

Phase I Environmental Site Assessment

1966 Guthrie Road,
Comox, British Columbia

Prepared for:

**Laubenfels Development Advisors
for Avtar Properties Management
Corp.**

595 Burrard Street, Box 49369
Vancouver, BC V7X 1L4

July 13, 2023

Pinchin File: 328099.000



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Issuing Office: Victoria, BC
Primary Contact: Cal Faminow, CTech
Senior Project Manager
236.969.1220
cfaminow@pinchin.com

Author: Kayla Slinn, Dipl. GEOL ENV
Project Coordinator
250.207.8644
kslinn@pinchin.com

Reviewer: Jeffrey Armour, M.Sc., P. Ag.
Project Manager
250.643.0145
jarmour@pinchin.com



EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on June 15, 2023 through an Authorization to Proceed, Limit of Liability and Terms of Engagement signed by Laubenfels Development Advisors for Avtar Properties Management Corp. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant portion of the property located at 1966 Guthrie Road, Comox, British Columbia (BC) (hereafter referred to as the Site).

The Site is vacant land, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential refinancing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022) and the general requirements of the BC *Contaminated Sites Regulation* (CSR), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on June 15, 2023 through an Authorization to Proceed, Limit of Liability and Terms of Engagement signed by Laubenfels Development Advisors for Avtar Properties Management Corp. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant portion of the property located at 1966 Guthrie Road, Comox, British Columbia (BC) (hereafter referred to as the Site).

The Site is vacant land, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential refinancing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*” dated November 2001 (reaffirmed 2022) and the general requirements of the BC *Contaminated Sites Regulation* (CSR), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on June 23, 2023, and was unaccompanied at the time.

In addition, Pinchin reviewed the document entitled *FINAL Phase I Environmental Site Assessment, 1966 Guthrie Road, Comox, British Columbia*, prepared by Pinchin Ltd. for 1092027 BC Ltd. and dated October 19, 2016 (2016 Pinchin Phase I ESA Report).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the north of Guthrie Road, approximately 130 metres west of Anderton Road in Comox, BC. The Site is situated in an area that predominantly consists of residential, commercial and agricultural land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site is provided below:

Topic	Details
Latitude and Longitude	49° 41' 20.54" north and 124° 55' 58.64" west.



Topic	Details
Approximate Site Area	1.05 hectares (2.58 acres).
Buildings on-Site	No buildings are present on-Site.
Approximate Year of Construction and Significant Additions or Renovations	Not applicable.
Number of Floors (Including ground level)	Not applicable.
Subsurface Levels	None observed.
Approximate Footprint Area of Building	Not applicable.
Approximate Total Area of Building	Not applicable.
Heating / Cooling	Not applicable.
Elevators	Not applicable.
Emergency Generators	None observed.
Landscaped / Grassed/Bare Ground Areas	The entire Site is forested and grassed.
Paved or Other Sealed Surface Materials	None of the Site exterior consists of asphalt-paved parking areas or access routes. The parking area to the west of the Site is paved.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The adjoining property to the north and east are approximately 0.5 m lower in elevation than the Site. The adjoining property to the south and the west are approximately 0.5 m higher in elevation than the Site.
Subsurface Soils	Brown Podzolic reddish brown loamy sand containing many iron cemented clods over 4 to 6 inches of yellowish brown to reddish brown strongly cemented orstein, over very slowly permeable gravelly sandy loam till or marine clay. (Soil Map of Vancouver Island British Columbia – Courtenay-Campbell Sheet, 1958). Brown gravelly hardpan to 36 feet, over grey gravelly hardpan to 58 feet, over coarse brown tight clay wet sand to 86 feet, over fairly loose grey water bearing sand at 103 feet (Well Tag 30697).
Fill Materials	None observed.
Bedrock Type	Sedimentary rocks consisting of boulder, cobble and pebble



Topic	Findings
	conglomerate, coarse to fine sandstone, siltstone, shale, and coal. (iMapBC).
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Water bearing sand between 75 and 86 feet below ground surface, with static water table near 40 feet below ground surface (Well Tags 17071 and 30697).
Nearest Open Water Body	Brooklyn Creek is located approximately 340 m northeast of the Site. Comox Harbour is located approximately 1.7 km south of the Site. The Comox Harbour is part of the Georgia Strait which becomes the Pacific Ocean.
Inferred Groundwater Flow Direction	Northeast based on topography and the location of Brooklyn Creek.

2.3 Site Operations

The Site consists of a vacant vegetated lot, with no buildings or permanent structures.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

There was no Site Representative available at the time of the Site reconnaissance.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1950, 1957, 1964, 1975, 1984, 1992 and 1996 were obtained from the University of British Columbia (UBC) Geographic Information Centre (GIC) in Vancouver, BC and reviewed by Pinchin.

In addition, Pinchin reviewed Google Earth™ satellite imagery dated 1985, 2003, 2004, 2005, 2012, 2015, 2016, 2017, 2018, 2019 2020, 2021 and 2022.

It should be noted that accurate details could not be determined from the 1985 and 1996 aerial photographs due to the large reference scale and the low resolution of the photographs.



A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1950-1957	The Site appeared to consist of agricultural land.
1964-1968	The Site appeared to consist of one structure presumed to be a residential dwelling.
1975-2005	Similar to 1958 with the addition of one smaller structure presumed to be for storage.
2012	The Site appeared to consist of vacant land. The residential structure and storage structure appeared to been removed.
2015-2022	Similar to 2012 with the addition of vegetation, similar to the present-day configuration.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1950-1957	Vacant forested land and agricultural land.	Vacant undeveloped/ agricultural land combined with associated residential dwellings.	Guthrie Road followed by vacant forested land.	Anderton Road followed by vacant forested land.
1964	Similar to 1957, with residential dwellings.	Similar to 1957, with additional residential dwellings followed by undeveloped land.	Similar to 1957, with four commercial structures.	Similar to 1957.
1968	Similar to 1964, with agricultural buildings associated with residential dwellings.	Similar to 1964.	Similar to 1964.	Similar to 1964, with additional residential dwellings.
1975	Similar to 1968.	Similar to 1968, with additional residential dwellings.	Similar to 1968, with the addition of multi-tenant residential dwellings under development, and additional residential dwellings.	Similar to 1968.



Year of Photograph	North	East	South	West
1980	Similar to 1975.	Similar to 1975.	Similar to 1975, with additional commercial buildings.	Similar to 1975, with additional agricultural building.
1984	Similar to 1980.	Similar to 1980, with additional agricultural buildings.	Similar to 1980, with the absence of one commercial building.	Similar to 1980, with development of additional residential dwellings.
1992-1996	Similar to 1984, with additional residential dwellings.	Similar to 1984.	Similar to 1984.	Similar to 1984, with addition of commercial buildings.
2003	Similar to 1996.	Similar to 1996.	Similar to 1996, with addition of a church.	Similar to 1996, with addition of commercial buildings and retail fuel outlet (RFO) on the southwest corner of Guthrie Road and Anderton Road, similar to the present-day configuration.
2004	Similar to 2003, with addition of residential dwellings similar to the present-day configuration.	Similar to 2003.	Similar to 2003, with the absence of commercial buildings on the east side of Anderton Road, similar to the present-day configuration.	Similar to 2003.
2012-2022	Similar to 2004.	Similar to 2004, with four additional commercial structures and paved property, similar to the present-day configuration.	Similar to 2004	Similar to 2004

An RFO with associated underground storage tanks (USTs) appeared to be located approximately 150 m southwest of the Site with USTs approximately 160 m west-southwest of the Site and are situated



hydraulically up/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between the Site and the RFO, it is Pinchin's opinion that it is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the aerial photographs and satellite images, nothing was observed that is likely to result in potential subsurface impacts at the Site.

3.3 Fire Insurance Plan

The Catalogue of Canadian Fire Insurance Plans (FIPs) 1875-1975 does not list the Site or surrounding area. Therefore, no FIPs could be obtained for review.

3.4 City Directories

City directories for the years 1965 to 2000 were reviewed by Pinchin at the Vancouver Public Library in Vancouver, British Columbia. It should be noted that no city directories were available for the Town of Comox subsequent to 2000. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1965 – 1993	Address not listed
1996	1966a Guthrie Road: Not Verified. 1966b Guthrie Road: Vacant.
2000	1966 Guthrie Road: Vacant.

In general, the city directories indicated that the surrounding area has historically consisted of residential, commercial and agricultural land uses since 1965. No historical dry-cleaning operations, RFOs or other operations of potential environmental concern were identified; however, Pinchin notes the following:

- Hilo Transportation Ltd., bus charters, ski buses and day tours was listed at 750 Anderton Road in 1993. This property is located approximately 50 m west of the Site and is situated hydraulically up/transgradient to the Site relative to the inferred groundwater flow direction. Based on a review of aerial photographs, this was inferred to be a small-scale operation. Based on this information, as well as the short duration of operations, it is Pinchin's opinion that the historical bus charger operations are unlikely to result in potential subsurface impacts to the Site;
- An automotive repair/servicing facility was listed at 678 Anderton Road in 2000. This property is located approximately 100 m southwest of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between the automotive repair/servicing facility and the Site, it is



Pinchin's opinion that this off-Site operation is unlikely to result in potential subsurface impacts at the Site;

- Longland R E Trucking Ltd. was listed at 701 Anderton Road from 1975 until 1996, and a RFO was listed at this property in 2000. This property is located approximately 150 m west-southwest of the Site and is situated hydraulically up/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, it is Pinchin's opinion that this off-Site operation is unlikely to result in potential subsurface impacts at the Site; and
- Historical or current RFOs, automotive repair facilities and dry cleaners were listed within the city directories reviewed for the Site area. However, based on the distance of these facilities from the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that these historical or current facilities are unlikely to result in potential subsurface impacts at the Site.

3.5 Land Title

A copy of the current land title was obtained by Pinchin from the BC Land Title and Survey Authority (BC LTSA). Based on information obtained from the BC LTSA, the Site is described as "Lot A; Section 77; Comox District; Plan VIP86498". The land title indicated that "ACI Comox Investments Ltd." was listed as the registered owner of the Site at the time of this assessment. No liens or other encumbrances indicating potential environmental concern were noted within the current title.

A copy of the current land title is included in Appendix I.

3.6 Previous Environmental Reports

2016 Pinchin Phase I ESA Report

The Phase I ESA completed by Pinchin in October 2016 consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site. As part of the 2016 Pinchin Phase I ESA, Pinchin reviewed the following document:

- *"Stage I Preliminary Site Investigation, 762 and 750 Anderton Road and 1984, 1966 and 1940 Guthrie Road, Comox, British Columbia"*, prepared by EBA Engineering Consultants Ltd. For ACI Comox Ltd. and dated September 2006.

The results of the 2016 Pinchin Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and as such, no further environmental assessment work was recommended



3.7 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client and was advised that there is no regulatory information with respect to the Site.

4.2 Local and Municipal Government

Pinchin contacted Comox Fire Rescue to request records pertaining to the installation or removal of USTs on the Site. It was reported to Pinchin that the Comox Fire Rescue does not keep records of USTs for properties in Comox.

4.3 Ministry of Environment and Climate Change Strategy Water Resource Atlas

A search of the existing wells in the area on the BC Ministry of Environment and Climate Change Strategy (ENV) Water Resource Atlas well database indicated that there were 28 wells of unknown use located within a 500 m radius of the Site. One of these wells were potentially located on-Site (Well Tag # 12334,). This well was constructed in 1950. The search results are located in Appendix II.

Pinchin observed three wells on-Site with metal covering. Additionally, Pinchin observed four plastic covered wells at the southeast corner of the Site, approximately 5 m from the south boundary. Pinchin also observed seven wells at the southeast corner of the Site on a concrete pad, approximately 2 m from the south boundary. The seven wells on the concrete pad were observed to be uncovered.

4.4 ERIS and BC Ministry of Environment and Climate Change Strategy Site Registry

Pinchin submitted a request to Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- *“Authorization Management System (formerly WASTE)”;*
- *“BC Oil and Gas Commission Incidents”;*
- *“Compliance and Enforcement Summary”;*
- *“Contaminated Sites on Federal Land”;*
- *“Waste Generators Summary”;*
- *“Generators – Special Waste Information System (SWIS)”;*



- *“Hazardous Waste Facilities”;*
- *“National Environmental Emergencies System (NEES)”;*
- *“National Pollutant Release Inventory”;*
- *“Oil Gas Commission Wells”;*
- *“Oil and Gas Commission Facilities”;*
- *“Inventory of PCB Storage Sites”;*
- *“Waste Receivers Summary”;*
- *“Receivers – Special Waste Information System (SWIS)”;*
- *“Retail Fuel Storage Tanks”.*
- *“Scott’s Manufacturing Directory”;*
- *“Site Registry”;*
- *“Surrey Tank Construction Permits”;*
- *Sump Locations”;* and,
- *“Waste Disposal Site Inventory.*

A copy of the ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- The property located at Unit 17; 1957 Guthrie Road was listed in the Waste Generators Summary (GEN) database (BCG103304) for the generation of asbestos in 2022. Pinchin infers that this waste was generated during renovation activities at this property. This property is located 30 m south of the Site and is situated hydraulically trans/upgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, as well as the nature of waste generated, it is Pinchin’s opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- The intersection of Anderton Street and Guthrie Road was listed in the Site Registry (SREG) database (Site ID 15387). A Notice of Independent Remediation Completion was submitted to the ENV in 2013. This property is classified as non-high risk. This property is located 120 m west-southwest of the Site and is situated hydraulically up/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, it is Pinchin’s opinion that this property is unlikely to result in potential subsurface impacts at the Site;



- The property located at 1-678 Anderton Road was listed in the Scott's Manufacturing Directory (SCT) for manufacturing activities including automotive trimmings, apparel findings and related products, and for commercial screen printing. This property is located 100 m southwest of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- The property located at 5-678 Anderton Road was listed in the SCT for manufacturing activities including pleating, decorative and novelty stitching and tucking for the trade, and for other textile product mills. This property is located 100 m southwest of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- The RFO located at 701 Anderton Road was listed in the SREG database (Site ID 3889). An internal review was requested for a Preliminary Site Investigation Report in 1997. A Request for Determination was also submitted and subsequently withdrawn in 1997. The property was also listed three times in the Retail Fuel Storage Tanks (RST) database as a service station for gasoline and natural gas. This property was also listed in the Generators – Special Waste Information System (SWIS) (GEN2) database for the generation of oily water sludge/debris, ceramic beads, waste oil filter cake, aluminium and sand in 2012. This property is located approximately 150 m southwest of the Site, with UST and pump island located 160 m west-southwest of the Site, and is situated hydraulically up/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site; and
- The remaining listing are located greater than 100 m from the Site and therefore do not warrant further discussion.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on June 23, 2023, and was unaccompanied. The Site reconnaissance included a walk-through of accessible exterior areas



of the Site. At the time of the Site reconnaissance, the ground surface was dry and the weather was clear. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed.
Compressed Gases	None observed.
Hazardous Waste	None observed.

No spills or evidence of historical spills (i.e., staining) were observed at the time of the Site reconnaissance.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site. However, Pinchin was unaccompanied at the time of the Site reconnaissance. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current AST located at the Site. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of USTs (i.e., fill/vent pipes) was observed on-Site. However, Pinchin was unaccompanied at the time of the Site reconnaissance. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current UST located at the Site. No evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	Inferred municipal domestic sourced from Comox Lake.
Water Use	Water is currently not used at the Site.
Sanitary/Process Wastewater Receptor	None observed.
Pits, Sumps or Lagoons	None observed.
Grease Traps	None observed.



Topic	Findings
Oil/Water Separators	None observed.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil or discharge into the municipal storm sewers.
Wells	Three wells located along the west perimeter of the Site in various locations. Four wells located at the southeast perimeter of the Site, approximately 5 m from Guthrie Road. Seven wells located along the southeast perimeter of the Site on a concrete pad, approximately 2 m from Guthrie Road.
Watercourses, Ditches or Standing Water	None observed.

Seven wells located along the southeast perimeter of the Site were observed to be open without a seal. These wells were not listed in the BC Water Resource Atlas Search, therefore Pinchin is not aware of the purpose of these wells or their date of construction.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common until Canada banned its use in 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) in 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 mg/kg PCBs by December 31, 2025. Cables, pipelines and equipment associated with natural gas, petroleum and petroleum products, and fusion sealed capacitors for use in communication equipment and electrical control equipment are exempt from the decommissioning requirement.

Given that the Site is currently vacant land with no permanent structures, it is unlikely that PCBs are present on-Site.

5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s, with the



majority of products being phased out by circa 1990. Asbestos use in Canada was formally banned in December 2018.

Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until circa 1990. A limited number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives and caulking.

Given that the Site is currently vacant land with no permanent structures, it is unlikely that ACMs are present on-Site. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Given that the Site is currently vacant land with no permanent structures, it is unlikely that lead is present on-Site. Pinchin did not conduct an assessment of lead in painted surfaces as part of this Phase I ESA.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed at the time of the Site reconnaissance.

5.9 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless and as such, can only be detected with specific radiation-sensing equipment. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations



can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerels per cubic metre (Bq/m³). Testing for radon at the Site was beyond the scope of this Phase I ESA. The Site Client reported that no radon surveys have been carried out at the Site.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Given that the Site is currently vacant land with no permanent structures, indoor mould is not present on-Site.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Not applicable.
Kitchen Vents	Not applicable.
Heating/Cooling	Not applicable.
Emergency Generators	None observed.
Process Vents	None observed.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Client advised Pinchin that the Site owner does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance.

5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is not collected or stored on-Site.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are not collected or stored on-Site.



6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential, commercial and agricultural land. A description of the adjacent properties is summarized in the following table, based on Pinchin’s observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Single-family dwellings.	Agricultural land, farms and single-family dwellings.	Guthrie Road followed by multi-tenant residential buildings. A RFO is located southwest of the Site on the southwest corner of Guthrie Road and Anderton Road.	Commercial buildings (Subway, TD Canada Trust, Shoppers Drug Mart and Medical Clinic) followed by Anderton Road and additional commercial buildings.
Direction with Respect to Inferred Groundwater Flow	Trans/downgradient.	Down/transgradient.	Trans/upgradient.	Up/transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	A RFO with associated USTs are located approximately 150 m southwest of the Site.	None observed.

An RFO was located approximately 150 m southwest of the Site with associated USTs approximately 160 m west-southwest of the Site, and is situated hydraulically up/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between the RFO and the Site, it is Pinchin’s opinion that this off-Site RFO is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin’s observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.



8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 1966 Guthrie Road, Comox, British Columbia, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of Laubenfels Development Advisors for Avtar Properties Management Corp. (Client), subject to the terms, conditions and limitations contained within the proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with



applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

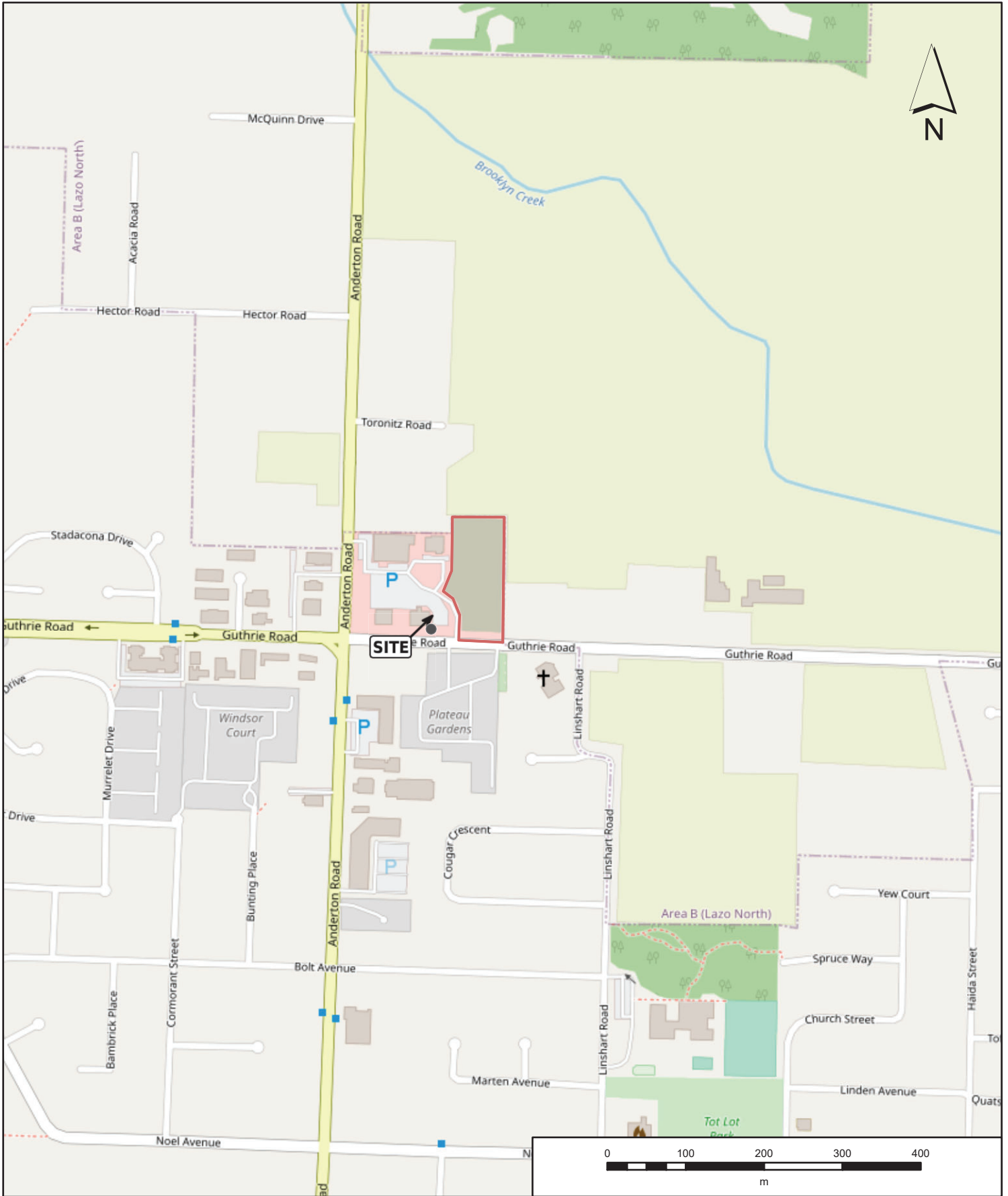
9.0 REFERENCES

1. BC Centre for Disease control website radon contamination:
<http://www.bccdc.ca/healthenv/Contaminants/Radon/default.htm>
2. Health Canada. “*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*”, dated March 2012.
3. BC Online Site Registry.
4. British Columbia Ministry of the Environment On-Line Water Resource Atlas.
5. Canadian Standards Association (CSA) Standard. CSA Z768-01, Phase I Environmental Site Assessment, Canadian Standards Association International, November 2001, reaffirmed 2022.
6. Town of Comox Online GIS.
7. ERIS report entitled “328099.000 – 1966 Guthrie Road, Comox, BC”, and dated July 3, 2023 (ERIS Project # 23062800578).
8. Google™ Earth.
9. iMapBC.
10. Ministry of Environment, Environmental Management Act, Contaminated Sites Regulation (BC Reg375/96). 2010.
11. “*Soil Map of Vancouver Island, British Columbia; Courtenay – Campbell River Sheet*”, 1958; and
12. UBC Geographic Information Centre.

\\FSRMD\Job\328000s\0328099.000 Laubenfels,1966GuthrieRd,EDR,PHI\Deliverables\328099 PHI ESA Report 1966 Guthrie Rd Comox BC Laubenfels July 13 2023.docx

Template: Master Report for Phase I ESA Stage 1 PSI - BC, EDR, June 9, 2023

FIGURES



PROJECT NAME:		PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME:		LAUBENFELS DEVELOPMENT ADVISORS FOR AVTAR PROPERTIES MANAGEMENT CORP			
PROJECT LOCATION:		1966 GUTHRIE ROAD, COMOX, BRITISH COLUMBIA			
FIGURE NAME:		KEY MAP			FIGURE NUMBER
PROJECT NUMBER:	SCALE:	DRAWN BY:	REVIEWED BY:	DATE:	1
0328099.000	1:10,000	KS	JA	JULY 2023	



- LEGEND**
- SITE BOUNDARY
 - SITE BUILDING
 - RES RESIDENTIAL
 - COM COMMERCIAL
 - MONITORING WELL

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INTERPRETATION.



PROJECT NAME:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT

CLIENT NAME:
LAUBENFELS DEVELOPMENT
ADVISORS

PROJECT LOCATION:
1986 GUTHRIE ROAD,
COMOX,
BRITISH COLUMBIA

FIGURE NAME:
SITE AND SURROUNDING
LAND USE PLAN

PROJECT NUMBER:	328099.000	SCALE:	AS SHOWN
DRAWN BY:	AM	REVIEWED BY:	MT
DATE:	JULY 2023	FIGURE NUMBER:	2



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APPENDIX I
Current Land Title

TITLE SEARCH PRINT

2023-06-29, 11:47:44

File Reference:

Requestor: Kayla Slinn

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

Land Title District

VICTORIA

Land Title Office

VICTORIA

Title Number

CA9569323

From Title Number

CA9569322

Application Received

2021-12-09

Application Entered

2021-12-21

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ACI COMOX INVESTMENTS LTD., INC.NO. C1120339
SUITE 3409 -13495 CENTRAL AVENUE
SURREY, BC
V3T 0K2

Taxation Authority

Comox, Town of

Description of Land

Parcel Identifier:

027-869-067

Legal Description:

LOT A SECTION 77 COMOX DISTRICT PLAN VIP86498

Legal Notations

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA)
FILED 15.12.80 UNDER NO. DF J128558, (SEE DF K24125 AND K95595)

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB279261

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB298576

Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

M76302

Registration Date and Time:

1983-08-03 08:00

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Remarks:

INTER ALIA
SECTION 172(3)

TITLE SEARCH PRINT

2023-06-29, 11:47:44

File Reference:

Requestor: Kayla Slinn

Nature: UNDERSURFACE RIGHTS
Registration Number: M76303
Registration Date and Time: 1983-08-03 08:00
Registered Owner: THE DIRECTOR OF SOLDIER SETTLEMENT
Remarks: INTER ALIA
DD 35611N; SUBJECT TO M76302 SECTION 172(3)

Nature: COVENANT
Registration Number: ES29646
Registration Date and Time: 2001-04-23 09:43
Registered Owner: TOWN OF COMOX

Nature: COVENANT
Registration Number: FB150101
Registration Date and Time: 2008-02-29 10:16
Registered Owner: TOWN OF COMOX

Nature: RENT CHARGE
Registration Number: FB150102
Registration Date and Time: 2008-02-29 10:16
Registered Owner: TOWN OF COMOX

Nature: COVENANT
Registration Number: FB150103
Registration Date and Time: 2008-02-29 10:16
Registered Owner: TOWN OF COMOX

Nature: RENT CHARGE
Registration Number: FB150104
Registration Date and Time: 2008-02-29 10:16
Registered Owner: TOWN OF COMOX

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB214851
Registration Date and Time: 2008-09-25 11:40
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB214852
Registration Date and Time: 2008-09-25 11:40
Registered Owner: TELUS COMMUNICATIONS INC.

TITLE SEARCH PRINT

2023-06-29, 11:47:44

File Reference:

Requestor: Kayla Slinn

Nature: LEASE
Registration Number: FB336345
Registration Date and Time: 2010-03-17 13:42
Registered Owner: THE TORONTO-DOMINION BANK
Remarks: PART IN PLAN VIP87729
HERETO IS ANNEXED RESTRICTIVE COVENANT FB336346
OVER LOT A, PLAN VIP86498

Nature: RESTRICTIVE COVENANT
Registration Number: FB336346
Registration Date and Time: 2010-03-17 13:42
Remarks: APPURTENANT TO LEASE FB336345

Nature: RIGHT OF FIRST REFUSAL
Registration Number: FB336347
Registration Date and Time: 2010-03-17 13:42
Registered Owner: THE TORONTO-DOMINION BANK

Nature: MORTGAGE
Registration Number: CA9569388
Registration Date and Time: 2021-12-09 14:08
Registered Owner: COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9569389
Registration Date and Time: 2021-12-09 14:08
Registered Owner: COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

APPENDIX II
BC Water Resource Atlas Search Results



iMapBC Mapping

Legend

Groundwater Wells - All

ARTESIAN_COND

Reported Artesian Well

Well

Provincial Observation Well

OBSERVATION_WELL_STATL

Active

Inactive

0 0.20 0.41 km

1: 10,000

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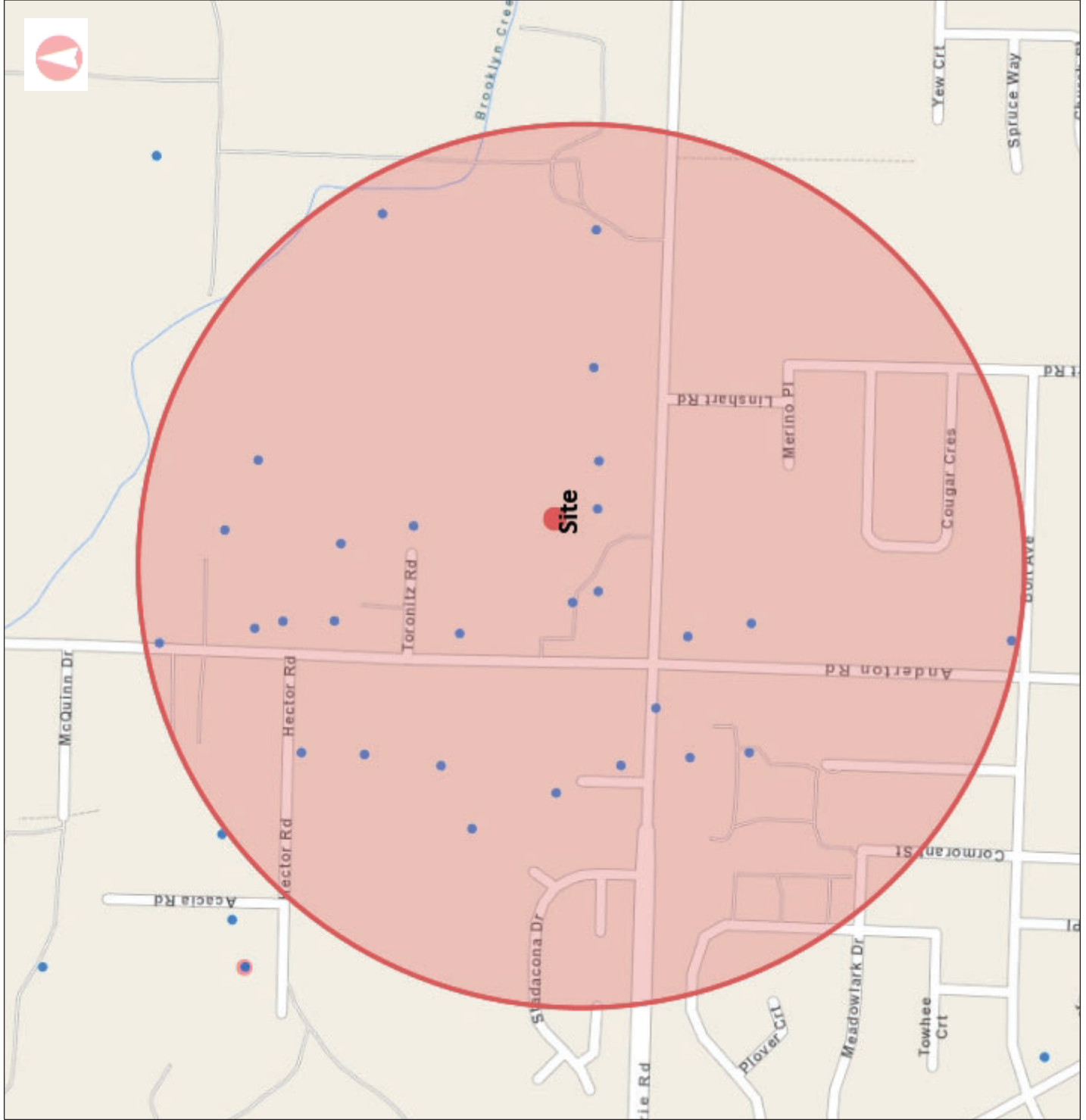
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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



APPENDIX III
ERIS Report



DATABASE REPORT

Project Property: 328099 - 1966 Guthrie Rd, Comox, BC
1966 Guthrie Road
Comox BC V9M 3X7

Project No: 328099.000

Report Type: BC Premium Report

Order No: 23062800578

Requested by: Pinchin Ltd.

Date Completed: July 3, 2023

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Executive Summary

Property Information:

Project Property: 328099 - 1966 Guthrie Rd, Comox, BC
1966 Guthrie Road Comox BC V9M 3X7

Project No: 328099.000

Coordinates:

Latitude: 49.6884921
Longitude: -124.9334791
UTM Northing: 5,505,791.34
UTM Easting: 360,544.23
UTM Zone: 10U

Elevation: 191 FT
58.19 M

Order Information:

Order No: 23062800578
Date Requested: June 28, 2023
Requested by: Pinchin Ltd.
Report Type: BC Premium Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

Database	Name	Searched	Search Radius	Project Property	Within 0.25 km	0.25 km to 0.50 km	Total
AMS	Authorization Management System (formerly WASTE)	Y	0.25	0	0	-	0
ARIS	Assessment Report Indexing System	N	0.25	-	-	-	-
AUWR	Automobile Wrecking & Supplies	N	0.25	-	-	-	-
BCIN	BC Oil and Gas Commission Incidents	Y	0.25	0	0	-	0
BOGW	BC Oil and Gas Wells	N	0.25	-	-	-	-
CDRY	Dry Cleaning Facilities	N	0.25	-	-	-	-
CHM	Chemical Register	N	0.25	-	-	-	-
CNG	Compressed Natural Gas Stations	N	0.25	-	-	-	-
COAL	Coal Tar Sites	N	0.25	-	-	-	-
CONV	Compliance and Enforcement Summary	Y	0.25	0	0	-	0
DIS	Wastewater Discharge Inventory	N	0.25	-	-	-	-
EEM	Environmental Effects Monitoring	N	0.25	-	-	-	-
EHS	ERIS Historical Searches	N	0.25	-	-	-	-
EIIS	Environmental Issues Inventory System	N	0.25	-	-	-	-
EM	Environmental Monitoring Locations	N	0.25	-	-	-	-
FCON	Federal Convictions	N	0.25	-	-	-	-
FCS	Contaminated Sites on Federal Land	Y	0.25	0	0	-	0
FISH	Commercial Fisheries	N	0.25	-	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	0.25	-	-	-	-
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	N	0.25	-	-	-	-
GEN	Waste Generators Summary	Y	0.25	0	4	-	4
GEN2	Generators - Special Waste Information System (SWIS)	Y	0.25	0	1	-	1
GHG	Greenhouse Gas Emissions from Large Facilities	N	0.25	-	-	-	-
HWF	Hazardous Waste Facilities	Y	0.25	0	0	-	0
IAFT	Indian & Northern Affairs Fuel Tanks	N	0.25	-	-	-	-
LUM	Lumber Mills	N	0.25	-	-	-	-
MINE	Canadian Mine Locations	N	0.25	-	-	-	-
MNR	Minerals Deposits Database	N	0.25	-	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	0.25	-	-	-	-
NCPL	Non-Compliance Reports	N	0.25	-	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	0.25	-	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	0.25	-	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	0.25	-	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	0.25	-	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>0.25 km to 0.50 km</i>	<i>Total</i>
NEBP	National Energy Board Wells	N	0.25	-	-	-	-
NEES	National Environmental Emergencies System (NEES)	Y	0.25	0	0	-	0
NPCB	National PCB Inventory	N	0.25	-	-	-	-
NPRI	National Pollutant Release Inventory	Y	0.25	0	0	-	0
OGCW	Oil Gas Commission Wells	Y	0.25	0	0	-	0
OGF	Oil and Gas Commission Facilities	Y	0.25	0	0	-	0
OGWW	Oil and Gas Wells	N	0.25	-	-	-	-
PAP	Canadian Pulp and Paper	N	0.25	-	-	-	-
PCB	Inventory of PCB Storage Sites	Y	0.25	0	0	-	0
PCFT	Parks Canada Fuel Storage Tanks	N	0.25	-	-	-	-
PES	Pesticide Register	N	0.25	-	-	-	-
PRAI	Private Aggregate Inventory	N	0.25	-	-	-	-
PUAI	Public Aggregate Inventory	N	0.25	-	-	-	-
REC	Waste Receivers Summary	Y	0.25	0	0	-	0
REC2	Receivers - Special Waste Information System (SWIS)	Y	0.25	0	0	-	0
RST	Retail Fuel Storage Tanks	Y	0.25	0	8	-	8
SCT	Scott's Manufacturing Directory	Y	0.25	0	8	-	8
SREG	Site Registry	Y	0.50	0	4	0	4
STNK	Surrey Tank Construction Permits	Y	0.25	0	0	-	0
SUMP	Sump Locations	Y	0.25	0	0	-	0
TCFT	Transport Canada Fuel Storage Tanks	N	0.25	-	-	-	-
VTNK	Vancouver Heating Oil Underground Storage Tanks	N	0.25	-	-	-	-
WDS	Waste Disposal Site Inventory	Y	0.25	0	0	-	0
WWIS	Water Well Information System	N	0.25	-	-	-	-
Total:				0	25	0	25

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	GEN		Comox Unit 17 -- 1957 Guthrie Rd BC	ESE/63.4	2.41	16
2	SREG	Intersection Of Anderton St And Guthrie	INTERSECTION OF ANDERTON STREET AND GUTHRIE STREET No Entry COMOX BC <i>Site ID Updated:</i> 15387 18-Oct-2016	W/105.5	2.60	16
3	SREG	727 Anderton Property Development, Comox	727 ANDERTON ROAD No Entry COMOX BC <i>Site ID Updated:</i> 4812 06-Jun-2001	WNW/109.5	1.86	18
4	SCT	AERO ART SCREEN PRINTING	1-678 Anderton Rd Comox BC V9M 2J3	SSW/136.5	4.04	22
4	SCT	FISH 'N STITCHES	5-678 Anderton Rd Comox BC V9M 2J3	SSW/136.5	4.04	22
4	SCT	Aero Art Screen Printing Inc.	1-678 Anderton Rd Comox BC V9M 2J3	SSW/136.5	4.04	23
4	SCT	Fish 'N Stitches Embroidered Promotion	5-678 Anderton Rd Comox BC V9M 2J3	SSW/136.5	4.04	23
4	SCT	Fine Line Embroidery & Graphic	5-678 Anderton Rd Comox BC V9M 2J3	SSW/136.5	4.04	23
5	SREG	701 Anderton Road, Comox	701 ANDERTON ROAD No Entry COMOX BC <i>Site ID Updated:</i> 3889 20-Oct-2000	WSW/137.1	4.00	23
5	RST	CHEVRON TOWN PANTRY COMOX	701 ANDERTON RD COMOX BC V9M 2J1	WSW/137.1	4.00	27
5	RST	CHEVRON TOWN PANTRY COMOX	701 ANDERTON RD COMOX BC V9M2J1	WSW/137.1	4.00	27
5	RST	CHEVRON TOWN PANTRY	701 ANDERTON RD COMOX BC V9M2J1	WSW/137.1	4.00	27

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
5	GEN2	CHEVRON CANADA LTD.	701 ANDERTON RD, COMOX, BC BC	WSW/137.1	4.00	27
6	SCT	Aquatec Seafoods Ltd	820 Shamrock PI Comox BC V9M 4G4	W/180.8	2.69	27
6	SCT	Aquatec Seafoods Ltd.	820 Shamrock PI Comox BC V9M 4G4	W/180.8	2.69	28
7	GEN		Comox 685/689 Anderton Road BC	SW/185.4	4.00	28
8	SREG	648 Anderton Road	648 ANDERTON ROAD No Entry COMOX BC <i>Site ID Updated: 1601 13-Aug-2004</i>	SSW/220.6	3.04	28
8	RST	SUPREME CONVENIENCE NO 3 COMOX	648 ANDERTON RD COMOX BC V9M2J3	SSW/220.6	3.04	38
8	RST	COMOX SUPERSAVE GAS	648 ANDERTON RD COMOX BC V9M 2J3	SSW/220.6	3.04	38
8	RST	COMOX HUSKY	648 ANDERTON RD COMOX BC V9M 2J3	SSW/220.6	3.04	38
8	RST	COMOX HUSKY	648 ANDERTON RD COMOX BC V9M2J3	SSW/220.6	3.04	38
8	RST	COMOX HUSKY	648 ANDERTON RD COMOX BC V9M2J3	SSW/220.6	3.04	38
9	GEN	666925 Bc Ltd.	Comox 648 Anderton Road BC	SW/235.8	3.75	39
10	SCT	Affordable Systems Ltd.	12-821 Shamrock PI Comox BC V9M 4G4	W/249.0	7.73	39
10	GEN	Comox Bottle Depot & Recycling	Comox 821 1a Shamrock Place BC	W/249.0	7.73	39

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
----------------	-----------	--------------------------	----------------	---------------------	----------------------	--------------------

Executive Summary: Summary By Data Source

GEN - Waste Generators Summary

A search of the GEN database, dated 1993-Oct 31, 2022 has found that there are 4 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Comox Unit 17 -- 1957 Guthrie Rd BC	ESE	63.36	<u>1</u>
	Comox 685/689 Anderton Road BC	SW	185.42	<u>7</u>
666925 Bc Ltd.	Comox 648 Anderton Road BC	SW	235.79	<u>9</u>
Comox Bottle Depot & Recycling	Comox 821 1a Shamrock Place BC	W	249.00	<u>10</u>

GEN2 - Generators - Special Waste Information System (SWIS)

A search of the GEN2 database, dated Jan 2011-Dec 2014 has found that there are 1 GEN2 site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CHEVRON CANADA LTD.	701 ANDERTON RD, COMOX, BC BC	WSW	137.11	<u>5</u>

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Feb 28, 2023 has found that there are 8 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CHEVRON TOWN PANTRY	701 ANDERTON RD COMOX BC V9M2J1	WSW	137.11	<u>5</u>
CHEVRON TOWN PANTRY COMOX	701 ANDERTON RD COMOX BC V9M2J1	WSW	137.11	<u>5</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CHEVRON TOWN PANTRY COMOX	701 ANDERTON RD COMOX BC V9M 2J1	WSW	137.11	5
COMOX HUSKY	648 ANDERTON RD COMOX BC V9M 2J3	SSW	220.55	8
COMOX HUSKY	648 ANDERTON RD COMOX BC V9M2J3	SSW	220.55	8
COMOX SUPERSAVE GAS	648 ANDERTON RD COMOX BC V9M 2J3	SSW	220.55	8
SUPREME CONVENIENCE NO 3 COMOX	648 ANDERTON RD COMOX BC V9M2J3	SSW	220.55	8
COMOX HUSKY	648 ANDERTON RD COMOX BC V9M2J3	SSW	220.55	8

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 8 SCT site(s) within approximately 0.25 kilometers of the project property.

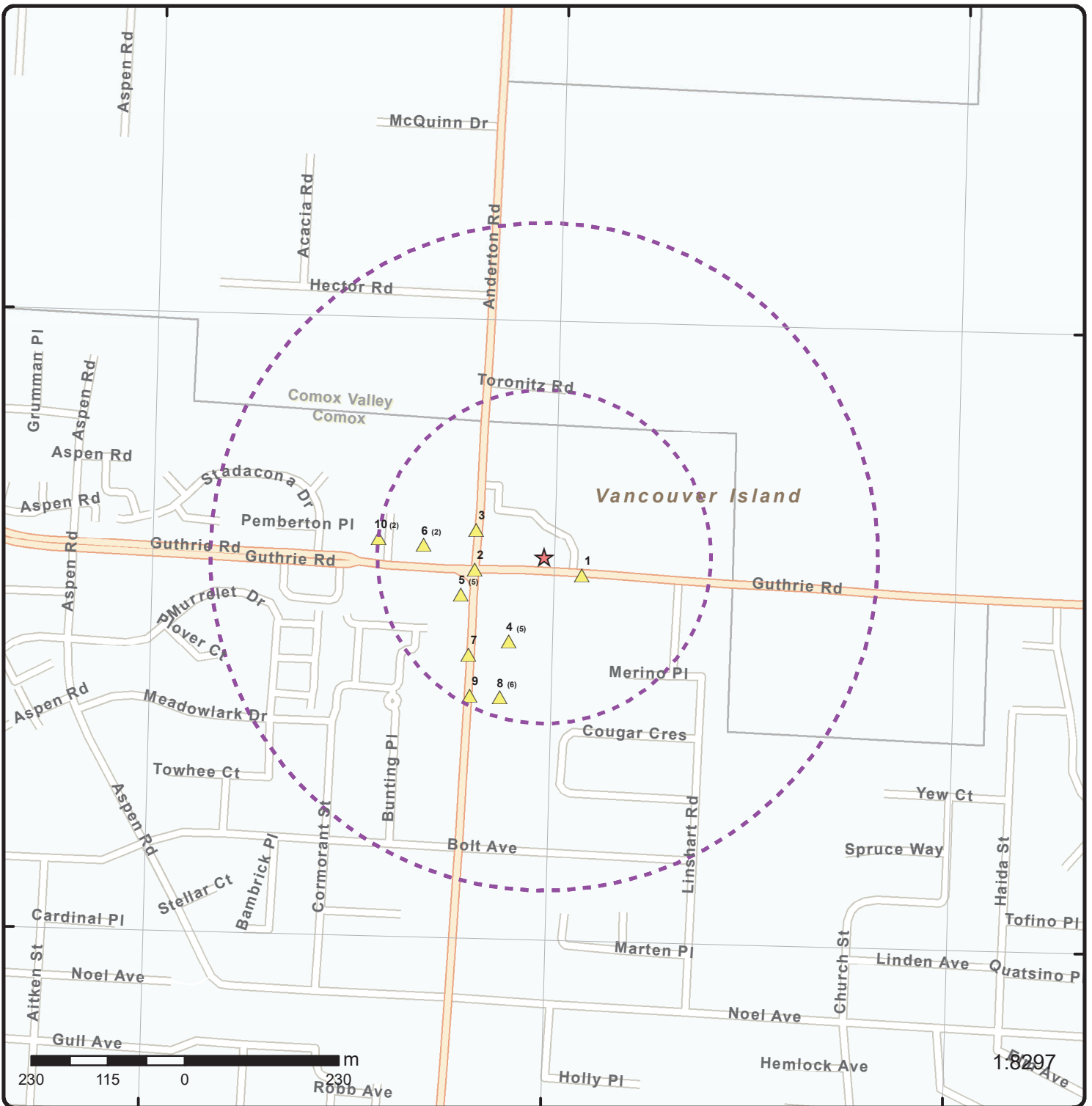
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
AERO ART SCREEN PRINTING	1-678 Anderton Rd Comox BC V9M 2J3	SSW	136.46	4
FISH 'N STITCHES	5-678 Anderton Rd Comox BC V9M 2J3	SSW	136.46	4
Aero Art Screen Printing Inc.	1-678 Anderton Rd Comox BC V9M 2J3	SSW	136.46	4
Fish 'N Stitches Embroidered Promotion	5-678 Anderton Rd Comox BC V9M 2J3	SSW	136.46	4

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Fine Line Embroidery & Graphic	5-678 Anderton Rd Comox BC V9M 2J3	SSW	136.46	4
Aquatec Seafoods Ltd	820 Shamrock Pl Comox BC V9M 4G4	W	180.83	6
Aquatec Seafoods Ltd.	820 Shamrock Pl Comox BC V9M 4G4	W	180.83	6
Affordable Systems Ltd.	12-821 Shamrock Pl Comox BC V9M 4G4	W	249.00	10

SREG - Site Registry

A search of the SREG database, dated Apr 2023 has found that there are 4 SREG site(s) within approximately 0.50 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Intersection Of Anderton St And Guthrie	INTERSECTION OF ANDERTON STREET AND GUTHRIE STREET No Entry COMOX BC <i>Site ID Updated:</i> 15387 18-Oct-2016	W	105.49	2
727 Anderton Property Development, Comox	727 ANDERTON ROAD No Entry COMOX BC <i>Site ID Updated:</i> 4812 06-Jun-2001	WNW	109.51	3
701 Anderton Road, Comox	701 ANDERTON ROAD No Entry COMOX BC <i>Site ID Updated:</i> 3889 20-Oct-2000	WSW	137.11	5
648 Anderton Road	648 ANDERTON ROAD No Entry COMOX BC <i>Site ID Updated:</i> 1601 13-Aug-2004	SSW	220.55	8



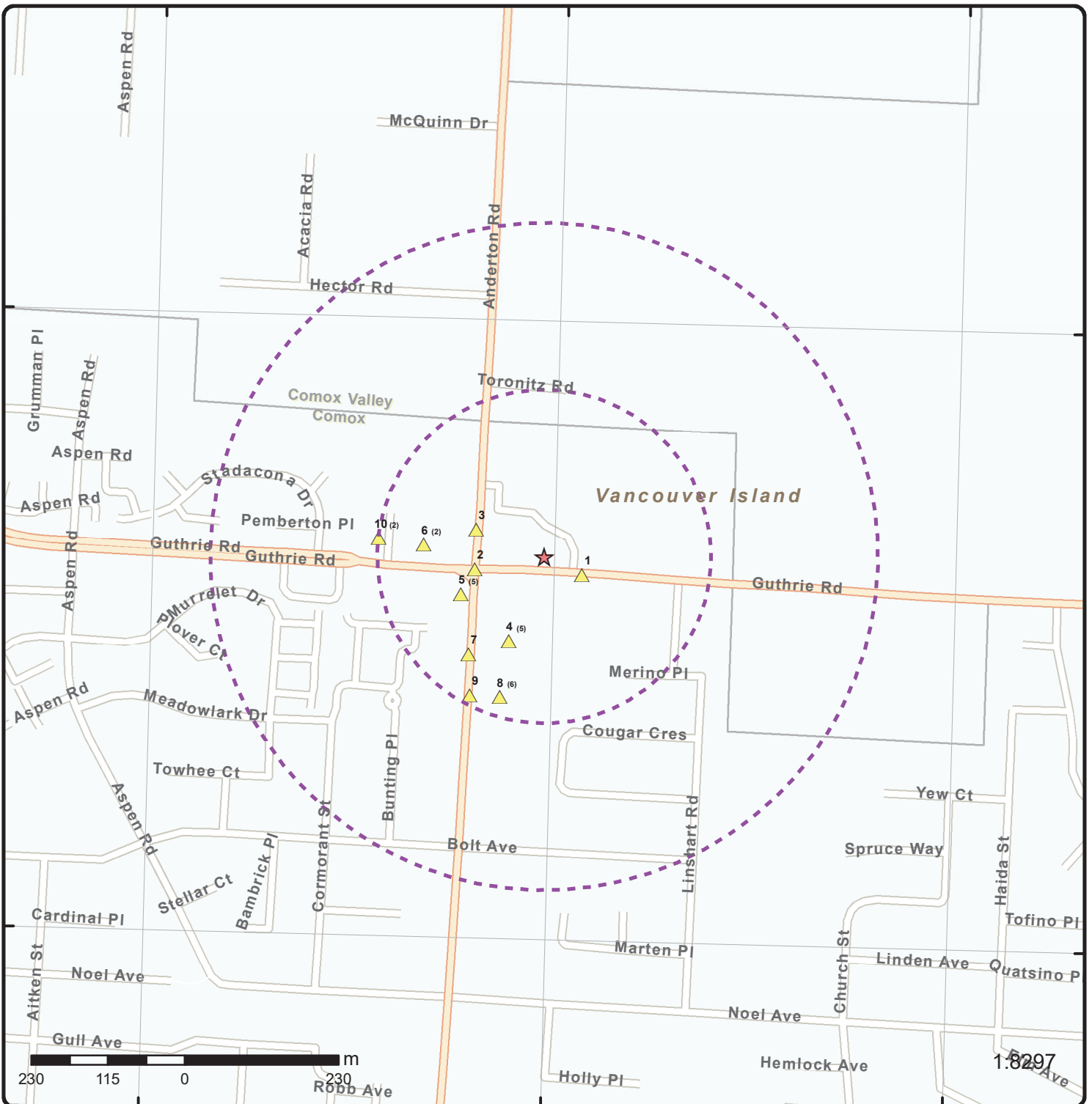
Map: 0.5 Kilometer Radius

Order Number: 23062800578

Address: 1966 Guthrie Road, Comox, BC



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



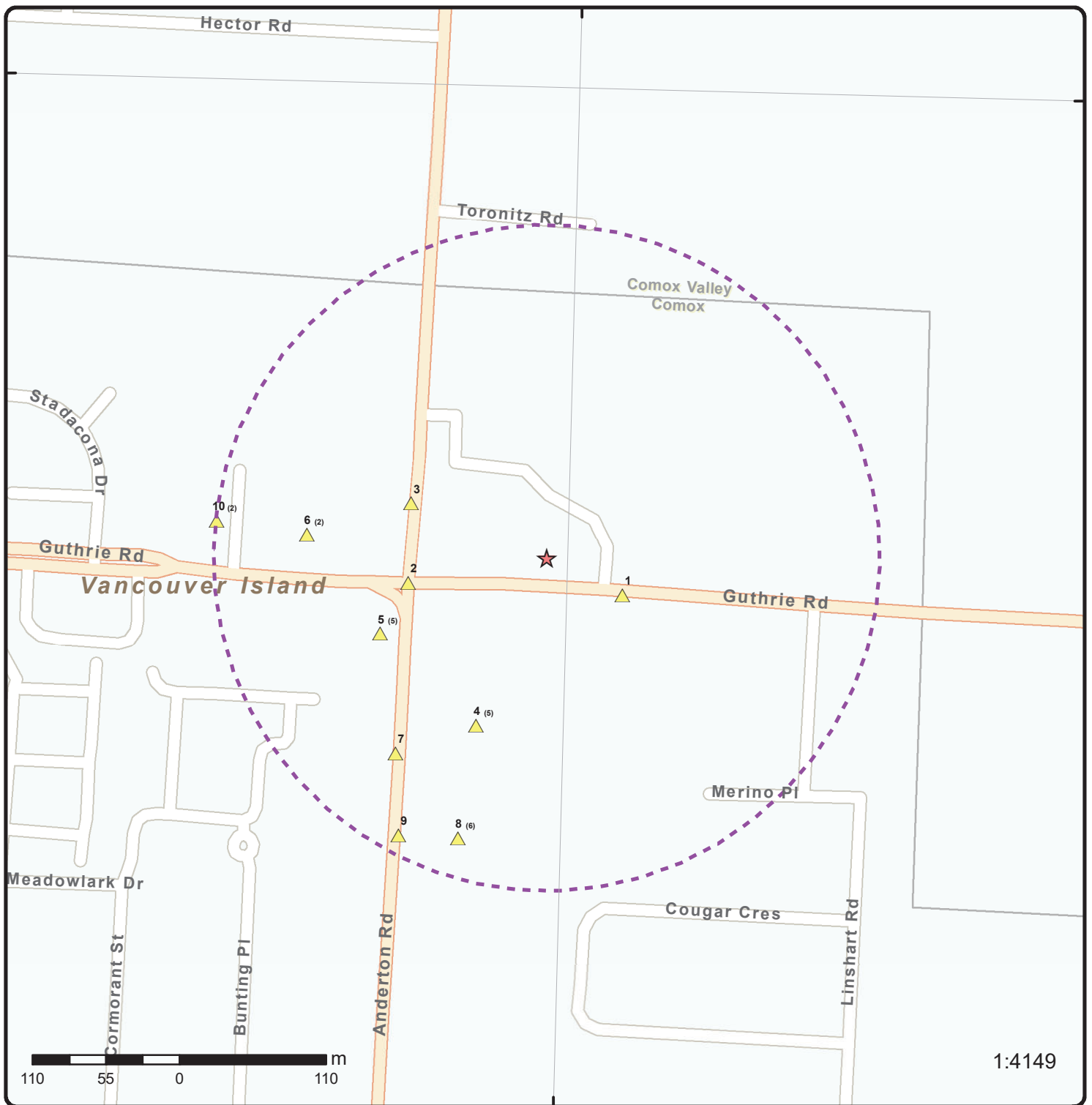
Map: 0.5 Kilometer Radius

Order Number: 23062800578

Address: 1966 Guthrie Road, Comox, BC



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



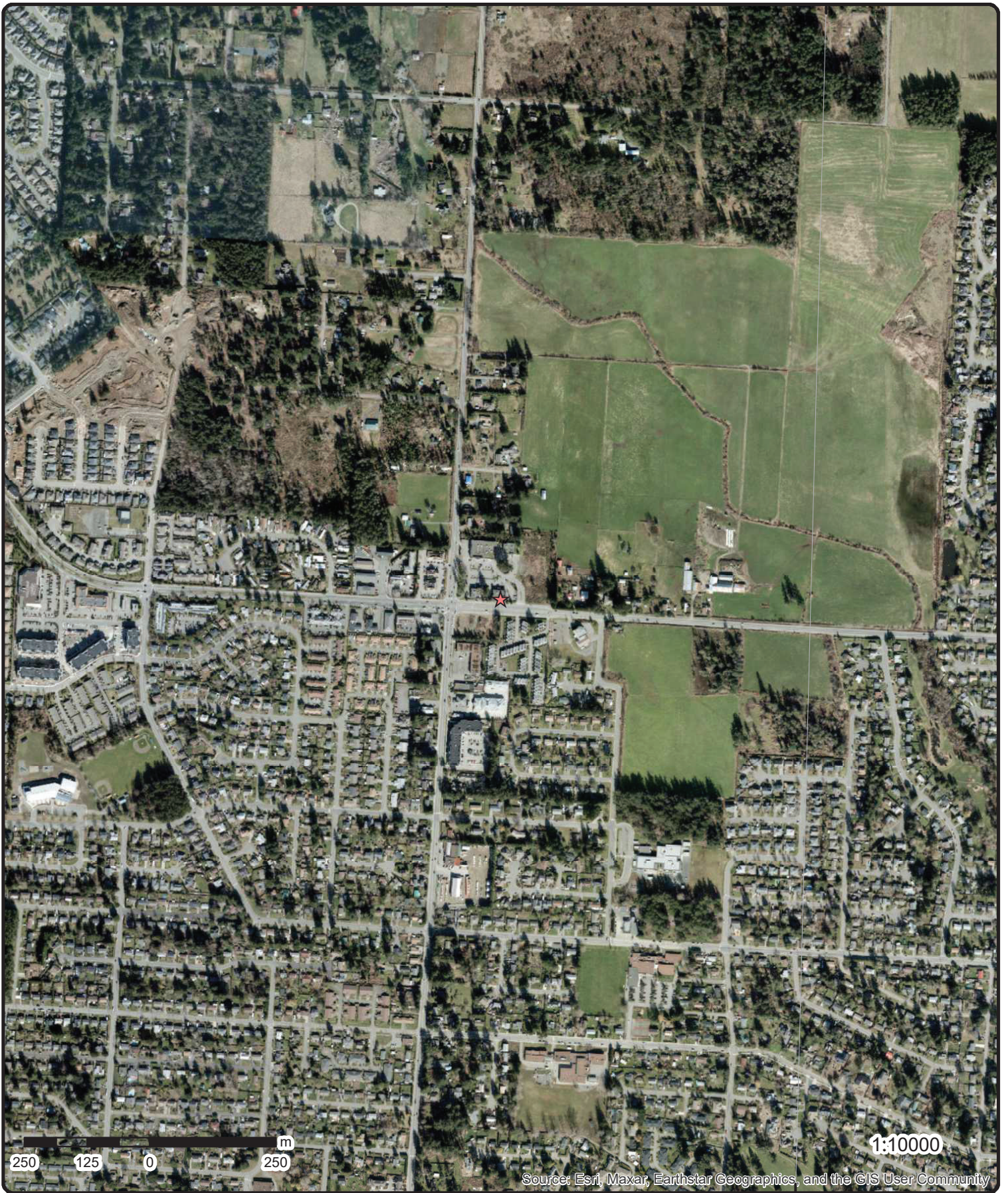
Map: 0.25 Kilometer Radius

Order Number: 23062800578

Address: 1966 Guthrie Road, Comox, BC



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



Aerial Year: 2022

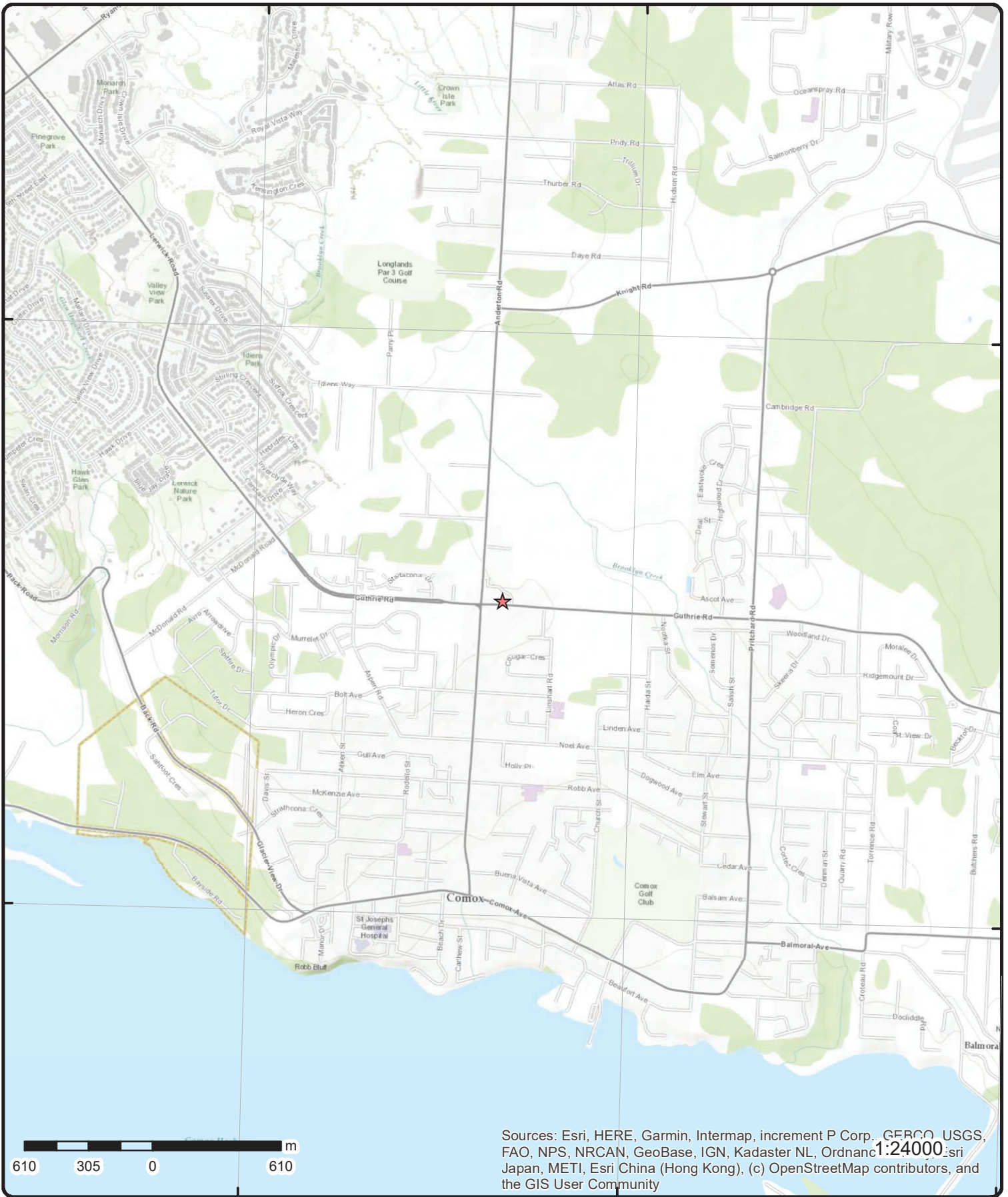
Order Number: 23062800578

Address: 1966 Guthrie Road, Comox, BC



Source: ESRI World Imagery

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 1966 Guthrie Road, BC

Source: ESRI World Topographic Map

Order Number: 23062800578



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	ESE/63.4	60.6 / 2.41	Comox Unit 17 -- 1957 Guthrie Rd BC	GEN
<p>Generator No: BCG103304 Status Date: 25-Mar-2022 Status: Active Registration Dt: 25-Mar-2022 Region: VANCOUVER ISLAND Mailing Addr: Waste Generation Site: Comox Unit 17 -- 1957 Guthrie Rd Comments: Year:</p>					
<u>Waste Detail(s)</u>					
<p>TDG Pin No: UN2590 Generation Code: Generated One Time Only TDG Class: 9 Handling Code: Secure Landfill Reg Status Date: 25-Mar-2022 Gen Business Type: Physical State: Solid Certified By Name: Amount in Storage: kg Date Certifier Signed: 25-Mar-2022 Amount Per 30 Days: 1450 kg Registered Waste: Asbestos, Chrysotile, When Not Fixed In A Natural Or Artificial Binder Material Or Included In A Manufactured Product</p>					

<u>2</u>	1 of 1	W/105.5	60.8 / 2.60	Intersection Of Anderton St And Guthrie INTERSECTION OF ANDERTON STREET AND GUTHRIE STREET No Entry COMOX BC	SREG
<p>Site ID: 15387 Updated: 18-Oct-2016 Env Rmd ID: Detail Removed: 18-Oct-2016 Region: Postal Code: No Entry Record Status: NOT ASSIGNED Latitude DMS: 49d 41m 17.8s Status as of: Apr 2023 Longitude DMS: 124d 56m 06.4s Cleanup Status: Latitude: 49.688278 Category: Longitude: 124.935108 Registered: 18-Jun-2013 Victoria File No: 26250-20/15387 Regional File No: No File Common Name: Location Desc: LOCATION CONFIRMED USING ICIS Addr (BC Data Catalogue): Site Note: There are no PIDs nor Associated Sites for this site.</p>					
<u>Registry Notations</u>					
<p>Event ID: 68987 Notation Type and Act: NOTICE OF INDEPENDENT REMEDIATION COMPLETION SUBMITTED. Environmental Management Act: General Initiated Date: 17-Jun-2013 Approved Date: 17-Jun-2013 Region: Nanaimo, Vancouver Island Ministry Contact: SAMWAYS, JENNIFER Notation Notes: Completed: 2013-04-18 **Note: Many records provided by the department have a truncated [Notation Notes] field. Required Actions: No Actions Entered</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Requirement Due Date:					
Requirement Received Date:					
Participant:		Eba Environmental Ltd (Nanaimo)			
Role:		SUBMITTED BY			
<u>Registry Notations</u>					
Event ID:		69003			
Notation Type and Act:		SITE RISK CLASSIFIED - SITE IS NON-HIGH RISK. Environmental Management Act: General			
Initiated Date:		18-Jun-2013			
Approved Date:		18-Jun-2013			
Region:		Nanaimo, Vancouver Island			
Ministry Contact:		O'GRADY, TYLER			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:		Eba Environmental Ltd (Nanaimo)			
Role:		SUBMITTED BY			
<u>Registry Notations</u>					
Event ID:		68986			
Notation Type and Act:		NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED. Environmental Management Act: General			
Initiated Date:		17-Jun-2013			
Approved Date:		17-Jun-2013			
Region:		Nanaimo, Vancouver Island			
Ministry Contact:		SAMWAYS, JENNIFER			
Notation Notes:		Start: 2013-04-11 **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:		Eba Environmental Ltd (Nanaimo)			
Role:		SUBMITTED BY			
<u>Site Participants</u>					
Participant:		Site Information Advisor			
Participation Type:		EMP			
Start Date:		Jun-17-2013			
End Date:		Jun-14-2021			
Notes:					
Participants Role:		Ministry Contact			
<u>Site Participants</u>					
Participant:		Town Of Comox			
Participation Type:		ORG			
Start Date:		Jun-17-2013			
End Date:					
Notes:					
Participants Role:		Property Owner			
<u>Site Participants</u>					
Participant:		Eba Environmental Ltd (Nanaimo)			
Participation Type:		ORG			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Start Date:		Jun-17-2013			
End Date:					
Notes:					
Participants Role:		Environmental Consultant/Contractor			
Site Participants					
Participant:		O'Grady, Tyler			
Participation Type:		EMP			
Start Date:		Jun-18-2013			
End Date:		Jun-14-2021			
Notes:					
Participants Role:		Ministry Contact			

3	1 of 1	WNW/109.5	60.0 / 1.86	727 Anderton Property Development, Comox 727 ANDERTON ROAD No Entry COMOX BC	SREG
Site ID:	4812			Updated:	06-Jun-2001
Env Rmd ID:				Detail Removed:	04-Jun-2001
Region:				Postal Code:	No Entry
Record Status:	NOT ASSIGNED			Latitude DMS:	49d 41m 18.8s
Status as of:	Apr 2023			Longitude DMS:	124d 56m 05.5s
Cleanup Status:				Latitude:	49.688556
Category:	Medium Site, Simple Contamination			Longitude:	124.934850
Registered:	23-Oct-1998				
Victoria File No:	No File				
Regional File No:	26250-20/4812				
Common Name:					
Location Desc:	COMOX				
Addr (BC Data Catalogue):					
Site Note:	There are no Associated Sites for this site.				

Registry Notations

Event ID:	35497
Notation Type and Act:	CERTIFICATE OF COMPLIANCE ISSUED (WMA 27.6(2)). Waste Management Act: Contaminated Sites Notations
Initiated Date:	16-Jul-1998
Approved Date:	16-Jul-1998
Region:	Nanaimo, Vancouver Island
Ministry Contact:	BOLLANS, RON A
Notation Notes:	This Is An Amendment To The Original Certificate Of Compliance Issued On 1998-06-24.
Required Actions:	No Actions Entered
Requirement Due Date:	
Requirement Received Date:	
Participant:	Bollans, Ron A
Role:	ISSUED BY

Registry Notations

Event ID:	27873
Notation Type and Act:	CERTIFICATE OF COMPLIANCE REQUESTED WITHOUT INSPECTION. Waste Management Act: Contaminated Sites Notations
Initiated Date:	09-Dec-1997
Approved Date:	No Entry
Region:	Nanaimo, Vancouver Island
Ministry Contact:	SLOAN, MICHAEL
Notation Notes:	No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions:	No Actions Entered

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Requirement Due Date:					
Requirement Received Date:					
Participant:		Anderton Property Developments Ltd. (Vancouver)			
Role:		REQUESTED BY			
<u>Registry Notations</u>					
Event ID:		26529			
Notation Type and Act:		NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA 28(2)). Waste Management Act: Contaminated Sites Notations			
Initiated Date:		10-Oct-1997			
Approved Date:		No Entry			
Region:		Nanaimo, Vancouver Island			
Ministry Contact:		DAVIES, ROBERT J			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:		Levelton Engineering Associates Ltd (Courtenay)			
Role:		SUBMITTED BY			
<u>Registry Notations</u>					
Event ID:		27872			
Notation Type and Act:		DETAILED SITE INVESTIGATION REPORT: INTERNAL REVIEW REQUESTED. Waste Management Act: Contaminated Sites Notations			
Initiated Date:		09-Dec-1997			
Approved Date:		11-May-1998			
Region:		Nanaimo, Vancouver Island			
Ministry Contact:		SLOAN, MICHAEL			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:		Levelton Engineering Associates Ltd (Courtenay)			
Role:		SUBMITTED BY			
Participant:		Anderton Property Developments Ltd. (Vancouver)			
Role:		REQUESTED BY			
<u>Registry Notations</u>					
Event ID:		29331			
Notation Type and Act:		CERTIFICATE OF COMPLIANCE ISSUED (WMA 27.6(2)). Waste Management Act: Contaminated Sites Notations			
Initiated Date:		24-Jun-1998			
Approved Date:		25-Jun-1998			
Region:		Nanaimo, Vancouver Island			
Ministry Contact:		BOLLANS, RON A			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
<u>Registry Notations</u>					
Event ID:		29338			
Notation Type and Act:		PRELIMINARY SITE INVESTIGATION REPORT: INTERNAL REVIEW REQUESTED. Waste Management Act: Contaminated Sites Notations			
Initiated Date:		09-Dec-1997			
Approved Date:		06-May-1998			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Region:		Nanaimo, Vancouver Island			
Ministry Contact:		SLOAN, MICHAEL			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:		Levelton Engineering Associates Ltd (Courtenay)			
Role:		SUBMITTED BY			
Participant:		Sloan, Michael			
Role:		REVIEWED BY			
Participant:		Anderton Property Developments Ltd. (Vancouver)			
Role:		REQUESTED BY			
<u>Site Participants</u>					
Participant:		Levelton Engineering Associates Ltd (Courtenay)			
Participation Type:		ORG			
Start Date:		Mar-18-1997			
End Date:					
Notes:					
Participants Role:		Environmental Consultant/Contractor			
<u>Site Participants</u>					
Participant:		Pyramid Properties Ltd (Vancouver)			
Participation Type:		ORG			
Start Date:		Mar-18-1997			
End Date:					
Notes:					
Participants Role:		Developer/Associated Company			
<u>Site Participants</u>					
Participant:		Anderton Property Developments Ltd. (Vancouver)			
Participation Type:		ORG			
Start Date:		Dec-01-1997			
End Date:					
Notes:					
Participants Role:		Property Owner			
<u>Site Participants</u>					
Participant:		Bollans, Ron A			
Participation Type:		EMP			
Start Date:		Dec-09-1997			
End Date:		Mar-29-2002			
Notes:					
Participants Role:		Alternate Ministry Contact			
<u>Site Participants</u>					
Participant:		Patten, Barry			
Participation Type:		EMP			
Start Date:		Nov-06-1997			
End Date:		Mar-31-2003			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Notes:					
Participants Role:		Alternate Ministry Contact			
<u>Site Participants</u>					
Participant:		Davies, Robert J			
Participation Type:		EMP			
Start Date:		Oct-10-1997			
End Date:		Mar-31-2004			
Notes:					
Participants Role:		Alternate Ministry Contact			
<u>Site Participants</u>					
Participant:		Sloan, Michael			
Participation Type:		EMP			
Start Date:		Mar-18-1997			
End Date:		Mar-29-2002			
Notes:					
Participants Role:		Main Ministry Contact			
<u>Documents on File</u>					
Document or Report Title:		Phase I And Ii Environmental Assesment 727 Anderton Road, Comox, Bc			
Authored Date:		18-Mar-1997			
Submitted Date:		19-Mar-1998			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Levelton Engineering Associates Ltd (Courtenay) - Author			
Participant and Role:		Pyramid Properties Ltd (Vancouver) - Commissioner			
Participant and Role:		Sloan, Michael - Reviewer			
<u>Documents on File</u>					
Document or Report Title:		Request For Permission To Dispose Of Approximately 120 M^3 Of Hydrocarbon Contaminated Soil At The Pigeon Lake Landfill.			
Authored Date:		06-Nov-1997			
Submitted Date:		07-Nov-1997			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Pyramid Properties Ltd (Vancouver) - Commissioner			
Participant and Role:		Levelton Engineering Associates Ltd (Courtenay) - Author			
Participant and Role:		Patten, Barry - Reviewer			
<u>Documents on File</u>					
Document or Report Title:		Detailed Site Investigation And Independent Remediation Of Hydrocarbon Contaminated Soil, 727 Anderton Road,			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Authored Date:		Comox, Bc			
Submitted Date:		01-Dec-1997			
		19-Mar-1998			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Sloan, Michael - Reviewer			
Participant and Role:		Anderton Property Developments Ltd. (Vancouver) - Commissioner			
Participant and Role:		Levelton Engineering Associates Ltd (Courtenay) - Author			
<u>Parcel Descriptions</u>					
Date Added:		1/26/1998			
LTO PID(s):		000-364-606			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT 1, DISTRICT LOT 170, COMOX DISTRICT, PLAN 35818, EXCEPT PART IN PLAN 41140 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/19/1998 8:07:12 AM			
LTO PID(s):		024-198-048			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT A DISTRICT LOT 170 COMOX DISTRICT PLAN VIP67445 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>4</u>	1 of 5	SSW/136.5	62.2 / 4.04	AERO ART SCREEN PRINTING 1-678 Anderton Rd Comox BC V9M 2J3	SCT
Established:		1981			
Plant Size (ft²):		0			
Employment:		5			
--Details--					
Description:		Automotive Trimmings, Apparel Findings, and Related Products			
SIC/NAICS Code:		2396			
<u>4</u>	2 of 5	SSW/136.5	62.2 / 4.04	FISH 'N STITCHES 5-678 Anderton Rd Comox BC V9M 2J3	SCT
Established:					
Plant Size (ft²):		0			
Employment:		0			
--Details--					
Description:		Pleating, Decorative and Novelty Stitching, and Tucking for the Trade			
SIC/NAICS Code:		2395			
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>4</u>	3 of 5	SSW/136.5	62.2 / 4.04	Aero Art Screen Printing Inc. 1-678 Anderton Rd Comox BC V9M 2J3	SCT
Established:		01-JAN-81			
Plant Size (ft²):		1600			
Employment:					
--Details--					
Description:		Commercial Screen Printing			
SIC/NAICS Code:		323113			
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			
<u>4</u>	4 of 5	SSW/136.5	62.2 / 4.04	Fish 'N Stitches Embroidered Promotion 5-678 Anderton Rd Comox BC V9M 2J3	SCT
Established:		1999			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			
<u>4</u>	5 of 5	SSW/136.5	62.2 / 4.04	Fine Line Embroidery & Graphic 5-678 Anderton Rd Comox BC V9M 2J3	SCT
Established:		01-FEB-89			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			
<u>5</u>	1 of 5	WSW/137.1	62.2 / 4.00	701 Anderton Road, Comox 701 ANDERTON ROAD No Entry COMOX BC	SREG
Site ID:		3889		Updated: 20-Oct-2000	
Env Rmd ID:				Detail Removed: 29-Sep-2000	
Region:				Postal Code: No Entry	
Record Status:		NOT ASSIGNED		Latitude DMS: 49d 41m 14.7s	
Status as of:		Apr 2023		Longitude DMS: 124d 56m 05.7s	
Cleanup Status:				Latitude: 49.687408	
Category:		Small Site, Simple Contamination		Longitude: 124.934908	
Registered:		15-Jan-1998			
Victoria File No:		No File			
Regional File No:		26250-20/3889			
Common Name:					
Location Desc:		LAT/LONG PROVIDED BY LEVELTON ENGINEERING LTD.			
Addr (BC Data Catalogue):					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Note:		There are no Associated Sites for this site.			
<u>Registry Notations</u>					
Event ID:	22203				
Notation Type and Act:	PRELIMINARY SITE INVESTIGATION REPORT: INTERNAL REVIEW REQUESTED. Waste Management Act: Contaminated Sites Notations				
Initiated Date:	06-May-1997				
Approved Date:	22-Jul-1997				
Region:	Nanaimo, Vancouver Island				
Ministry Contact:	SLOAN, MICHAEL				
Notation Notes:	Voluntary Submission: Phase I Environmental Assessment Commercial Property 701 Anderton Road, Comox, B.C. And Phase II Environmental Assessment 701 Anderton Road, Comox, B.C.; Two Reports: Both Considered To Together As Stage I And Stage II Psi'S **Note: Many records provided by the department have a truncated [Notation Notes] field.				
Required Actions:	No Actions Entered				
Requirement Due Date:					
Requirement Received Date:					
Participant:	Levelton Engineering Associates Ltd (Courtenay)				
Role:	SUBMITTED BY				
Participant:	Sloan, Michael				
Role:	REVIEWED BY				
<u>Registry Notations</u>					
Event ID:	25480				
Notation Type and Act:	REQUEST FOR DETERMINATION. Waste Management Act: Contaminated Sites Notations				
Initiated Date:	27-May-1997				
Approved Date:	06-Nov-1997				
Region:	Nanaimo, Vancouver Island				
Ministry Contact:	SLOAN, MICHAEL				
Notation Notes:	Request For Determination Of A Contaminated Site; Request Withdrawn 97-11-06 **Note: Many records provided by the department have a truncated [Notation Notes] field.				
Required Actions:	No Actions Entered				
Requirement Due Date:					
Requirement Received Date:					
Participant:	Anderton Property Developments Ltd. (Vancouver)				
Role:	REQUESTED BY				
<u>Site Participants</u>					
Participant:	Anderton Property Developments Ltd. (Vancouver)				
Participation Type:	ORG				
Start Date:	Dec-14-1995				
End Date:					
Notes:					
Participants Role:	Notice Recipient(Wmaa20.21(3))-Dont Flag				
Participants Role:	Property Owner				
<u>Site Participants</u>					
Participant:	Brown, David F				
Participation Type:	EMP				
Start Date:	May-06-1997				
End Date:	Mar-31-2004				
Notes:					
Participants Role:	Alternate Ministry Contact				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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Site Participants

Participant: Town Of Comox
Participation Type: ORG
Start Date: May-01-1997
End Date:
Notes:

Participants Role: Municipal/Regional Contact

Site Participants

Participant: Guther, Mike J
Participation Type: EMP
Start Date: May-20-1997
End Date: Mar-29-2002
Notes:

Participants Role: Alternate Ministry Contact

Site Participants

Participant: Sloan, Michael
Participation Type: EMP
Start Date: May-06-1997
End Date: Mar-29-2002
Notes:

Participants Role: Main Ministry Contact

Site Participants

Participant: Levelton Engineering Associates Ltd (Courtenay)
Participation Type: ORG
Start Date: Dec-14-1995
End Date:
Notes: DEL DEWOLFE

Participants Role: Environmental Consultant/Contractor

Documents on File

Document or Report Title: Phase I Environmental Assessment Commercial Property 701 Anderton Road, Comox, B.C.
Authored Date: 14-Dec-1995
Submitted Date: 06-May-1997

Document Entry Notes:

Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.

Participant and Role: Levelton Engineering Associates Ltd (Courtenay) - Author
Participant and Role: Anderton Property Developments Ltd. (Vancouver) - Commissioner
Participant and Role: Sloan, Michael - Recipient

Documents on File

Document or Report Title: Phase II Environmental Assessment 701 Anderton Road, Comox, B.C.

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Authored Date:		17-Jan-1996			
Submitted Date:		06-May-1997			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Levelton Engineering Associates Ltd (Courtenay) - Author			
Participant and Role:		Anderton Property Developments Ltd. (Vancouver) - Commissioner			
Participant and Role:		Sloan, Michael - Recipient			
<u>Documents on File</u>					
Document or Report Title:		Detailed Site Investigation 701 Anderton Road, Comox, B.C.			
Authored Date:		22-Jul-1997			
Submitted Date:		25-Jul-1997			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Levelton Engineering Associates Ltd (Courtenay) - Author			
Participant and Role:		Sloan, Michael - Reviewer			
Participant and Role:		Anderton Property Developments Ltd. (Vancouver) - Commissioner			
<u>Suspected Land Use - Notes</u>					
Land Use Description:		Appliance/Equip Or Engine Repair/Recondit/Clean/Salvage			
Notes:		No Entry			
<u>Suspected Land Use - Notes</u>					
Land Use Description:		Auto/Truck/Bus/Subway/Othr Vehicle Repair/Salvage/Wrecking			
Notes:		No Entry			
<u>Parcel Descriptions</u>					
Date Added:		6/26/1997			
LTO PID(s):		006-014-356			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT 1, SECTION 70, COMOX DISTRICT, PLAN 4938 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		1/30/1998 7:35:15 PM			
LTO PID(s):		024-013-447			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT B SECTION 70 COMOX DISTRICT PLAN VIP66575 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Added:		1/30/1998 7:35:14 PM			
LTO PID(s):		024-013-439			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT A SECTION 70 COMOX DISTRICT PLAN VIP66575 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>5</u>	2 of 5	WSW/137.1	62.2 / 4.00	CHEVRON TOWN PANTRY COMOX 701 ANDERTON RD COMOX BC V9M 2J1	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS			
Phone:					
List Name:					
Description:					
<u>5</u>	3 of 5	WSW/137.1	62.2 / 4.00	CHEVRON TOWN PANTRY COMOX 701 ANDERTON RD COMOX BC V9M2J1	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS GASOLINE OIL & NATURAL			
Phone:		2508902007			
List Name:					
Description:					
<u>5</u>	4 of 5	WSW/137.1	62.2 / 4.00	CHEVRON TOWN PANTRY 701 ANDERTON RD COMOX BC V9M2J1	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS GASOLINE OIL & NATURAL GAS			
Phone:		2508902007			
List Name:		INFO-DIRECT(TM) BUSINESS FILE			
Description:					
<u>5</u>	5 of 5	WSW/137.1	62.2 / 4.00	CHEVRON CANADA LTD. 701 ANDERTON RD, COMOX, BC BC	GEN2
Waste Manifests - 2012					
Manifest No:		BH384840		Date Shipped: 01-25-2012	
TDG Code:		BC0007		Date Received: 01-27-2012	
TDG Class:		9.0-MISCELLANEOUS		Copy 3 Date: 02-03-2012	
TDG Group:		III-Moderately Dangerous		Qty Shipped: 100 KG	
Packing Code:		01-Drum		Qty Rcvd: 100 KG	
Handling Code:		01-Storage		Trans Lic No: LT0859	
Waste Receiver:		NEWALTA CORPORATION		Waste Trans: NEWALTA CORPORATION	
Receiving Addr:		1080 MAUGHAN RD, NANAIMO, BC		Trans Addr: 1080 MAUGHAN RD, NANAIMO, BC	
Waste Name:		(L17 OILY WATER SLUDGE/DEBRIS) CERAMIC BEADS, WASTE OIL FILTER CAKE, ALUMINIUM, SAND			
<u>6</u>	1 of 2	W/180.8	60.9 / 2.69	Aquatec Seafoods Ltd 820 Shamrock Pl Comox BC V9M 4G4	SCT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Established: Plant Size (ft²): Employment:		01-FEB-75 5000			
--Details--					
Description: SIC/NAICS Code:		Seafood Product Preparation and Packaging 311710			
Description: SIC/NAICS Code:		Seafood Product Preparation and Packaging 311710			
<u>6</u>	2 of 2	W/180.8	60.9 / 2.69	Aquatec Seafoods Ltd. 820 Shamrock Pl Comox BC V9M 4G4	SCT
Established: Plant Size (ft²): Employment:		1975 40			
<u>7</u>	1 of 1	SW/185.4	62.2 / 4.00	Comox 685/689 Anderton Road BC	GEN
Generator No: Status: Region: Mailing Addr: Waste Generation Site: Comments: Year:		BCG16382 Active VANCOUVER ISLAND Comox 685/689 Anderton Road		Status Date: 22-May-2012 Registration Dt: 22-May-2012	
Waste Detail(s)					
TDG Pin No: TDG Class: Reg Status Date: Physical State: Amount in Storage: Amount Per 30 Days: Registered Waste:		UN2590 9 22-May-2012 Solid kg 1750 kg Asbestos, White		Generation Code: Generated One Time Only Handling Code: Secure Landfill Gen Business Type: Certified By Name: Date Certifier Signed: 09-May-2012	
<u>8</u>	1 of 6	SSW/220.6	61.2 / 3.04	648 Anderton Road 648 ANDERTON ROAD No Entry COMOX BC	SREG
Site ID: Env Rmd ID: Region: Record Status: Status as of: Cleanup Status: Category: Registered: Victoria File No: Regional File No: Common Name: Location Desc: Addr (BC Data Catalogue): Site Note:		1601 NOT ASSIGNED Apr 2023 Small Site, Complex Contamination 15-Jan-1998 No File 26250-20/1601 SUPERSAVE SERVICE STATION. APPROX LAT/LONG DERIVED BY BCE REFERENCING THE TRANSPORTATION CENTERLINE NETWORK (TCN), NAD 83 & SHOULD BE UPDATED. There are no Associated Sites for this site.		Updated: 13-Aug-2004 Detail Removed: 13-Aug-2004 Postal Code: No Entry Latitude DMS: 49d 41m 12.0s Longitude DMS: 124d 56m 04.8s Latitude: 49.686667 Longitude: 124.934678	

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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Registry Notations

Event ID: 21823
Notation Type and Act: REMEDIATION COMPLETION REPORT SUBMITTED. Administrative
Initiated Date: 27-Oct-1995
Approved Date: 27-Oct-1995
Region: Nanaimo, Vancouver Island
Ministry Contact: DAVIES, ROBERT J
Notation Notes: Environmental Monitoring Services Facility Decommissioning/Upgrade Program Supersave Service Station 648 Anderton Road, Comox, B.C.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant: Seacor Environmental Engineering Inc (Nanaimo (Skinner Street))
Role: SUBMITTED BY

Registry Notations

Event ID: 5335
Notation Type and Act: CERTIFICATE OF COMPLIANCE REQUESTED WITHOUT INSPECTION. Waste Management Act: Fee Regulation S.35(2)
Initiated Date: 30-Oct-1995
Approved Date: 30-Oct-1995
Region: Nanaimo, Vancouver Island
Ministry Contact: OLDHAM, GEORGE (TED) E
Notation Notes: No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant: Seacor Environmental Engineering Inc (Nanaimo (Skinner Street))
Role: SUBMITTED BY

Registry Notations

Event ID: 21824
Notation Type and Act: LETTER OF COMFORT ISSUED. Administrative
Initiated Date: 27-Nov-1995
Approved Date: 27-Nov-1995
Region: Nanaimo, Vancouver Island
Ministry Contact: DAVIES, ROBERT J
Notation Notes: No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant: Seacor Environmental Engineering Inc (Nanaimo (Skinner Street))
Role: RECEIVED BY

Site Participants

Participant: Swift Dattoo And Company (Courtenay)
Participation Type: ORG
Start Date: Dec-07-1995
End Date:
Notes: CONTACT: RICHARD SWIFT

Participants Role: Lawyer/Solicitor

Site Participants

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Participant:		Brown, David F			
Participation Type:		EMP			
Start Date:		Apr-01-1997			
End Date:		Mar-31-2004			
Notes:					
Participants Role:		Main Ministry Contact			
<u>Site Participants</u>					
Participant:		Dfc Holdings Corporation			
Participation Type:		ORG			
Start Date:		Oct-02-1995			
End Date:					
Notes:		CONTACT: DALE TIFFIN			
Participants Role:		Notice Recipient(Wmaa20.21(3))-Dont Flag			
Participants Role:		Former Property Owner			
<u>Site Participants</u>					
Participant:		Clair Russell Holdings Ltd (Courtenay)			
Participation Type:		ORG			
Start Date:		Feb-14-1996			
End Date:					
Notes:					
Participants Role:		Property Owner			
Participants Role:		Notice Recipient(Wmaa20.21(3))-Dont Flag			
<u>Site Participants</u>					
Participant:		Davies, Robert J			
Participation Type:		EMP			
Start Date:		Sep-19-1995			
End Date:		Mar-31-2004			
Notes:					
Participants Role:		Alternate Ministry Contact			
<u>Site Participants</u>					
Participant:		Oldham, George (Ted) E			
Participation Type:		EMP			
Start Date:		Oct-30-1995			
End Date:		Mar-31-1997			
Notes:					
Participants Role:		Main Ministry Contact			
<u>Site Participants</u>					
Participant:		Seacor Environmental Engineering Inc (Nanaimo (Skinner Street))			
Participation Type:		ORG			
Start Date:		Aug-01-1991			
End Date:					
Notes:		CONTACT: TRACEY KOOPMANS			
Participants Role:		Environmental Consultant/Contractor			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Site Participants</u>					
Participant:		Stiridon Investments Ltd (Port Mcneill)			
Participation Type:		ORG			
Start Date:		Mar-01-1996			
End Date:					
Notes:					
Participants Role:		Notice Recipient(Wmaa20.21(3))-Dont Flag			
Participants Role:		Property Owner			
<u>Site Participants</u>					
Participant:		Town Of Comox			
Participation Type:		ORG			
Start Date:		Jan-18-1996			
End Date:					
Notes:		CONTACT: ROB BUCHAN			
Participants Role:		Municipal/Regional Contact			
<u>Documents on File</u>					
Document or Report Title:		Environmental Monitoring Services Facility Decommissioning/Upgrade Program Supersave Service Station, 648 Anderton Road, Comox, B.C.			
Authored Date:		02-Oct-1995			
Submitted Date:		27-Oct-1995			
Document Entry Notes:		Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.			
Participant and Role:		Seacor Environmental Engineering Inc (Nanaimo (Skinner Street)) - Author			
Participant and Role:		Dfc Holdings Corporation - Commissioner			
<u>Suspected Land Use - Notes</u>					
Land Use Description:		Petrol Prod., Dispense Facility, Inc. Serv Sta./Cardlot			
Notes:		No Entry			
<u>Parcel Descriptions</u>					
Date Added:		7/11/2013 4:12:48 AM			
LTO PID(s):		029-107-440			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 8 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/11/2013 4:12:48 AM			
LTO PID(s):		029-107-466			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 10 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:53 AM	
LTO PID(s):				029-107-652	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 29 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:54 AM	
LTO PID(s):				029-107-695	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 33 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:47 AM	
LTO PID(s):				029-107-407	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 4 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				3/16/1997 9:48:45 AM	
LTO PID(s):				023-335-700	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				LOT 2 SECTION 70 COMOX DISTRICT PLAN VIP62830 **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:46 AM	
LTO PID(s):				029-107-377	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 1 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:52 AM	
LTO PID(s):				029-107-628	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 26 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:53 AM	
LTO PID(s):				029-107-661	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 30 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:47 AM	
LTO PID(s):				029-107-431	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 7 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:48 AM	
LTO PID(s):				029-107-458	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 9 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:49 AM	
LTO PID(s):				029-107-474	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 11 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:49 AM	
LTO PID(s):				029-107-482	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 12 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:49 AM	
LTO PID(s):				029-107-504	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 14 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:50 AM	
LTO PID(s):				029-107-512	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 15 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:50 AM	
LTO PID(s):				029-107-547	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 18 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:51 AM	
LTO PID(s):				029-107-571	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 21 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:53 AM	
LTO PID(s):				029-107-687	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 32 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:50 AM	
LTO PID(s):				029-107-521	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 16 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:				7/11/2013 4:12:51 AM	
LTO PID(s):				029-107-555	
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 19 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Added:			7/11/2013 4:12:51 AM		
LTO PID(s):			029-107-598		
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 23 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:			7/11/2013 4:12:52 AM		
LTO PID(s):			029-107-601		
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 24 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:			7/11/2013 4:12:53 AM		
LTO PID(s):			029-107-679		
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 31 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:			7/11/2013 4:12:54 AM		
LTO PID(s):			029-107-717		
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 35 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:			7/11/2013 4:12:47 AM		
LTO PID(s):			029-107-415		
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 5 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added:			7/11/2013 4:12:47 AM		
LTO PID(s):			029-107-423		
Crown Land PIN No:					
Crown Land File No:					
Land Description:				STRATA LOT 6 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Date Added:		7/11/2013 4:12:50 AM			
LTO PID(s):		029-107-539			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 17 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/8/1996			
LTO PID(s):		005-002-575			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT A, SECTION 70, COMOX DISTRICT, PLAN 11348 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/11/2013 4:12:52 AM			
LTO PID(s):		029-107-636			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 27 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/11/2013 4:12:54 AM			
LTO PID(s):		029-107-725			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 36 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/11/2013 4:12:52 AM			
LTO PID(s):		029-107-610			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 25 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		3/16/1997 9:48:45 AM			
LTO PID(s):		023-335-670			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		LOT 1 SECTION 70 COMOX DISTRICT PLAN VIP62830 **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>Parcel Descriptions</u>					
Date Added:		7/11/2013 4:12:51 AM			
LTO PID(s):		029-107-563			
Crown Land PIN No:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Crown Land File No: Land Description:				STRATA LOT 20 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added: LTO PID(s): Crown Land PIN No: Crown Land File No: Land Description:				7/11/2013 4:12:49 AM 029-107-491 STRATA LOT 13 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added: LTO PID(s): Crown Land PIN No: Crown Land File No: Land Description:				7/11/2013 4:12:51 AM 029-107-580 STRATA LOT 22 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added: LTO PID(s): Crown Land PIN No: Crown Land File No: Land Description:				7/11/2013 4:12:53 AM 029-107-644 STRATA LOT 28 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added: LTO PID(s): Crown Land PIN No: Crown Land File No: Land Description:				7/11/2013 4:12:54 AM 029-107-709 STRATA LOT 34 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added: LTO PID(s): Crown Land PIN No: Crown Land File No: Land Description:				7/11/2013 4:12:55 AM 029-107-733 STRATA LOT 37 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.	
<u>Parcel Descriptions</u>					
Date Added: LTO PID(s): Crown Land PIN No: Crown Land File No:				7/11/2013 4:12:46 AM 029-107-385	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Land Description:		STRATA LOT 2 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
Parcel Descriptions					
Date Added:		7/11/2013 4:12:47 AM			
LTO PID(s):		029-107-393			
Crown Land PIN No:					
Crown Land File No:					
Land Description:		STRATA LOT 3 SECTION 70 COMOX DISTRICT STRATA PLAN EPS1513 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **Note: Many records provided by the department have a truncated [Land Description] field.			
<u>8</u>	2 of 6	SSW/220.6	61.2 / 3.04	SUPREME CONVENIENCE NO 3 COMOX 648 ANDERTON RD COMOX BC V9M2J3	RST
Headcode:		1186800			
Headcode Desc:		Service Stations-Gasoline, Oil & Natural Gas			
Phone:		2503392345			
List Name:					
Description:					
<u>8</u>	3 of 6	SSW/220.6	61.2 / 3.04	COMOX SUPERSAVE GAS 648 ANDERTON RD COMOX BC V9M 2J3	RST
Headcode:		1186800			
Headcode Desc:		Service Stations-Gasoline, Oil & Natural Gas			
Phone:		2503392345			
List Name:					
Description:					
<u>8</u>	4 of 6	SSW/220.6	61.2 / 3.04	COMOX HUSKY 648 ANDERTON RD COMOX BC V9M 2J3	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS			
Phone:					
List Name:					
Description:					
<u>8</u>	5 of 6	SSW/220.6	61.2 / 3.04	COMOX HUSKY 648 ANDERTON RD COMOX BC V9M2J3	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS GASOLINE OIL & NATURAL GAS			
Phone:		2503392345			
List Name:		INFO-DIRECT(TM) BUSINESS FILE			
Description:					
<u>8</u>	6 of 6	SSW/220.6	61.2 / 3.04	COMOX HUSKY 648 ANDERTON RD COMOX BC V9M2J3	RST

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Headcode: 01186800
Headcode Desc: SERVICE STATIONS GASOLINE OIL & NATURAL
Phone: 2509417888
List Name:
Description:

<u>9</u>	1 of 1	SW/235.8	61.9 / 3.75	666925 Bc Ltd. Comox 648 Anderton Road BC	GEN
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Generator No: BCG12350
Status: Active
Region: VANCOUVER ISLAND
Mailing Addr:
Waste Generation Site: Comox 648 Anderton Road
Comments:
Year:

Status Date: 04-Oct-2004
Registration Dt: 04-Oct-2004

Waste Detail(s)

TDG Pin No: UN3077	Generation Code: Generated One Time Only
TDG Class: 9	Handling Code: Biological Treatment
Reg Status Date: 04-Oct-2004	Gen Business Type:
Physical State: Solid	Certified By Name:
Amount in Storage: 0 kg	Date Certifier Signed: 30-Sep-2004
Amount Per 30 Days: 500000 kg	
Registered Waste: Environmentally Hazardous Substances, Solid, N.O.S.	

<u>10</u>	1 of 2	W/249.0	65.9 / 7.73	Affordable Systems Ltd. 12-821 Shamrock Pl Comox BC V9M 4G4	SCT
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Established: 1988
Plant Size (ft²):
Employment: 1

--Details--

Description: Computer and Peripheral Equipment Manufacturing
SIC/NAICS Code: 334110

<u>10</u>	2 of 2	W/249.0	65.9 / 7.73	Comox Bottle Depot & Recycling Comox 821 1a Shamrock Place BC	GEN
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Generator No: BCG06370
Status: Active
Region: VANCOUVER ISLAND
Mailing Addr:
Waste Generation Site: Comox 821 1a Shamrock Place
Comments:
Year:

Status Date: 08-Jul-1996
Registration Dt: 08-Jul-1996

Waste Detail(s)

TDG Pin No: UN3082	Generation Code: Intermittently
TDG Class: 2	Handling Code: Solidification
Reg Status Date: 08-Jul-1996	Gen Business Type:
Physical State: Liquid	Certified By Name:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Amount in Storage:	0 L			Date Certifier Signed:	24-Oct-1995
Amount Per 30 Days:	500 L				
Registered Waste:		Waste Environmentally Hazardous Substances, N.O.S.			

Waste Detail(s)

TDG Pin No:	UN1263	Generation Code:	Intermittently
TDG Class:	3	Handling Code:	Solidification
Reg Status Date:	08-Jul-1996	Gen Business Type:	
Physical State:	Liquid	Certified By Name:	
Amount in Storage:	0 L	Date Certifier Signed:	24-Oct-1995
Amount Per 30 Days:	500 L		
Registered Waste:	Paints, Enamels, Lacquers, Stains, Shellac, Varnish, Polishes, Fillers, Thinners		

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
NEES	All Powerline Construction	3 poles north of guthry on Anderton Road, Comox	Comox BC	

Unplottable Report

Site: *All Powerline Construction*
3 poles north of guthry on Anderton Road, Comox Comox BC

Database:
NEES

Incident Date: 4/3/00 14:00
Contaminant: mineral oil
Amount: 70
Units: Litres
Quantity: [Other]
Cause: Overturn
Source: Electrical Equipment
Reason: Other
Sector: Energy Generation

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Authorization Management System (formerly WASTE):

Provincial

[AMS](#)

AMS is the Ministry of Environment's waste permit administration system. It maintains data related to the administration of permits issued under the Environmental Management Act and registrations under various regulations where the regulation requires a discharger to register. It will include information such as companies or individuals permitted to discharge waste; type of business and locations at which waste disposal is permitted; the types, amounts and frequency of waste products that are permitted to be discharged at given locations; issue date and more. This was previously referred to as the "WASTE" database.

Government Publication Date: 1957-Aug 31, 2022

Assessment Report Indexing System:

Provincial

[ARIS](#)

Within British Columbia, the "Mineral Tenure Act Regulation", requires that results of mineral exploration and development programs be submitted to the British Columbia Ministry of Employment and Investment, where they are then maintained and housed by the Geological Survey Branch. The assessment reports provided by the Geological Survey Branch contain summary information for reports approved to November 1998; on geology, geophysics, geochemistry, drilling, prospecting and physical work.

Government Publication Date: Feb 28, 2022

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Feb 28, 2022

BC Oil and Gas Commission Incidents:

Provincial

[BCIN](#)

A list of oil and gas pipeline incidents in British Columbia made available by BC Oil and Gas Commission. An incident is defined as a present or imminent event or circumstance, resulting from oil and gas activity that is outside the scope of normal operations which may or may not be an emergency. Includes pipeline spills, releases, and damage to active and discontinued pipelines; does not include incidents that did not result in damage to the pipeline or a release of contents.

Government Publication Date: Mar 31, 2022

BC Oil and Gas Wells:

Provincial

[BOGW](#)

The BC Oil and Gas Wells database was collected from the BC Oil and Gas Commission and is a comprehensive database that includes information regarding well number, well name, operator name, location, depth, status, as well as drill date and type. Please note that this database will not be updated, information on wells drilled after January 2006 can be found in the Oil and Gas Wells (OGW) database under the 'Private Source Database' section.

Government Publication Date: 1918-Jan 2006*

Dry Cleaning Facilities:

Federal

[CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2021

Chemical Register:

Private

[CHM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Feb 28, 2023

Compressed Natural Gas Stations:

Private

[CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -May 2023

Coal Tar Sites:

Provincial COAL

This one-time study is an inventory of all known and historical coal tar sites, identifying sites that produced coal tar and other related tars during the mid 1800's to the mid 1900's.

Government Publication Date: 1992*

Compliance and Enforcement Summary:

Provincial CONV

This database summarizes orders, tickets and convictions issued by the Ministry of the Environment under applicable ministry and federal legislation. Orders are issued when action is required to prevent or stop actual or potential impact to the environment. Tickets apply to all tickets paid, deemed guilty by non-payment or expiry, or contested in court and found guilty by a judge. Convictions apply to all court convictions of ministry legislation as well as federal legislation where the ministry has taken action. This reporting summary began in January 2006, replacing Non-Compliance Reports by the former Ministry of Water, Land & Air Protection. See the Non-Compliance Reports (NCPL) database below for more information. This database is part of a larger COORS (Conservation Officer On-Line Reporting System) database controlled by the Ministry of Environment in BC.

Government Publication Date: 1990-May 31, 2022

Wastewater Discharge Inventory:

Provincial DIS

This inventory contains information regarding direct dischargers of toxic pollutants for the following operations: Industrial; Commercial; Agricultural; Mining; Municipal; Urban; Aquaculture; and Pulp & Paper, operating under provincial permits. Please note that this program was discontinued and therefore the database will not be updated.

Government Publication Date: 1957-1995*

Environmental Effects Monitoring:

Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Mar 31, 2023

Environmental Issues Inventory System:

Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Environmental Monitoring Locations:

Provincial EM

List of environmental monitoring locations included in the Environmental Monitoring System (EMS) maintained by BC's Ministry of the Environment. EMS is the ministry's primary monitoring data repository. The system was designed to capture data covering physical/chemical and biological analyses performed on water, air, solid waste discharges and ambient monitoring sites throughout the province.

Government Publication Date: Mar 2011-May 31, 2023

Federal Convictions:

Federal FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. 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. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Mar 2023

Commercial Fisheries:

Provincial FISH

The Fisheries, Aquaculture & Commercial Fisheries Branch of the Ministry of Water, Land & Air Protection maintains a database of fish processing plant approvals, licenses and activities. Each year, licenses need to be renewed.

Government Publication Date: 1993-2022

Fisheries & Oceans Fuel Tanks:

Federal

[FOFT](#)

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

[FRST](#)

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Waste Generators Summary:

Provincial

[GEN](#)

Within British Columbia, the Special Waste Regulation defines a waste generator as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number (BCG#), company name and address of registered generators; including the types of hazardous wastes generated and the form of treatment used in the handling of the waste. Some of the "Waste Generators Summary" addresses may represent mailing addresses rather than waste/hazardous sites. This database is a summary of waste generators from the hazardous waste transport manifests from June 1993 to September 2010. This listing also includes active registered waste generators from the Generator Registration Data CD. Please note that a British Columbia Generator number (BCG#) are not unique to a company. This database is part of a larger SWIS (Special Waste Information System) database controlled by the Ministry of Environment in BC.

Government Publication Date: 1993-Oct 31, 2022

Generators - Special Waste Information System (SWIS):

Provincial

[GEN2](#)

The Special Waste Information System (SWIS) maintained by the BC Ministry of Environment holds information related to the generation and transportation of hazardous waste under the Hazardous Waste Regulation. This is a list of waste shipper sites (waste generators) included in hazardous waste transport manifests from 2011 - 2014, accompanied by manifest details.

Government Publication Date: Jan 2011-Dec 2014

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2019

Hazardous Waste Facilities:

Provincial

[HWF](#)

A list of Hazardous Waste Facilities in British Columbia made available by the Ministry of Jobs, Trade and Technology in the BC Data Catalogue.

Government Publication Date: Jan 31, 2022

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Lumber Mills:

Provincial

[LUM](#)

This database provides information regarding the general location and estimated annual output capacity of major timber processing facilities within the province of British Columbia.

Government Publication Date: 1997-2021

Canadian Mine Locations:

Private

[MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Minerals Deposits Database:

Provincial

MNR

The Ministry of Energy and Mines maintains a database of more than 12,000 metallic mineral, industrial mineral and coal deposits and occurrences within British Columbia. Information within our report pertains to primary name, elevation, mining division, commodities, and status. Please note that as of January 27, 1999, information included within this database was divided into 2 categories: released and unreleased areas. Records for unreleased areas may contain incomplete, unedited, and/or inaccurate data.

Government Publication Date: Jun 2022

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994.

Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

From 1990 to March 2001 the Ministry of Water, Land & Air Protection maintained a reporting system that identified any reported concern that pertained to compliance with authorized waste management permits or plans, approvals, orders, operational certificates and regulations, or any other activity under the Waste Management Act. This reporting system was discontinued in April of 2001; therefore there will be no updates to this database.

However, beginning in January 2006 the Ministry of the Environment began publishing Compliance and Enforcement Summaries. See the Compliance and Enforcement Summary (CPL) database above for more information.

Government Publication Date: 1990-Mar 2001*

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil Gas Commission Wells:

Provincial

[OGCW](#)

List of well surface and bottom hole locations made available by the BC Oil & Gas Commission. Provides non-confidential information about the surface hole locations and sub-surface bottom hole locations of wells, including the current status and drilling information.

Government Publication Date: Mar 2023

Oil and Gas Commission Facilities:

Provincial

[OGF](#)

A list of oil and gas facilities. Facilities are an oil and gas activity, defined in the Oil and Gas Activities Act as a system of vessels, piping, valves, tanks and other equipment used to gather, process, measure, store or dispose of petroleum, natural gas, water or a substance referred to in paragraph (d) or (e) of the definition of pipeline. This list is made available by the BC Oil and Gas Commission.

Government Publication Date: May 31, 2020

Oil and Gas Wells:

Private

[OGWW](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2023

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Inventory of PCB Storage Sites:

Provincial

[PCB](#)

The Ministry of Water, Land & Air Protection maintains a database of all active Polychlorinated Biphenyls (PCB) waste storage sites within the Special Waste Information System. Please note that there is no requirement to maintain an accurate listing of all inactive PCB waste storage equipment and/or disposal sites. The records within this database provide information regarding site name, location, an inventory of stored wastes and quantities, and status date (when site first active/inactive). Previous to May 1993, data was collected from a different source and is only available for 1989. Inventory of PCB Storage Sites data are historic and no longer being updated.

Government Publication Date: 1989, May 1993-2010*

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

[PES](#)

This is a database of individuals who apply for a service or vendor license for the use of registered pesticides. A service license is denoted by an "S" in the license number, likewise, a vendor license by a "V" in the license number.

Government Publication Date: 1989-Oct 2022

Private Aggregate Inventory:

Provincial

[PRAI](#)

Within British Columbia, aggregate pits are designated as mines; and as such, the Ministry of Energy and Mines is responsible for their planning, management and regulation, including permitting, health, safety and reclamation. Owners or operators of all private aggregate pits must file Notices of Work as part of the permitting and reclamation process. In 1994, the Geological Survey Branch initiated the Aggregate Program, in order to establish an inventory of natural and crushed aggregate pits. Information about each pit in the database file includes its location, NTS map sheet number, Notice of Work file number and status (active/inactive) and the type of landform hosting the pit. This database was a one-time inventory and will not be updated.

Government Publication Date: 1975-1996*

Public Aggregate Inventory:

Provincial PUIAI

Information about public aggregate pits in British Columbia is collected and managed by the Ministry of Transportation and Highways. Data has been gathered on more than 2000 pits, in respect to pit name, type and geographical location.

Government Publication Date: 1960-2001*

Waste Receivers Summary:

Provincial REC

The Special Waste Regulation defines the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address. Some of "Waste Receivers Summary" addresses may represent mailing addresses rather than waste/hazardous sites. This database is part of a larger SWIS (Special Waste Information System) database controlled by the Ministry of Environment in BC. Waste Receivers Summary data are historic and no longer being updated.

Government Publication Date: 1992-2010*

Receivers - Special Waste Information System (SWIS):

Provincial REC2

The Special Waste Information System (SWIS) maintained by the BC Ministry of Environment holds information related to the generation and transportation of hazardous waste under the Hazardous Waste Regulation. This is a list of waste receiver sites included in hazardous waste transport manifests from 2011 - 2014, accompanied by manifest details.

Government Publication Date: Jan 2011-Dec 2014

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Feb 28, 2023

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Site Registry:

Provincial SREG

This information is collected from the Ministry of Environment's Site Registry. It is not a registry of contaminated sites, although some sites on the registry are contaminated. Most sites have already been investigated and require minor remediation, or have already been cleaned up to government requirements. The Registry also stores environmentally relevant historic information about sites including: names of participants, legal and administrative notations, references to pertinent documents submitted to the ministry, associations with other sites, and much more.

1. Please note the information provided in the Detail Reports have been updated to the best of our ability as provided by the source, BC Government. For more information, please contact your ERIS sales representative.

Government Publication Date: Apr 2023

Surrey Tank Construction Permits:

Provincial STNK

A list of building permits issued for the removal, construction, and decommissioning of storage tanks in the City of Surrey. This list is made available by the City of Surrey Building Division of the Department of Planning and Development.

Government Publication Date: Apr 2023

Sump Locations:

Provincial SUMP

Locations of sump sites used for drilling waste disposal. All operators in British Columbia are required to handle and dispose of drilling waste in accordance with the requirements of the Oil and Gas Waste Regulation and the Oil and Gas Handbook. The Waste Disposal application requires that each company maintain an inventory of sump/pit data. A pit is an earthen excavation for purposes of containing drilling waste. A sump is a grouping of one or more pits found at a geographic location. This list is made available by the BC Oil and Gas Commission.

Government Publication Date: Apr 2023

Transport Canada Fuel Storage Tanks:

Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Apr 2020

Vancouver Heating Oil Underground Storage Tanks:

Provincial

[VTNK](#)

A list of heating oil Underground Storage Tanks made available by the City of Vancouver. The City of Vancouver maintains records of UST removals, abandonments, and installations for heating oil storage tanks.

Government Publication Date: Jun 1995 - Dec 2022

Waste Disposal Site Inventory:

Provincial

[WDS](#)

This inventory pertains to active, regulated waste disposal sites within the province of British Columbia. Registered companies may hold a permit or certificate for release of the following waste types: Effluent, Refuse, Air and Special Waste Storage. Information on Waste Disposal Sites after 1998 is contained within the Authorizations (AUTH) database.

Government Publication Date: 1980-1998*

Water Well Information System:

Provincial

[WWIS](#)

This database was collected from the Groundwater Information Center of the Ministry of Water, Land & Air Protection and contains over 90,000 records. Comprehensive information is available for each well including: well location (address/site area), latitude/longitude, legal description (section, lot, plan, district lot, range, township), BCGS Mapsheet No., depth of well, construction dates, well status and lithology. The accuracy of well locations is also provided, as well as the reference source for obtaining geographic coordinates. The Groundwater Wells and Aquifers application may not include all groundwater wells as registration with the Province was voluntary until February 2016. The Ministry notes that the data is provided on an "as is" basis, may be subject to change.

Government Publication Date: Jan 2023

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX IV
Qualifications of Assessor



QUALIFICATIONS OF ASSESSOR

Kayla Slinn, Dipl. GEOL ENV

Project Coordinator

Pinchin Ltd.

Kayla is a Project Coordinator with the Environmental Due Diligence and Remediation group at the Victoria office of Pinchin Ltd. She obtained a diploma from Northern Alberta Institute of Technology in 2017. Prior to joining Pinchin Ltd., Ms. Slinn was engaged in additional education at Loyalist College. Since joining Pinchin Ltd. in 2016, she has gained experience in conducting office and field work activities for Phase I ESAs, field, and laboratory experience through the completion of hazardous materials surveys, asbestos and mould abatements, and Indoor Air Quality (IAQ) assessments. Ms. Slinn has over six years of environmental consulting experience in British Columbia, and Alberta.

APPENDIX V
Photographs



Photo 1 – Site (north elevation).



Photo 2 – Site (south elevation).



Photo 3 – Site (southeast elevation).



Photo 4 – Site (west elevation).



Photo 5 – Open wells at the southeast perimeter of the Site.



Photo 6 – Properties located south of the Site.



Photo 7 – Properties located west of the Site.



Photo 8 – Properties located northeast of the Site.

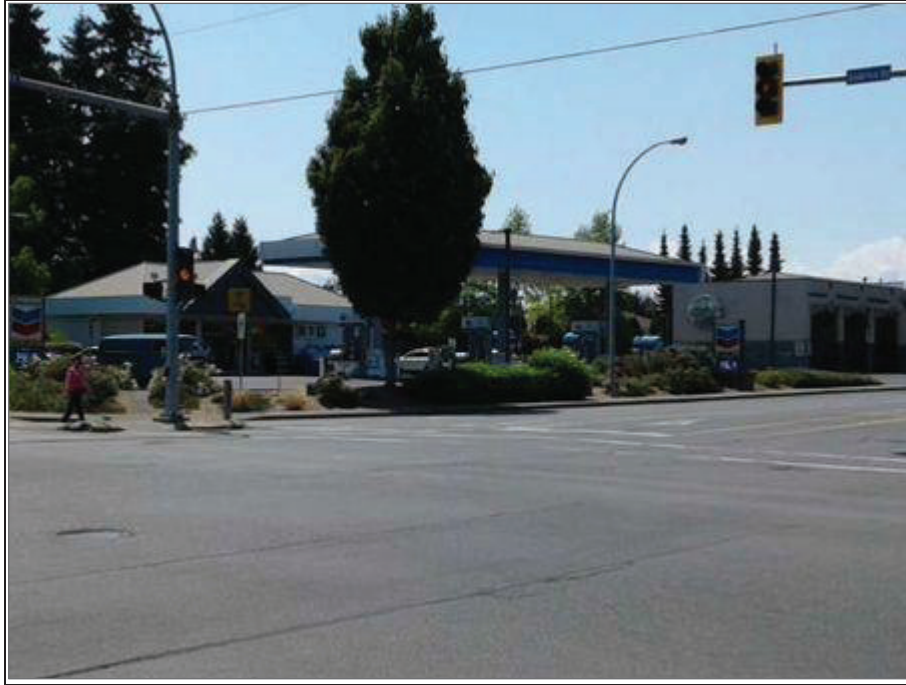


Photo 9 – RFO located southwest of the Site.