

Stage 1
Preliminary Site Investigation
for
5668 Hwy 97, Oliver, BC
[SITE ID: 2278]

Submitted to:
TODD BROWNE HOLDINGS LTD

Date of Report Validity:
November 15, 2022

Investigator

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Reviewer

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Compliance Statement

This report was completed in general compliance with the Environmental Stewardship Act and the results only take effect as of the date of the report. The staff at NEXT has over 120 years of combined experience in environmental investigation and remediation of contaminated sites. NEXT has completed over 10,000 environmental studies including Stage 1 and Stage 2 Preliminary Site Investigations, Detailed Site Investigations, Remediation Plans, Remediation Risk Assessments, Compliance Sampling and Monitoring Reports. The reviewer has participated in, coordinated and/or reviewed all types of environmental studies. The staff work under the direct supervision of the senior reviewer and has experience in on-site evaluations and investigations. Both the undersigned field staff and reviewer were directly involved in this project. Report does not constitute warranty. The assessment and conclusions in this report are based on the information of information collected during investigations and/or from relevant knowledge, skills and experience. The accuracy of the information available to or on behalf of NEXT cannot be warranted or taken as the responsibility of the issuer. NEXT does not warrant, warrant, or otherwise guarantee the accuracy of the information as obtained/presented regarding the environmental status of the Site, as at the date of the report. NEXT will render the Services outlined in the Contract to the Client with best degree of skill, care and diligence normally provided by environmental consultants in the performance of services in respect of projects of a similar nature to that contemplated by the Contract at the time and place that such Services are rendered. Services considered essential and cannot be relied on by third parties. The contents of this report are confidential and are intended for the exclusive use of the Client, unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this report. Any use of the report or reliance on or decision made based on its contents by any third party is at the risk of said party. NEXT is not responsible for any representations made by the Client to a third party based on the contents of this report. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this report.



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STAGE 1 PRELIMINARY SITE INVESTIGATION

Date of Report Validity:
November 15, 2022

Next Environmental Inc. ("NEXT") was engaged by Todd Browne Holdings Ltd ("Client") to conduct a Stage 1 Preliminary Site Investigation ("Stage 1 PSI") for a property located at 5668 Hwy 97, Oliver, BC (herein referred to as the "Site"). This report has been prepared in support of facilitating sale of the Site. Authorization to proceed with this evaluation was provided by Todd Browne on November 4, 2022.

This report summarizes the results of an environmental Stage 1 Preliminary Site Investigation conducted by Next Environmental Inc. Areas of Potential Environmental Concern ("APECs") and Items of Low Potential Environmental Concern ("Items") are noted in the text throughout Part 1 to Part 5 when identified from information sources, and then summarized and discussed further in Part 6 and 7. APECs generally warrant further investigation if identified. Items are not considered to be a significant environmental concern and do not require additional investigation. Please refer to the Appendices for the Methodology (including data sources), List of Acronyms, and other pertinent information provided by others.

In compliance with the BC ENV Environmental Management Act, this report assesses the likelihood of contamination by reviewing available information, following generally accepted consulting practice and standards. The accuracy of historical and current information provided by others cannot be warranted. Our responsibility is to express an opinion on the likelihood of contamination based on our review. Please note that this summary should be read in conjunction with the entire report.

APECs Present	Yes
Further Investigation Recommended	Yes



Contents

Part 1 – Subject Site Description.....	3
Part 2 – Physical Setting.....	4
Part 3 – Site Visit	5
Part 4 – Water Use Receptors	8
Part 5 – Records Review	9
Part 6 – Summary	12
Part 7 – Conclusion & Recommendation	15

Appendices

- Figure(s)
- Site Photographs
- Methodology & List of Acronyms
- Land Title(s)
- Special Attention Items
- iMapBC Database
- CSAP GIS Info System
- Site Registry
- Aerial Photographs
- Waterway Maps
- Authorization Management System (AMS)
- Investigator & Reviewer Qualifications

Documentation Search Date: November, 2022



Part 1 – Subject Site Description

Site Civic Address	5668 Hwy 97, Oliver, BC <i>Refer to the Figure(s) for the General Site Location.</i>
Site Legal Address & Registered Owner	Lot 133B, District Lot 2450S, Similkameen Division, Yale District, Plan 2897, Except Plan 15135. PID 010-935-410. Todd Browne Holdings Ltd., Inc. No. 342771 Box 1329 Oliver, BC V0H 1T0 <i>Refer to Appendices for Land Title(s) and list of historical cancelled Land Title(s).</i>
Coordinates	49° 10' 12.57" N and 119° 33' 31.90" W at approximately the Site's center.
Site Dimensions	Frontage: ~62m Depth: ~168m Area: ~7,878m ² (0.79ha)
Current Land Use	Commercial
Future Land Use	According to Todd Browne (Client representative), the Site is zoned for commercial and industrial operations and may be developed once sold.
Zoning & Approved Municipal Zoning	Current: I1 (General Industrial Zone) Approved Municipal Zoning: According to the Regional District of South Okanagan's Official Community Plan ("OCP") the Site is approved form C1 (Commercial) and I1 (Industrial).



Part 2 – Physical Setting

<p>Topography</p>	<p>Based on the Regional District of South Okanagan and Site visit observations, the regional topography slopes gently downwards towards the east to southeast.</p> <p>The Site was noted to be sloping towards the southeast.</p>
<p>% of Site Covered By:</p>	<p>From the information collected during this investigation, the following is a summary of the historical coverage of the Site:</p> <ul style="list-style-type: none"> • c.1938 to 1967: ~5% Building, ~0% Paved, ~95% Unpaved • c.1970 to 1978: ~10% Building, ~30% Paved, ~60% Unpaved • c.1985 to 1996: ~20% Building, ~20% Paved, ~60% Unpaved • c.2000 to Present: ~20% Building, ~40% Paved, ~40% Unpaved
<p>Surrounding Land Use</p>	<p>A general description of adjacent lands is as follows:</p> <ul style="list-style-type: none"> • North: Residential • East: Residential • South: Commercial • West: Agricultural <p><i>Refer to Figure(s) for the Site and Surrounding Land Use Plan Views</i></p>
<p>Nearby Relevant Waterbodies</p>	<p>An irrigation channel was situated ~290m west and was inferred up-gradient from the Site. Additionally, an unnamed pond was situated ~530m east and inferred down-gradient from the Site.</p>
<p>Geology/Stratigraphy</p>	<p>Geological Survey of Canada and/or Surficial Geology Map: Recent alluvium and glacial deposits.</p> <p>Water Resources Atlas - Detailed Well Record: Based on a Detailed Well Record in the area, the underlying stratigraphy is likely as follows (in metres below ground surface ("mbgs")):</p> <ul style="list-style-type: none"> • Gravel: ~0 mbgs to ~10.7 mbgs • Coarse Sand: ~10.7 mbgs to ~12.2 mbgs • Sand & Gravel: ~12.2 mbgs to ~15.2 mbgs • Coarse Sand: ~15.2 mbgs to ~16.8 mbgs • Gravel: ~16.8 mbgs to ~21.3 mbgs • Coarse Sand & Gravel: ~21.3 mbgs to ~25.9 mbgs • Cemented Sand, Gravel & Brown Clay: ~25.9 mbgs to ~26.4 mbgs <p>The geology listed by the Geological Survey of Canada was consistent with other sources of information.</p>
<p>Inferred Groundwater Flow Direction</p>	<p>Based on the Regional District of Okanagan Similkameen GIS, the inferred groundwater flow direction is towards the east. Further hydrogeological investigation would be required to confirm the groundwater flow direction at the Site.</p>
<p>Depth to Groundwater</p>	<p>Based on a Detailed Well Record in the area, groundwater was encountered at ~18.2 mbgs. Further hydrogeological investigation would be required to confirm this at the Site.</p>



Part 3 – Site Visit

Date of Site Visit	November 9, 2022, by Michaela Posella. <i>Site Photos from the Date of Site Visit are provided in the attached Appendices.</i>
Site Configuration	The Site consisted of an irregularly shaped legal lot and had two on-Site buildings. A rectangular shaped building was observed along the southeastern boundary of the Site and was connected to a square canopy. A T-shaped building was located adjacent west of the rectangular building. The remaining areas of the Site were paved, and the northern area was used for parking.
Construction	Concrete foundation with wood and metal construction.
Current Operations	The Site was occupied by the following operations: <ul style="list-style-type: none"> • Oliver Car & Truck Sales (APEC 1)
In-Ground Structures	<p>The following in-ground structures were identified:</p> <ul style="list-style-type: none"> • Storm Drains/Catch Basins • Floor Drains • Oil-Water Separator • Hoists <p>Two storm drains were identified in the central paved area of the Site. No staining or cracks were observed and therefore were not considered to pose an environmental risk to the Site. Three floor drains were identified in the shop area. These drains led to the oil-water separator on the Site and were cleaned out routinely. No staining or cracks were observed around the drains and therefore were not considered to pose an environmental risk to the Site.</p> <p>An oil-water separator was observed south of the western bay doors of the repair shop. The oil-water separator and floor drains were put in place in 2001 when the additional shop was added to the Site. The oil-water separator was reportedly cleaned out every 1 to 2 years, as spills were prevented from entering the floor drains.</p> <p>Two hoists were identified in the repair shop area. The hoists appeared to be in good working condition and were situated over intact concrete.</p> <p>No indications of UST(s), such as vent pipes, fill caps, backfilled excavations, or cut asphalt, were observed during the Site visit. Todd Browne (Site Owner) was unaware of any existing UST(s) on-Site. Additionally, the Town of Oliver did not keep records of tank permits for the installation and/or removal of any UST(s).</p> <p><i>In-ground structures including but not limited to such structures as former (historical) or disused heating oil tanks may be difficult to identify during a Stage 1 Preliminary Site Investigation for a variety of reasons such as limited access or visibility, incorrect representations by third parties or the client, subsequent construction related activities, and so on. Therefore, Next Environmental Inc. ("NEXT"), is unable to warrant their absence and the absence of contamination from their current or former presence. In the event of demolition and/or excavation, if a UST, back-filled excavation, or contamination is discovered on-Site, please contact NEXT to be present on-Site during the UST removal and/or excavation of soil to collect confirmatory soil samples. The collection of confirmatory soil samples will allow for laboratory analyses to identify the presence and/or absence of the PCOCs associated with heating oil and for proper off-Site disposal of the soil.</i></p>



Above-Ground Structures	<p>The following structures were identified:</p> <ul style="list-style-type: none"> • Compressors • Solvent Wash Basin • Above-Ground Storage Tank ("AST") (Item A) <ul style="list-style-type: none"> ▪ Age: ~ 21 years Size:~ 500L Contents: Waste Oil <p>Two compressors were observed in the repair shop area. No leaks were observed, and they were located over intact concrete.</p> <p>A solvent wash basin was observed in the shop area and was used strictly for hand washing.</p> <p>An AST (Item A) was observed in an enclosed shed over concrete with some minor staining observed. The AST was previously used for waste oil and was emptied approximately every 3 months. The AST was empty and not in use at the time of the Site visit.</p>
Septic Systems (non-domestic)	<p>A Septic field was located just north of the easternmost building. This septic field was strictly serviced for the washrooms. Given the nature of the septic field this was not considered to pose a potential environmental concern to the Site.</p>
Additional Chemical Storage	<p>Various containers containing car cleaning supplies were observed indoors within the repair shops. The chemicals were stored on shelving in sealed containers and over intact concrete flooring. No leaking or staining was observed in the chemical storage areas. Based on their observed housekeeping, indoor chemical storage was not considered to pose a potential environmental concern to the Site.</p>
Manufacturing Processes	<p>None identified.</p>
Waste Streams (non-domestic)	<p>Waste oil was observed in containers indoors and over intact concrete. Waste oil and filters were removed off-Site as needed by GFL.</p>
Odours	<p>None identified.</p>
Stains	<p>None identified.</p>
Stressed Vegetation	<p>None identified.</p>
Fill Material	<p>Based on Site visit observations (the elevation of the Site being similar to the surface grade of the surrounding properties) and the reviewed aerial photographs, a significant quantity of fill material was not expected to have been placed on-Site. While minor amounts of construction grade fill could have potentially been used for grading during construction of the building, this would not be considered a significant environmental concern to the Site.</p> <p><i>Fill material, including but not limited to that applied to improve Site grades or backfill excavations and utility trenches may be difficult to identify during a Stage 1 Preliminary Site Investigation for a variety of reasons such as limited access or visibility, incorrect representations by third parties or the client, subsequent construction related activities, limitations in historical documentation, and so on. Therefore, Next Environmental Inc. ("NEXT"), is unable to warrant the absence of fill material and the absence of contamination in that fill material. In the event of demolition, redevelopment, and/or excavation, if suspected fill material or contamination is discovered on-Site, please contact NEXT to attend the Site to assess the situation and/or collect characterization or confirmatory soil samples. The collection of soil samples will allow for laboratory analyses to identify the presence and/or absence of PCOCs commonly associated with imported fill material and allow for proper management and off-Site disposal of the soil, as well as satisfy applicable WorkSafe BC, CSR, and HWR requirements.</i></p>



TODD BROWNE HOLDINGS LTD

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Stage 1 Preliminary Site Investigation
5668 Hwy 97, Oliver, BC [SITE ID: 2278]

Interviews	<p><u>Interview 1 - (conducted on November 9, 2022)</u></p> <p>Name: Todd Browne Position: Owner Contact: 250-498-7982 Site Familiarity: ~40 years Notes:</p> <ul style="list-style-type: none"> • Site has previously undergone environmental work (2 reports) with the removal of the former cardlock tanks in the 90s. • Previously a bulk gas station and cardlock (1979 to 1995). • Only minor repairs conducted on-Site. • No major spills have occurred on-Site. • The shop with floor drains and the oil-water separator were developed in 2001.
Off-Site Activities	<p>The following operations were noted at neighbouring properties:</p> <ul style="list-style-type: none"> • North: <ul style="list-style-type: none"> ▪ <u>5667 Cactus Street:</u> Residential ▪ <u>5680 Highway 97:</u> Sunvolt Supply (Farm Equipment Supplier) • East: <u>5673 & 5665 Highway 97:</u> Residential • South: <ul style="list-style-type: none"> ▪ <u>5663 Cactus Street:</u> Residential ▪ <u>5662 & 6660 Highway 97:</u> Commercial (Flooring and Blinds Store) • West: <u>645 Road 1:</u> Agricultural
Additional Observations	None.
Limitations	None identified.



Part 4 – Water Use Receptors

<p>Water Wells</p>	<p>Site: No water wells were identified at the Site. Off-Site: Eight water wells were found within a 500m radius of the Site. <i>A map of the water well search (and any relevant detailed well records) is included in the Appendices.</i></p>
<p>Aquatic Life Water Bodies</p>	<p>See Part 2 – Physical Setting: <i>Nearby Relevant Waterbodies</i></p>
<p>Surface Water Intakes</p>	<p>Site: None identified. Off-Site: None identified within 500m of the Site.</p>
<p>CSAP GIS Info System & BC ENV Determinations</p>	<p>Site: None identified. Off-Site: None identified. <i>Copies of all obtained determinations are included in the Appendices.</i></p>



Part 5 – Records Review

Historical Site Plans	None available for review.
Historical Land Title(s)	This report includes a list of historical land titles (“cancelled titles”) registered in the Title and Survey Authority of British Columbia (“LTSA”) electronic database. The LTSA database typically includes titles dating back to the 1990s. Hard copies of land titles dating prior to the 1990s are available through an archive search. Since Site ownership does not necessarily correlate with Site activity, Land Titles may be of limited value to assess past Site activities. Further information regarding historical titles were not pursued as other sources of information were deemed sufficient to adequately determine the historical use(s) of the Site.
Year Built	1980 (BC Assessment)
City Directories	There were no city directories available for this area of Oliver.
Google Street View	Street View imagery was available from 2009 to 2018 in this area, and the following was noted: Site: <ul style="list-style-type: none"> • 2009 to 2018: Oliver Car & Truck Sales Centre (APEC 1) Off-Site: No areas of potential environmental concern were identified in the available in Street View Imagery.
Fire Insurance Map(s)	No fire insurance maps were available for this area of Oliver.
Site Registry	Site: A Site Registry PID Search, Area Search, and iMapBC database search were completed for the Site. The Site was listed in search results. A Detail Report from the Site Registry was obtained and briefly summarized below [SITE ID: 2278]. It should be noted that on iMapBC the location of SITE ID: 2278 was placed on an off-Site property, however the address, PID, and legal address are that of the Site: <ul style="list-style-type: none"> • Seven USTs associated with a former bulk plant were removed from the Site in February 1995 (APEC 3). • A letter report was received on February 22, 1995, and soil analysis had been conducted after the removal of the seven USTs. The report stated that testing of specific hydrocarbon parameters indicated the soil from the tank nest area appeared to have a low potential to affect the environment and/or human health. Off-Site: A Site Registry Area Search (500m) and iMapBC database search, centered on the Site, returned a total of one record. Based on the location and distance relative to the Site, the listing warranted further discussion. While the address was placed at 33870 97 th Street, the legal address and PID match a property located ~800m southeast of the Site, at 5622 Sawmill Road (Item A). <u>33870 97th Street</u> [SITE ID: 10064], adjacent southwest and inferred down/cross-gradient from the Site. <ul style="list-style-type: none"> • A Notice of Independent Remediation initiation and completion were submitted on September 27, 2006. • A Notice of Independent Remediation initiation and completion were submitted on December 19, 2006.



	<p><i>Site Registry Search Results and iMapBC Database Results are included in the Appendices</i></p>
Aerial Photographs	<p>Aerial photographs from 1938 to 2018 (5-10 year intervals) and Google Earth images from 2004 to 2019 (1-5 year intervals) were available for review for the Site and are summarized below:</p> <p>Site:</p> <ul style="list-style-type: none"> • 1938 to 1978: The Site appeared to be occupied by a residential dwelling on the eastern portion of the Site; • 1985 to 2000: In c.1985 half of the Site was cleared, and two buildings were developed on the eastern portion of the Site with various vehicles parked along the northern Site boundary. By c.2000 the remainder of the vegetation of the western portion of the Site was cleared; • 2004 to 2018: In c.2004 newly paved asphalt was laid in the center of the Site. This new pavement was consistent with the addition of the shop in 2001. The eastern half of the Site was paved, and the western was exposed soils. The western portion appeared to have been a gravel parking lot. <p>Off-Site:</p> <ul style="list-style-type: none"> • 1938 to 1957: The area surrounding the Site was comprised on residential dwellings and agricultural land; • 1963 to 2004: The property adjacent south of the Site was cleared and a commercial building was developed in c.1963. The following years it was noted that the property had equipment storage with various scrap metal and staining noted to the west on the building (Item A). The remainder of the surrounding area continued to slowly increase residential dwellings, and in the late 1970s commercial operations were slowly being developed to the southwest of the Site; • 2010 to: In c.2010 the building adjacent southwest of the Site appeared to have new ownership. Based on research Underfoot Flooring contractors have been present since 2007. Commercial development was noted to the northeast of the Site and an increase in residential dwellings surrounding the Site.
Lost Streams	<p>Lost streams are evaluated as they may have been backfilled with material of unknown quality, creating a potential source of contamination. In addition, these streams may provide preferential pathways for groundwater and/or vapour to flow onto or away from the Site.</p> <p>Upon reviewing the available aerial photographs, no lost streams were identified on-Site or within close proximity of the Site.</p>
Authorization Management System Database Search	<p>Site: None identified.</p> <p>Off-Site: Given the distance (>500m) and orientation relative to the Site, no listings warranted further discussion.</p>
Environmental Monitoring	<p>Site: None identified on-Site.</p> <p>Off-Site: One Environmental Monitoring Station was identified within 500m of the Site. Given the distance and location relative to the Site, this was not considered to indicate an environmental concern to the Site.</p>
Previous Report(s) & Documentation Review	<p>Site: The following reports, which were provided by the Client, were reviewed and are briefly summarized below. Due to the age of the investigation (1995), and data gaps</p>



identified during NEXT's review, the results/conclusions from the reports were not relied on.

Underground Storage Tank Removal, 33882 97th Street Oliver, BC for Mr. K.J. Levant, prepared by Seacor Environmental Engineering Inc., dated February 23, 1995 (APEC 2).

- Four underground steel storage tanks were located at the east side of the Site and included one diesel and three gasoline tanks. The tanks were drained and purged with compressed air prior to removal. All tanks were observed to be in good condition with minor rust, no pitting or scaling, and no visible holes;
- Soil samples were collected at the base and the walls of each tank. The analytical results confirmed the field observations; all soil samples analyzed were less than the BC Environmental Level B residential land use criteria.

Environmental Review During Removal of Underground Storage Tanks- Former Esso Bulk Plant and Key Lock, 33886 97th Street, Oliver, BC for Imperial Oil Limited, prepared by Morrow Environmental Consultants, dated March 30, 1995 (APEC 3).

- Morrow Environmental conducted the decommissioning of the on-Site former Esso bulk plant and key lock. This included excavation of multiple areas with field sampling and an assessment of the soil contamination remaining on-Site.
- Seven underground storage tanks were located at the west side of the buildings and included two diesel (one 22,730 L tank and one 9,090 L tank) and five gasoline tanks (two 45,460 L tanks, two 22,730 L tanks, and one 9,090 L tank). The backfill soils surrounding the USTs was excavated to a depth of 3.8m and the removed soil was stockpiled adjacent to the excavation.
- The former key lock pump island, truck loading area, and seven USTs were removed. Soil samples from the walls and floor on the tank basin excavation, the pump island area, the loadings rack area, and the stockpiled soils were all sampled. All soil samples analyzed were less than the BC Environmental Level C commercial land use criteria.
- Additionally, a drain pit area adjacent to the former truck loading area was excavated to 1.5 mbgs and exceeded commercial standards at that time. The area was further excavated to 2.5 mbgs and ~ 8m³ of soil was removed off-Site.
- One monitoring well (BH5) was noted to have groundwater at 17 mbgs and was sampled. The water sample was noted to be below AW and DW standards at that time.

The document(s) listed above were not included in the appendix due to their large file size but can be made available upon request.

Off-Site:

No documents or previous reports were obtained or available for review.



Part 6 – Summary

<p>Historical Site Summary</p>	<p>Based on the information presented in this report, the Site was historically occupied by the following activities:</p> <ul style="list-style-type: none"> • c.1938 to 1975: Agricultural and residential land • 1979 to 1995: Gas station and cardlock (APEC 2 & APEC 3) • 2000 to Present: Oliver Car & Truck Sales Centre (APEC 1)
<p>Summary of Schedule 2 Activities</p>	<p><u>Current (Site) (APEC 1):</u></p> <ul style="list-style-type: none"> • G2: automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking <p><u>Former (Site) (APEC 2 & 3):</u></p> <ul style="list-style-type: none"> • F5: petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks • F7: petroleum product (other than compressed gas), or produced water storage in non-mobile above ground or underground tanks, except tanks associated with emergency generators or with secondary containment <p><u>Nearby (Off-Site) Schedule 2 Activities:</u></p> <ul style="list-style-type: none"> • None identified

Items of Low Potential Environmental Concern

(refer to Figure(s) for Item locations)

On-Site Items

None identified

Off-Site Items

Item A (Low Risk): 5662 & 6660 Highway 97 adjacent southwest and inferred up-gradient from the Site. Rotheisler Equipment Ltd. (c. 1963 to 2004)

This was considered a low environmental risk to the Site because:

- The ground surface where former equipment storage occurred was observed to be excavated out during the Site visit. The removal of these soils was considered to reduce the likelihood that potential contamination (if any) would still be present on the property. The timeframe from when soils were excavated appears to coincide with the Detail Report for Site ID 10064, which indicated that independent remediation was completed at this property. As remediation was completed at the property, and no notices of off-Site migration was listed, this suggests that contamination was limited to within the property's boundary.



Areas of Potential Environmental Concern (APEC)

(refer to Figure(s) for APEC locations)

On-Site APECs

APEC 1: [SITE ID: 2278]

Automotive Repair Operations (c. 2001 - Present)

This was considered an area of potential environmental concern to the Site because:

- While operations were completed indoors and good housekeeping was observed in the repair areas, this was still considered a Schedule 2 activity. Schedule 2 activities are considered by the BC ENV to likely result in contamination in the subsurface and based on the Stage 13 amendments to the BC CSR, in the event of a future regulatory trigger, such as an application for rezoning, subdivision, redevelopment, further work would be required to satisfy the municipality and/or Ministry of Environment & Climate Change Strategy upon submission of a Site Disclosure Statement. As there are potential plans for future development at the Site, this operation would be required to be investigated.

PCOCs: Hydrocarbons, PAHs, VOCs, Metals, Glycols

APEC 2: [SITE ID: 2278]

Former Esso Gas Station (c. 1979 to 1995)

This was considered an area of potential environmental concern to the Site because:

- The 1995 UST removal report completed by Seacor involved soil sampling across the Site and concluded that the results were below both former and current applicable standards; however, significant changes to the BC CSR have come into effect since this time. Based on this, there are several data gaps in the investigation that would need to be addressed, such as newly regulated PCOCs, applicable standards, and updated investigation methodology (groundwater monitoring well screen lengths, laboratory analytical methods). Additionally, it is required to investigate all media be investigated (soil, groundwater, and vapour), as such, further investigations would be required to evaluate groundwater and vapour at this portion of the Site.

PCOCs: Hydrocarbons, PAHs, VOCs, Metals

APEC 3: [SITE ID: 2278]

Former Esso Bulk Plant and Key Lock (c. 1979 to 1995)

This was considered an area of potential environmental concern to the Site because:

- The 1995 UST removal report completed by Morrow Environmental Consultants. involved soil and groundwater sampling across the Site and concluded that the results were below standards applicable at that time; however, significant changes to the BC CSR have come into effect since this time. Based on this, there are several data gaps in the investigation that would need to be addressed, such as newly regulated PCOCs, applicable standards, and updated investigation methodology (groundwater monitoring well screen lengths, laboratory analytical methods). Additionally, it is required to investigate all media be investigated (soil, groundwater, and vapour), as such, further investigations would be required to evaluate vapour at this portion of the Site; and,
- It was also noted that when compared to current applicable standards, several soils samples were now above applicable standards. Including, Toluene (sample labeled S3), Copper (sample labeled S8), and Benzene (samples labeled S11 & S12), were all noted to be above current applicable



Stage 1 Preliminary Site Investigation
5668 Hwy 97, Oliver, BC [SITE ID: 2278]

standards. While Copper contamination was likely removed from the Site when soils were remediated for TEH (total extractable hydrocarbons) contamination, no confirmatory samples were collected at the time.

PCOCs: Hydrocarbons, PAHs, VOCs, Metals

Off-Site APECs

None identified.



Part 7 - Conclusion & Recommendation

Based on the findings of this Stage 1 PSI, multiple APECs were identified. Therefore, further investigation is recommended.

