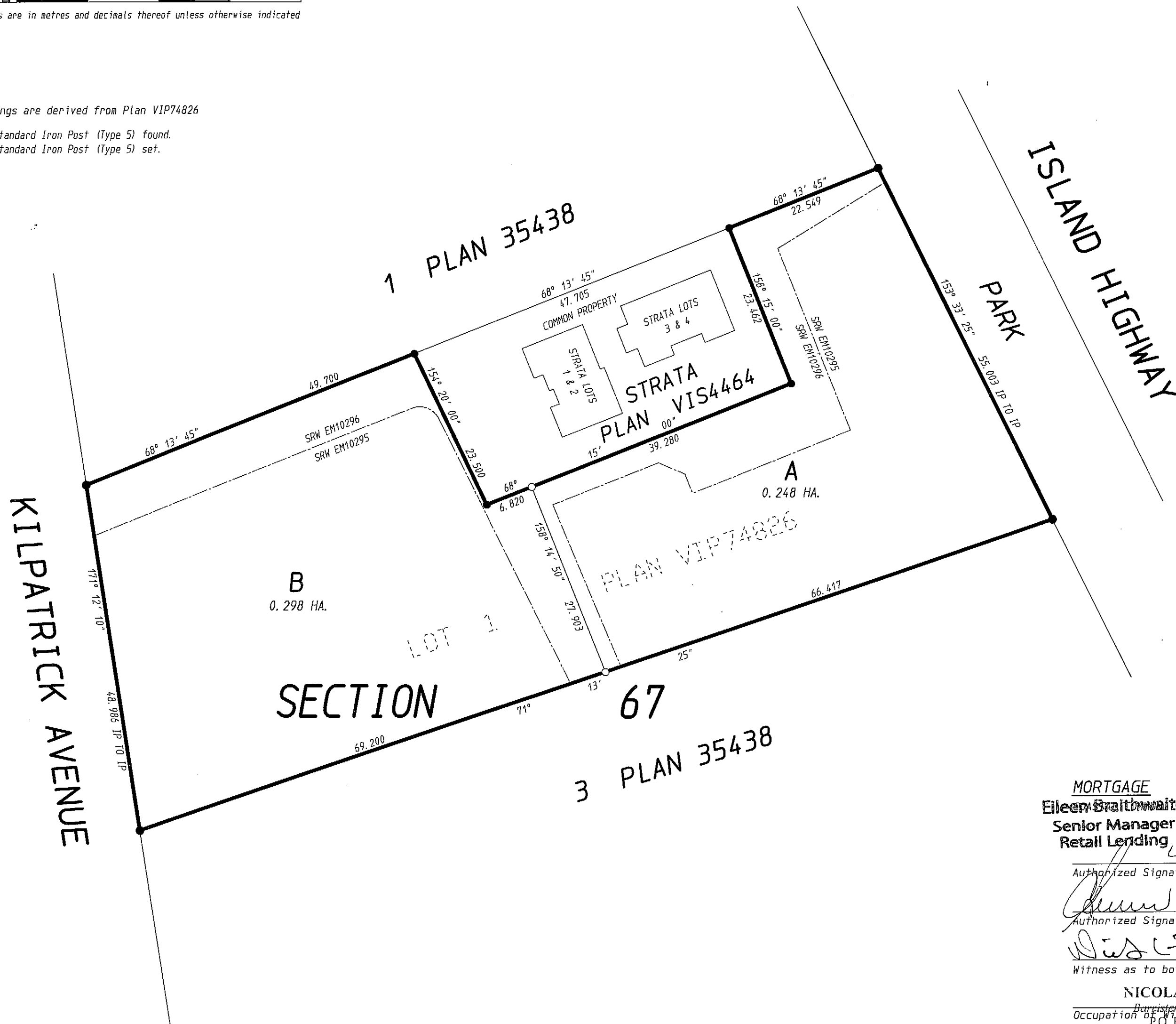


All distances are in metres and decimals thereof unless otherwise indicated

### LEGEND

Astronomic Bearings are derived from Plan VIP74826

- - denotes - Standard Iron Post (Type 5) found.
- - denotes - Standard Iron Post (Type 5) set.

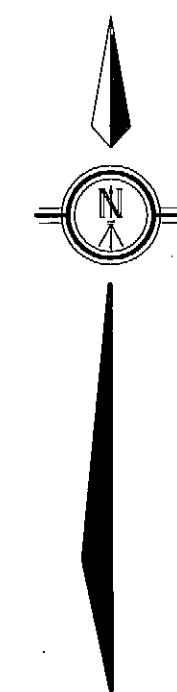


# PLAN VIP 81460

Deposited in the Land Title Office at Victoria, in British Columbia this 1st day of August, 2006.

*C. Johnston per OB*  
REGISTRAR

FA93754



### APPROVAL

SEE B.C. Reg. 334/79, S. 9 ACCESS BY EASEMENT ONLY.

Approved under the Land Title Act this 23<sup>rd</sup> day of JUNE, 2006.

*M. Pagan*  
Approving Officer for the City of Courtenay

REGISTERED OWNER  
CANVEST ENTERPRISES LTD.

*[Signature]*  
Authorized Signatory  
*[Signature]*  
Witness as to signature

Occupied by  
BRUCE LEWIS B.C. LAND SURVEYOR  
811 HIGHRIDGE COURT  
COMOX, B.C. V9M 3R4  
Address

MORTGAGE  
Eileen Braithwaite CREDIT UNION  
Senior Manager  
Retail Lending  
*[Signature]*  
Authorized Signatory  
Adela Sharrow  
Lending Clerk  
Central Operations  
Authorized Signatory

*[Signature]*  
Witness as to both signatures

NICOLAI FABRIS  
Barrister & Solicitor  
P.O. BOX 778  
NANAIMO, B.C.  
V9R 5M2  
Address of Witness

I, Bruce V. Lewis, a British Columbia Land Surveyor, of the Town of Comox, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 31st day of March 2006. The plan was completed and checked, and the check list filed under # 46946 on the 11th day of April, 2006.

*[Signature]*  
BRUCE LEWIS B. C. L. S.

BRUCE LEWIS LAND SURVEYING INC.  
811 HIGHRIDGE COURT  
COMOX, B. C. V9M 3R4  
FILE: 725-P01

This plan lies within the Comox-Strathcona Regional District.

ORIGINAL

# APPENDIX C

## SITE PHOTOS

---



**Photo 1:** The Property, facing north



**Photo 2:** The Property, facing east





**Photo 3:** The Property, facing south



**Photo 4:** The Property, facing west



**Photo 5:** Offsite, facing north



**Photo 6:** Offsite, facing east





**Photo 7:** Offsite, facing south



**Photo 8:** Offsite, facing west



# APPENDIX D

## WATER WELL MAP

---

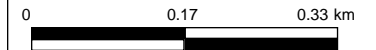


Waterwell - 500 m

**Legend**

- Water Wells - All
- Points of Diversion
- STATUS
- Active Application
- Active Application and Licence
- Inactive
- Active Licence

TileCache



1: 8,214

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Datum: NAD83  
 Projection: BC Albers

**Key Map of British Columbia**





## Report 1 - Detailed Well Record

Well Tag Number: 12483	Construction Date: 1950-01-01 00:00:00
Owner: J MARINUS	Driller: Unknown
Address:	Well Identification Plate Number:
Area:	Plate Attached By:
WELL LOCATION:	Where Plate Attached:
COMOX Land District	PRODUCTION DATA AT TIME OF DRILLING:
District Lot: Plan: Lot: 231	Well Yield: 0 (Driller's Estimate)
Township: Section: Range:	Development Method:
Indian Reserve: Meridian: Block:	Pump Test Info Flag:
Quarter:	Artesian Flow:
Island:	Artesian Pressure (ft):
BCGS Number (NAD 83): 092F066313 Well: 1	Static Level:
Class of Well:	WATER QUALITY:
Subclass of Well:	Character:
Orientation of Well:	Colour:
Status of Well: New	Odour:
Licence General Status: UNLICENSED	Well Disinfected: N
Well Use: Private Domestic	EMS ID:
Observation Well Number:	Water Chemistry Info Flag:
Observation Well Status:	Field Chemistry Info Flag:
Construction Method: Dug	Site Info (SEAM):
Diameter: 0.0 inches	Water Utility:
Casing drive shoe:	Water Supply System Name:
Well Depth: 0 feet	Water Supply System Well Name:
Elevation: 0 feet (ASL)	SURFACE SEAL:
Final Casing Stick Up: inches	Flag:
Well Cap Type:	Material:
Bedrock Depth: feet	Method:
Lithology Info Flag:	Depth (ft):
File Info Flag:	Thickness (in):
Sieve Info Flag:	WELL CLOSURE INFORMATION:
Screen Info Flag:	Reason For Closure:
Site Info Details:	Method of Closure:
Other Info Flag:	Closure Sealant Material:
Other Info Details:	Closure Backfill Material:
	Details of Closure:
Screen from to feet Type Slot Size	
Casing from to feet Diameter Material Drive Shoe	
GENERAL REMARKS:	
LITHOLOGY INFORMATION:	
From 0 to 0 Ft. aquifer data: glacial	

- [Return to Main](#)
- [Return to Search Options](#)
- [Return to Search Criteria](#)

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# APPENDIX E

## CITY OF COURTENAY AND FIRE DEPARTMENT SEARCH RESULTS

---

## Gabelhouse, Kristy

---

**From:** Blamire, Susan <sblamire@courtenay.ca>  
**Sent:** Monday, November 07, 2016 4:28 PM  
**To:** Gabelhouse, Kristy  
**Subject:** RE: Request for information for 3040 and 3070 Kilpatrick Ave.

Hello Kristy,

The City of Courtenay Fire Department reports that there are no records of underground storage tanks on the property. Because there are no buildings, there are no permits or inspections. The City of Courtenay Planning Department has no historical records.

It is possible that the province has historical air photos.

Sorry I can't be of more help.

Sally, for

Susan Welin-Blamire

Planning Clerk, City of Courtenay

Tel. 250-334-4441

[sblamire@courtenay.ca](mailto:sblamire@courtenay.ca) | <http://www.courtenay.ca/EN/main/departments/development-services.html>



---

**From:** Gabelhouse, Kristy [<mailto:Kristy.Gabelhouse@tetrattech.com>]  
**Sent:** November-07-16 12:57 PM  
**To:** PlanningAlias  
**Subject:** Request for information for 3040 and 3070 Kilpatrick Ave.

Hi,

This letter is a request for copies of information including municipal records such as information regarding storage tanks located on the property, spill incidents, building or other permits, building or other plans, inspection reports, archived materials and correspondence of potential environmental significance regarding the property that you may possess for two sites located in Courtney. Both sites are currently empty lots but I would like to check on their historical use.

The civic address and PIDs for the properties are:

3040 Kilpatrick Ave., BC PID: 026-763-192

3070 Kilpatrick Ave., BC PID: 000-346-306

I have included a letter of authorization from the owner of the property to disclose this information to our client. I hope to conduct my site visit on Thursday November 10th and can be at the City of Courtney office in the afternoon on that day to view and discuss any information that you have on file. Also the following week works so please advise on a suitable date and time.

If you have any questions, please call me at (250) 756-2256.

Cheers,

Kristy

**Kristy Gabelhouse, B.Sc., R.P.Bio., P.Biol.** | Risk Assessor  
Business +1 (250) 756-2256 | Mobile +1 (250) 668-2541 | [Kristy.Gabelhouse@tetrattech.com](mailto:Kristy.Gabelhouse@tetrattech.com)

**Tetra Tech EBA | Complex World, Clear Solutions™**  
1 - 4376 Boban Drive, Nanaimo, BC V9T 6A7 | [tetrattech.com](http://tetrattech.com)



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---

This e-mail communication may be confidential and legally privileged. If you are not the intended recipient, please notify me by return e-mail and delete this communication and attachment, and any copy, immediately. Thank you.

## Gabelhouse, Kristy

---

**From:** Macdonald, Kurt <kmacdonald@courtenay.ca>  
**Sent:** Monday, November 14, 2016 4:01 PM  
**To:** Gabelhouse, Kristy  
**Subject:** RE: Request for information for 3040 and 3070 Kilpatrick Ave.

Kristy:

We have no records regarding these two properties as they are vacant.

Kurt MacDonald  
Deputy Fire Chief  
Courtenay Fire Department  
250-334-2513  
kmacdonald@courtenay.ca

---

This e-mail communication may be confidential and legally privileged. If you are not the intended recipient, please notify me by return e-mail and delete this communication and attachment, and any copy, immediately. Thank you.

# APPENDIX F

## SITE REGISTRY SEARCH

---



As Of: OCT 16, 2016 BC Online: Site Registry 16/11/04  
For: PK71787 EBA ENGINEERING CONSULTANTS LTD. 15:06:27  
Folio: VENW03017-01 Page 1

3 records selected for 0.5 km from latitude 49 deg, 40 min, 7.93 sec  
and Longitude 124 deg, 58 min, 46.2 sec

Site Id	Lastupd	Address / City
0004348		2703 KILPATRICK AVENUE COURTENAY
0007107	01JUL12	3199 CLIFFE AVENUE COURTENAY
0007388	01AUG31	3220 CLIFFE AVE NANAIMO

As of: AUG 06, 2006 BC Online: Site Registry 06-08-10  
For: PE37337 EBA ENGINEERING CONSULTANTS LTD. 16:35:31  
Folio: 2840440 Page 1

Detail Report

SITE LOCATION

Site ID: 7388 Latitude: 49d 40m 07.7s  
Victoria File: Longitude: 124d 58m 31.8s  
Regional File: 26250-20/7388  
Region: NANAIMO, VANCOUVER ISLAND

Site Address: 3220 CLIFFE AVE  
City: NANAIMO Prov/State: BC  
Postal Code:

Registered: AUG 21, 2001 Updated: AUG 31, 2001 Detail Removed: AUG 28, 2001

Notations: 1 Participants: 3 Associated Sites: 0  
Documents: 0 Susp. Land Use: 0 Parcel Descriptions: 1

Record Status: ACTIVE - UNDER REMEDIATION  
Fee category: UNRANKED

=====  
NOTATIONS

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA  
28(2))  
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS  
Initiated: JUL 19, 2001 Approved: JUL 19, 2001

Ministry Contact: COLLISON-BAKER, JOHN

Notation Participants Notation Roles  
AMEC EARTH & ENVIRONMENTAL LIMITED (NANAIMO) SUBMITTED BY  
=====

SITE PARTICIPANTS

Participant: AMEC EARTH & ENVIRONMENTAL LIMITED (NANAIMO)  
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR  
Start Date: JUL 19, 2001 End Date:  
-----  
Participant: COLLISON-BAKER, JOHN  
Role(s): MAIN MINISTRY CONTACT  
Start Date: JUL 19, 2001 End Date:  
-----  
Participant: FIRST PROFESSIONAL MANAGEMENT INC. (RICHMOND)  
Role(s): PROPERTY OWNER  
Start Date: JUL 19, 2001 End Date:  
=====

PARCEL DESCRIPTIONS

Date Added: SEP 11, 2001 Crown Land PIN#:  
LTO PID#: 001245309 Crown Land File#:  
Land Desc: LOT 5, BLOCK 1, SECTION 67, COMOX DISTRICT, PLAN 9900  
No activities were reported for this site

As of: AUG 06, 2006

BC Online: Site Registry

06-08-10

For: PE37337 EBA ENGINEERING CONSULTANTS LTD.

16:35:31

Folio: 2840440

Page 2

PARCEL DESCRIPTIONS

End of Detail Report