Phase I Environmental Site Assessment Seton Portage Road and 70 Edwards Road, BC

Presented To: **Tsal'alh Government**

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Executive Summary

Ecora Engineering & Environmental Ltd. (Ecora) was retained by Tsal'alh Government (the Client) to complete a Phase I Environmental Site Assessment (PIESA) for the property located at 6855 and 6885 Seton Portage Road, and 70 Edwards Road within the Squamish-Lillooet Regional District (SLRD) at the intersection of Edwards Road and Seton Portage Road (the subject site). The subject site is subdivided into Lot 6, Lot 7, and Lot 8.

The Client is interested in developing the subject site into 16 affordable housing rental units. This PIESA is for the purpose of due diligence for development of the property. It is Ecora's understanding that the Client would like to know about the past and current activities at the subject site and the surrounding area, to determine if the subject site is or may be subject to actual or potential contamination.

This report describes the work associated with PIESA and its findings.

Onsite

The subject site is located within the SLRD at the intersection of Seton Portage Rd and Edwards Rd, south of the Canadian National Railway (CNR) and Seton River. There is a single-family residential home located at Lot 6. The house was built in 2014 and has a water well to supply drinking water to the residents of the house. There are no buildings located on Lot 7, it is vacant. The Lot is covered in grass, and a fence is located around the perimeter. There is a water well located at Lot 7. There is a single-family residential home located at Lot 8, the house was built in the {1971} and there is a water well to supply drinking water to the residents of the house on Lot 7.

From 1940s to 1960s, the subject site was undeveloped and has been used for residential purposes since 1971.

Based on Ecora's review, the following onsite Area of Potential Environmental Concern (APEC) is identified:

- APEC 1: **Suspected Fill Material**: Based on the review of historical aerial photographs and site reconnaissance, it can be inferred that a fill material of unknown environmental quality and origin was placed onsite during 1980s. Therefore, the fill material onsite is considered as an APEC.

Offsite

The historical search indicated that the surrounding area was primarily developed for a mixture of residential and commercial use. Offsite APECs were identified based on the following criteria:

- Located upgradient within 150 metres, cross-gradient within 100 metres, and/or downgradient within 50 metres; and
- Were utilized for British Columbia Contaminated Sites Regulation (BC CSR) Schedule 2 listed activities.

Potential environmental concerns identified on offsite properties located outside the distances described above are considered unlikely to have impacted the subject site's media.

Four (4) above-ground storage tanks (ASTs) were identified in the surrounding area.

- Three (3) out of the four (4) ASTs were determined to have a **low potential** to impact the subject site, based on their distance from the subject site and/or inferred groundwater flow direction, and did not warrant any further review.
- Impact of the remaining one (1) AST is inferred to be **minimal** because a double-walled AST situated on a concrete pad is considered a tank with secondary containment and is not considered as an APEC under the BC CSR. Schedule 2, Item F7 of the BC CSR identifies petroleum product (other than compressed gas), or produced water storage in non-mobile above ground or underground tanks as a potential concern, except where such tanks are associated with emergency generators or have effective secondary containment). Moreover,

according to Crystal Branget, administrator Tsal'alh Government who has about two (2) years knowledge of the subject site, no notification from owners of surrounding properties regarding migration of contamination from the properties to the subject site has been issued. This further suggests that the AST poses **minimal** environmental impact to the subject site.

Based on Ecora's review, no offsite APECs were identified.

Conclusions and Recommendations

Based on the findings of this PIESA, one (1) onsite APEC was identified. The APEC and associated potential contaminants of concern (PCOCs) are summarized in the table below:

APEC	APEC Description	Potential Contaminants of Concern		
		Soil	Groundwater	Soil Vapor
1	Suspected Fill Material (onsite)	PAHs*, Metals	If detected in Soil: PAHs, Dissolved Metals	None

Note:
* PAH = Polycyclic Aromatic Hydrocarbons

Based on the findings of the PIESA, Ecora concludes that there is a reasonable possibility that onsite media may have been impacted by potential constituents of concern associated with historic or present activities. Therefore, **further investigation is warranted** to conduct further sub-surface investigation to investigate the soil and groundwater quality at the subject site.

If new information is developed in future work or if the governing legislation/regulations change, Ecora should be contacted to re-evaluate the conclusions of this report, and to provide amendments as required.

This executive summary is subject to the same general limitations as contained in the report and must be read in conjunction with the entire report.

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