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# Phase 1 Environmental Assessment

1893 Spike Road, Courtenay, BC



**PREPARED ON**  
APRIL 12, 2022

**PREPARED FOR**  
COMOX VALLEY REGIONAL DISTRICT & RICHES LAND SERVICES LTD.

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**PREPARED BY**  
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## EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) is intended to identify any Areas of Potential Environmental Concern (APECs) associated with the property at 1893 Spike Road, Courtenay, BC<sup>1</sup>. The assessment is in support of future sale to the CVRD and conversion in part into parkland including an extension to an existing multi-use pathway, the One Spot Trail. This ESA has been written in accordance with Canadian Mortgage Housing Corporation (CMHC) Interpretation Guidelines that incorporate the requirements from the *CMHC Policy for Managing Environmental Risks* (1993), *Canadian Standards Association (CSA) Phase I Environmental Site Assessment Information Product Z768-01* (2016), and Section 58 of the *BC Contaminated Sites Regulation* (CSR).

This Environmental Site Assessment is limited to an investigation of existing contaminant indicators observed at the time of assessment and through review of historical documents and interview(s). The conclusions and recommendations made in this report are based on best available knowledge at the time of assessment. The scope of work of this Phase I ESA includes a historical review of existing documents, government/non-government databases, owner interview, and a site visit on March 30, 2022. At the time of assessment, the site was characterized by expansive wetlands on either side of Spike Road, with two residences and several outbuildings located along the road.

This Phase I ESA identified that the site is a rural residential property with a primary and secondary residence, two barn structures, a workshop, greenhouse, and numerous small sheds all built between 1993 and the late 2000s. There is no indication that the site has ever been used for industrial or commercial purposes. No onsite Areas of Potential Environmental Concern (APEC) were identified for the property; a Phase II ESA is not recommended for the site.

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<sup>1</sup> Legal Description: The East 1/2 of the South West 1/4 of Section 19, Township 6, Comox District, Plan 552E, except that part in Plan 205 RW (PID: 008-992-789).

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## **1.0 INTRODUCTION**

This Phase I Environmental Site Assessment (ESA) is intended to identify any Areas of Potential Environmental Concern (APECs) associated with the property at 1893 Spike Road, Courtenay, BC. The assessment is in support of future sale to the CVRD and conversion in part into parkland including an extension to an existing multi-use pathway, the One Spot Trail.

This Phase I ESA provides historical and current information on land-use of the subject property and of surrounding areas (Figure 1 and Figure 2). Historical information was obtained from a land title search, aerial photos, review of existing professional reports, research from a variety of government and non-government environmental databases, and interview with the current owner, Ryan Coutu. A ground-level site investigation was done on March 30, 2022 to describe the current status of the site.

This ESA has been written in accordance with Canadian Mortgage Housing Corporation (CMHC) Interpretation Guidelines that incorporate the requirements from the *CMHC Policy for Managing Environmental Risks* (1993), *Canadian Standards Association (CSA) Phase I Environmental Site Assessment Information Product Z768-01* (2016), and Section 58 of the *BC Contaminated Sites Regulation* (CSR).

## **2.0 SCOPE OF WORK & LIMITATIONS**

This report has been prepared for the exclusive use of the Comox Valley Regional District (CVRD) and Riches Land Services Ltd. (the "Client") and should not be reproduced without the written consent of Current Environmental Ltd ("CEL") and the Client. Use of this report by other parties than the Client is prohibited.

Information obtained for this Phase I ESA includes historical public record reviews, site reconnaissance, and information provided by the Client. No environmental samples were collected or analyzed as a part of this environmental assessment.

The conclusions and recommendations made in this report are provided based on the best available knowledge and information at the time of the assessment. Should additional information become available or site conditions change, the conclusions and recommendations of this report may be subject to change. Events occurring on the subject property after the date of the site assessment are beyond the scope of work for this report.

## **3.0 SUBJECT PROPERTY**

The subject property is located in Courtenay, BC, bearing legal description: The East 1/2 of the South West 1/4 of Section 19, Township 6, Comox District, Plan 552E, except that part in Plan 205 RW (PID: 008-992-789) and is approximately 30 hectares in size. Spike Road bisects the property running from the southeast to the northwest, along the former railway grade of the Comox Logging & Railway

Company. The property is located in the Comox Valley Regional District, approximately centered at Lat/Long coordinates 49°47'18"N 125°7'45"W, and is zoned Rural-ALR.

There are a number of buildings on the property, which include two residences and a number of outbuildings all located along Spike Road. Maturing second growth mixed coniferous/deciduous forest, manicured lawn and livestock pastures surround the buildings along the road corridor and expansive wetlands on either side of the road (Photos 1 & 2). The development in question includes potential future sale to the CVRD and conversion in part into parkland with a planned expansion of the One Spot trail, a multi-use pathway.

At the time of the site visit the ground was dry with no standing water observed around the developed area along Spike Road. Rainwater is expected to largely infiltrate down into the unconsolidated surficial materials and runoff appears to be primarily conveyed sub-surface into the wetlands on either side of Spike Road. Some surface flow runoff over the hardpacked gravel road and parking areas is also expected. Canadian Climate Normals<sup>2</sup> from 1981 to 2010 at nearby station "Black Creek" shows an annual average of 165 cm of precipitation for the area, with the majority falling between the months of October and March.

The BC interactive iMap identifies aquifer 0411 below the site.<sup>3</sup> This is a fractured sedimentary rock aquifer, of unknown productivity and low vulnerability. Aquifer 0411 covers an area of 731.9 km<sup>2</sup> extending from Courtenay to Campbell River and has 172 registered water wells within the aquifer. Bedrock geology in the area is identified as the upper cretaceous Nanaimo group characterized by sedimentary rocks of boulder, cobble and pebble conglomerate, coarse to fine sandstone, siltstone, shale and coal<sup>4</sup>.

#### **4.0 ADJACENT PROPERTIES**

Adjacent properties are also zoned as Rural-ALR and the surrounding areas include a mix of undeveloped forested land, wetland, or rural residential and agricultural use. Highway 19 runs north-south approximately 1 km west of the subject property. In addition to large wetlands located on the property, nearby waterbodies include the Tsolum River 350 m southwest of the property and a 4.6-acre pond on the adjacent property to the east.

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<sup>2</sup>[https://climate.weather.gc.ca/climate\\_normals/results\\_1981\\_2010\\_e.html?searchType=stnProv&lstProvince=BC&txtCentralLatMin=0&txtCentralLatSec=0&txtCentralLongMin=0&txtCentralLongSec=0&stnID=139&dispBack=0](https://climate.weather.gc.ca/climate_normals/results_1981_2010_e.html?searchType=stnProv&lstProvince=BC&txtCentralLatMin=0&txtCentralLatSec=0&txtCentralLongMin=0&txtCentralLongSec=0&stnID=139&dispBack=0)

<sup>3</sup> <https://apps.nrs.gov.bc.ca/gwells/aquifers>

<sup>4</sup> iMap BC

## 5.0 HISTORICAL REVIEW

Historical research of past land use on the subject property and surrounding areas includes the following sources:

- a) A review of historical aerial photographs (Appendix A);
- b) Land Title search (Appendix B);
- c) Historical Reports Review;
- d) Federal Contaminated Sites Inventory (Appendix C);
- e) BC Online Site Registry (Appendix D);
- f) ERIS (Environmental Risk Information Services) report (Appendix E);
- g) Owner Interview.

## 6.0 RESULTS

### 6.1 AERIAL PHOTOGRAPH REVIEW

An aerial photograph review was conducted on March 22, 2022 for 1967, 1980, 1993, 1999, 2002, 2012, and 2020 aerial images. Copies of the aerial photographs can be found in Appendix A and the results are outlined in Table 1 below:

**Table 1: Results of the Aerial Photograph Review**

1967: Government of BC	Onsite	The subject property is largely covered by wetlands, with a strip of undeveloped, forested land along the railway (later becoming Spike Rd), which runs through the property from southeast to northwest. There are no residential or other built structures present.
	Surrounding	Land surrounding the property is a mix of forested, undeveloped land and wetland. Railway Road is present, running along the Tsolum River to the west of the property. The powerline right-of-way is present west of Tsolum River.
1980: Government of BC	Onsite	Appears similar to the 1967 aerial photograph.
	Surrounding	Appears similar to the 1967 aerial photograph, with the exception of additional road development south and east of the property. Rural residential development along Railway Road is present.
1993: Government of BC	Onsite	Appears similar to the 1980 aerial photograph. One building present on the western edge of the property.
	Surrounding	Appears similar to the 1980 aerial photograph.
1999: CVRD	Onsite	Additional clearing and development along Spike Road at the west and south ends of property.
	Surrounding	Highway 19 is in the process of being constructed. Numerous cut blocks present adjacent to the highway.
2002: CVRD	Onsite	Appears similar to the 1999 aerial photograph.

	Surrounding	Highway 19 construction complete. There has been additional logging adjacent to the highway.
2012: CVRD	Onsite	Additional clearing and development along Spike Road. The forest at the north end of the property has been mostly cleared and a new road enters the clearing from the north side with access from Spike Road.
	Surrounding	New road present just north of the property, running east-west from Spike Road. Additional clearing of forested land in neighbouring property to the west.
2020: CVRD	Onsite	Additional clearing of forested land along Spike Road.
	Surrounding	Clearing and residential development to the northwest of the property.

**6.2 LAND TITLE SEARCH**

A land title search of current information (no cancelled information shown) was conducted on January 12, 2022 provided by the Client (Appendix B). The registered owners are Ryan Michael Coutu and Zoe Michelle Lefroy Coutu. Charges, Liens, and Interests applied to the subject lot exist for exceptions and reservations to the E&N Railway Co., and mortgage with Royal Bank of Canada. Statutory rights-of-way exist for Timberwest Forest Corp. (77739G, 77740G registered June 25, 1932). Legal notations include “This certificate of title may be affected by the Agricultural Land Commission Act; see agricultural land reserve plan no. 3, deposited 29/05/1974,” “Hereto is annexed easement M10675 over part of Lot A, Block 29, Plan 21346” and “Hereto is annexed easement M10676 over part of the fractional northwest 1/4 of Section 18, Township 6, Plan 552E lying north of Block 29, Plan 691F except part in Plan 205 rw.”

**6.3 PREVIOUS ESA REPORTS**

Previous ESA reports were requested from the Client, and current owner. None were available/provided.

**6.4 FEDERAL CONTAMINATED SITES INVENTORY**

The FCSI (Federal Contaminated Sites Inventory) database was accessed on March 17, 2022. No contaminated sites were identified within 2.3 km of the subject property (Appendix C).

**6.5 BC ONLINE SITE REGISTRY**

The BC Sites Registry database was accessed on April 1, 2022. Government records were queried through the BC Site Registry that returned a “nil” result (Appendix D) meaning there are no records retained by the provincial government regarding the environmental condition of the land. No additional records were found that indicate past or present environmental concerns associated within the subject property.

## **6.6 ERIS REPORT**

An ERIS database report was received for the site on March 21, 2022 (Appendix E). No records were found for the site or the surrounding properties. No un-plottable sites were reported in the ERIS report.

## **7.0 SITE INSPECTION**

A site reconnaissance was conducted on March 30, 2022. The site visit included a tour from current owner Ryan Coutu and visual inspection of the exterior of buildings on the property. Buildings include a primary and secondary residence, two barn structures, a workshop, greenhouse, and numerous small sheds (Photos 3-11). Additional infrastructure on the property includes a horse-riding ring, fencing, wells, and septic systems.

A woodshed and exterior wall adjacent to the secondary residence is being used for jerry can, chainsaw, and tool storage (Photos 6 & 7). The tools and jerry cans appear to be appropriately stored without leaks evident. There is no surface staining or sign of spills associated with these storage areas and they are not considered an APEC.

Terrestrial vegetation on the subject property was limited to pockets of maturing second growth mixed coniferous/deciduous forest species (approximately 30-50 years old), interspersed with manicured lawn and pastures along Spike Road. Tree and shrub species included coastal Douglas-fir (*Pseudotsuga menziesii menziesii*), western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), red huckleberry (*Vaccinium parvifolium*), salal (*Gaultheria shallon*), and hardhack (*Spiraea douglasii*). Sword fern (*Polystichum munitum*) and bracken fern (*Pteridium aquilinum*) were dominant ground cover species. Wetland vegetation in both the east and west wetlands was not identified due to lack of access.

No historical industrial sites or uses, spills or staining were observed during the site visit.

## **7.1 INTERVIEWS**

Jim Riches, who is assisting the CVRD with the land purchase, stated that as a rural residential property, there is no record of historical industrial use.

Ryan Coutu, the current owner, purchased the property three years ago. He was available during the site inspection and informed CEL that the primary residence is heated by a heat pump and woodstove and the secondary residence has electric baseboard heating as well as a woodstove. He did not believe that oil tanks for home heating were ever present on the property, nor was he aware of any possible contamination issues on the property. Ryan stated that the area was historically prone to fire and flooding events, which was evident from a large number of cedar snags standing in the wetland area to the east of Spike Road.



## **7.2 UNDERGROUND STORAGE TANK (UST) OR ABOVE GROUND STORAGE TANK (AST)**

No USTs or ASTs (petroleum product containment tanks) were observed on site at the time of the site visit. No staining was observed on the soil at the time of the site visit.

## **8.0 HAZARDOUS BUILDING MATERIALS**

According to the current owner, the primary residence on the property was built in 1993. Based on a review of aerial photos, the secondary residence, accessory buildings and other infrastructure appear to have been constructed after the primary residence, from the mid-1990s to the late 2000s. Asbestos containing materials (ACM) are commonly found in building materials such as ceiling tile, pipe insulation, and floor tiles manufactured prior to 1980. Given the age of the buildings, the presence of ACMs is unlikely; however, it is recommended that analysis of the building materials to determine whether they contain toxic substances be taken before any demolition or renovation occurs.

## **9.0 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)**

As described in Section 6.7 above, an ERIS report did not identify any APECs on the subject property. No on-site APECs were identified for the subject property during this Phase I ESA.

## **10.0 CONCLUSIONS AND RECOMMENDATIONS**

A historical records and aerial photograph review of 1893 Spike Road, Courtenay, BC, identifies that it is a rural residential property with a primary and secondary residence, two barn structures, a workshop, greenhouse, and numerous small sheds all built between 1993 and the late 2000s.

The site inspection did not show the presence or evidence of USTs or ASTs (under- or above-ground petroleum product containment tanks) or known hazardous building materials. No soil or surface staining contamination were visible. There is no indication that the site had ever been used for industrial or commercial purposes.

No onsite Areas of Potential Environmental Concern (APEC) were identified for the property during the historical review or site visit. A Phase II ESA is not recommended for the site.

Please contact the undersigned if you have any queries.

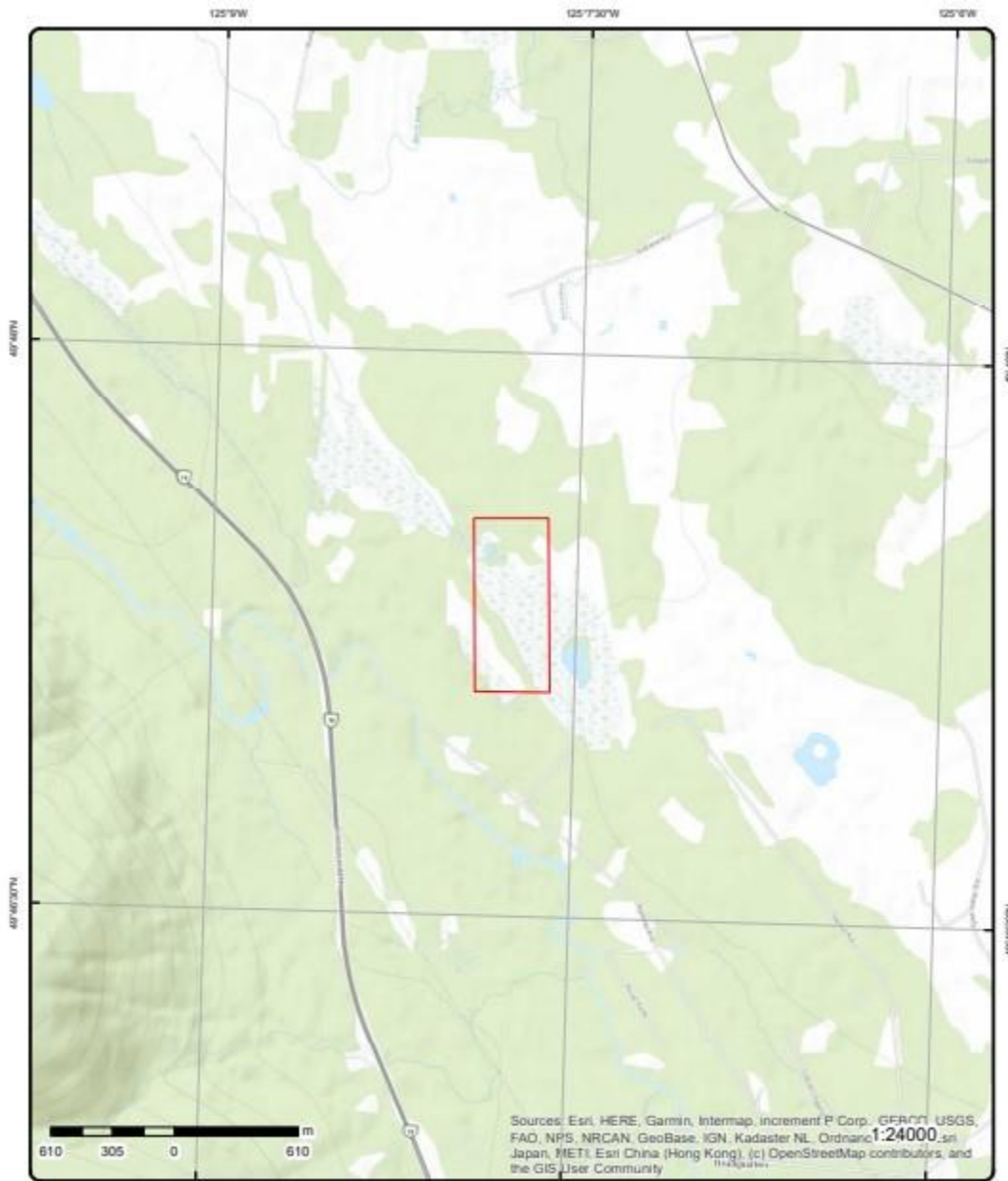


Dusty Silvester R.P.Bio.  
CURRENT ENVIRONMENTAL

## **11.0**   DISCLAIMER

This report was prepared exclusively for Comox Valley Regional District and Riches Land Services Ltd. (the Client) by Current Environmental Ltd. The quality of information, conclusions and estimates contained herein is consistent with the level of effort expended and is based on: i) information available at the time of preparation; ii) data collected by the authors and/or supplied by outside sources; and iii) the assumptions, conditions and qualifications set forth in this report. This report is intended to be used by the Client only, subject to the terms and conditions of its contract or understanding with Current Environmental Ltd. Other use or reliance on this report by any third party is at that party's sole risk.

## 12.0 FIGURES



### Topographic Map

Address: 1893 Spike Road, BC

Source: ESRI World Topographic Map

Order Number: 22031500765



© ERIS Information Limited Partnership

Figure 1: Key Map showing the location of 1893 Spike Road, Courtenay, BC (Source: ERIS).

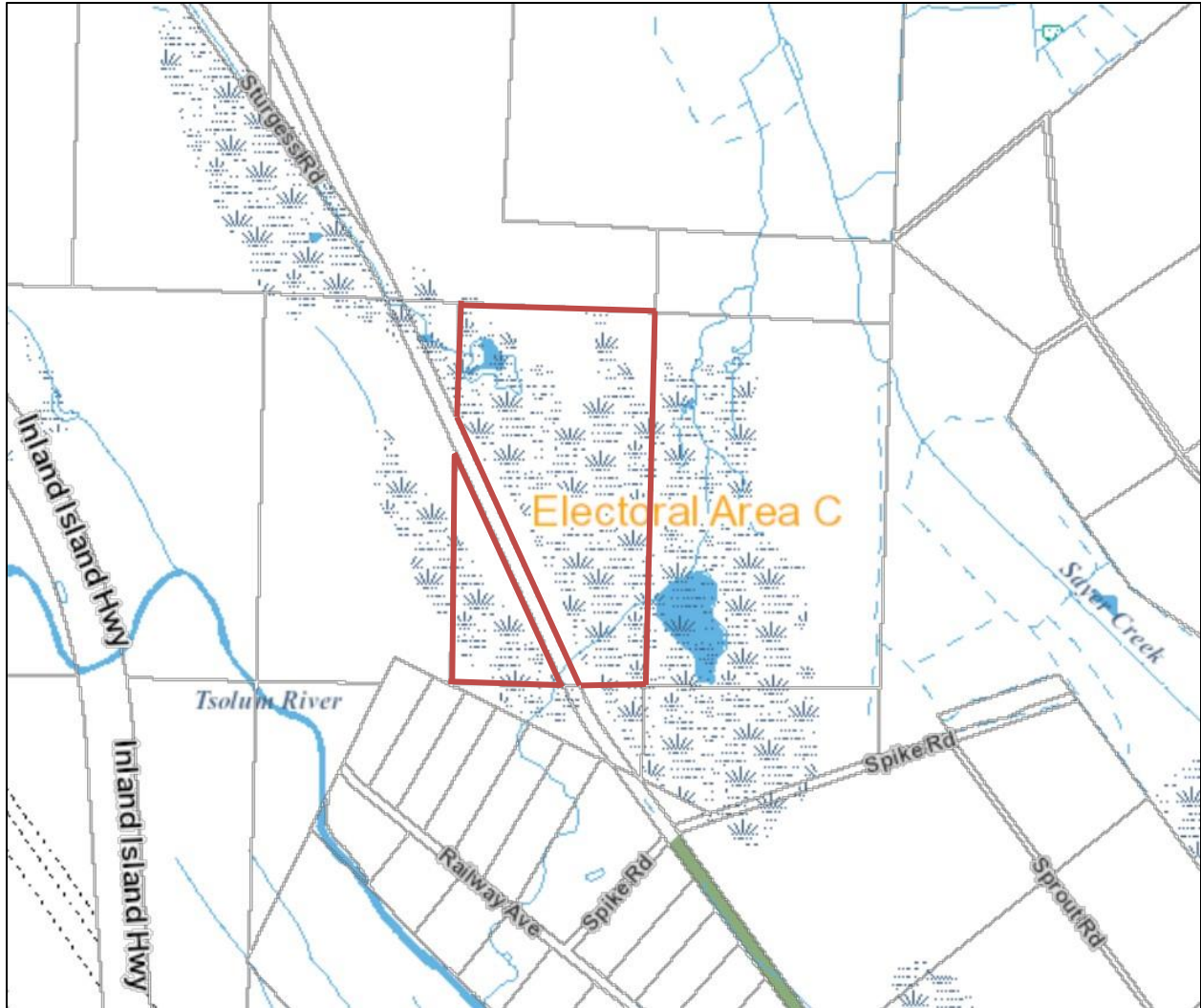
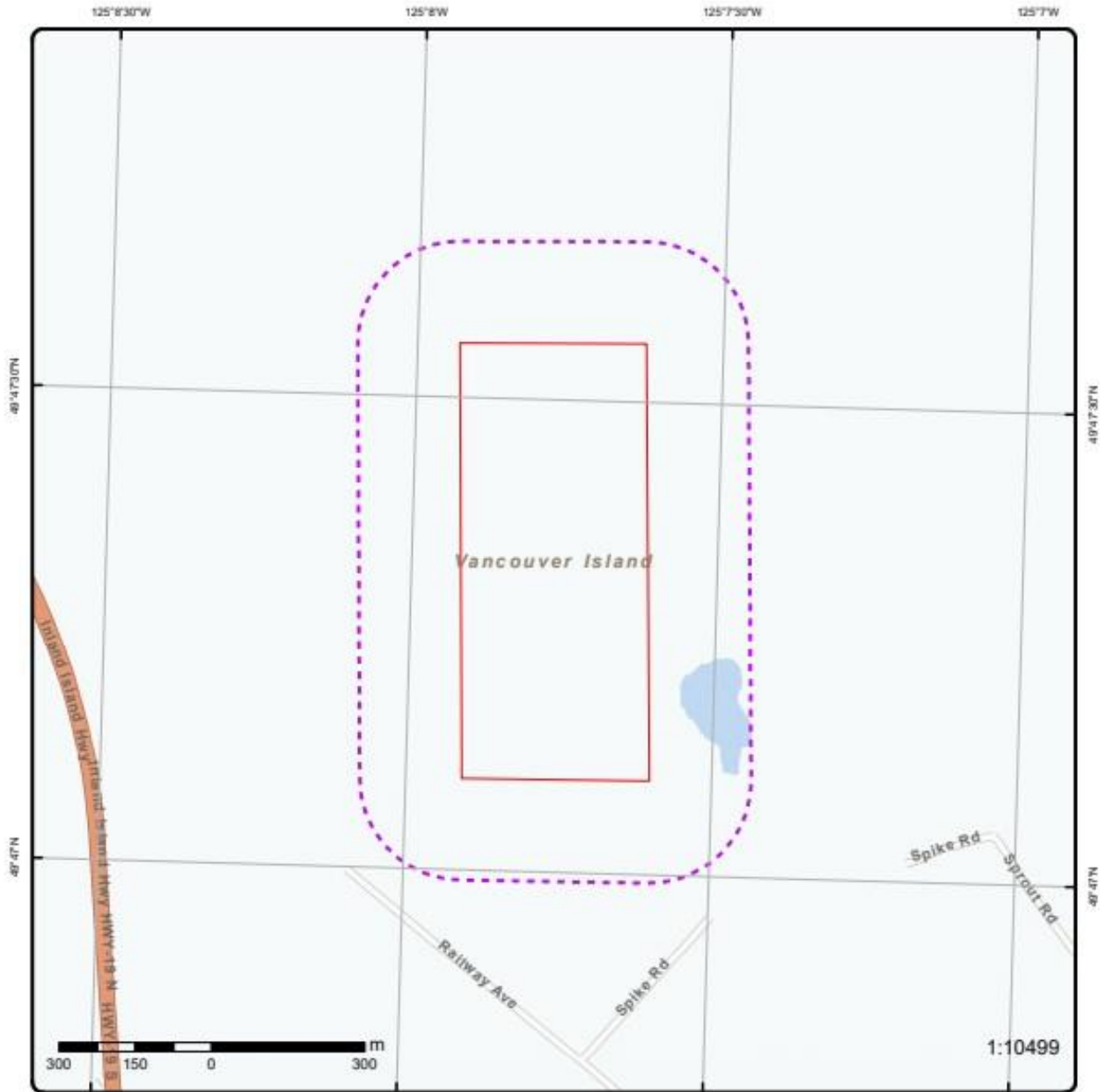


Figure 2: Site map showing the subject property at 1893 Spike Road, Courtenay, BC (outlined in red) and surrounding properties (Source: CVRD).



**Map: 0.2 Kilometer Radius**

Order Number: 22031500765

Address: 1893 Spike Road, Courtenay, BC



Source: © 2021 ESRI StreetMap Premium.

© ERIS Information Limited Partnership

Figure 3: Site plan showing no Eris sites of concern within the site or in surrounding areas (Source: ERIS).

**13.0 PHOTOS**



**Photo 1: View facing southeast of the wetland area (background) on the east side of Spike Road.**



**Photo 2: View facing northwest of the wetland on the west side of Spike Road.**



Photo 3: Exterior view of the primary residence at the west side of the property, built in 1993.



Photo 4: A heat pump, located at the rear of the primary residence, is the building's main source of heat.



Photo 5: Exterior view of the secondary residence at the south end of the property.



Photo 6: Storage area with numerous fuel containers outside the secondary residence.





Photo 7: Exterior north wall of the secondary residence with fuel and oil containers and tool storage.



Photo 8: Exterior view of one of two barns, located on the west side of Spike Road, just south of the primary residence.



**Photo 9: Exterior view of the second of two barns, located on the opposite side of Spike Road, just east of the primary residence.**



**Photo 10: View of the workshop (left) and a small shed (centre) adjacent to the primary residence.**



**Photo 11: View facing north of a greenhouse, garden (back left) and cleared area (back right) at the northern extent of Spike Road.**

APPENDIX A – AERIAL PHOTOGRAPHS



1967 Aerial Photograph (site outlined in red). Source: Government of British Columbia.



1980 Aerial Photograph (site outlined in red). Source: Government of British Columbia.



1993 Aerial Photograph (site outlined in red). Source: Government of British Columbia.



1999 Aerial Photograph (site outlined in red). Source: Comox Valley Regional District.



2002 Aerial Photograph (site outlined in red). Source: Comox Valley Regional District.



2012 Aerial Photograph (site outlined in red). Source: Comox Valley Regional District.



2020 Aerial Photograph (site outlined in red). Source: Comox Valley Regional District.



## APPENDIX B – LAND TITLE SEARCH

### TITLE SEARCH PRINT

2022-01-12, 20:55:16

File Reference:

Requestor: James Riches

Declared Value \$1055000

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

<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	CA7716228 CA2977812
<b>Application Received</b>	2019-08-29
<b>Application Entered</b>	2019-09-03
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	RYAN MICHAEL COUTU, BUSINESS OWNER ZOE MICHELLE LEFROY COUTU, HOMEMAKER 1893 SPIKE ROAD COURTENAY, BC V9J 1N5 AS JOINT TENANTS
<b>Taxation Authority</b>	Courtenay Assessment Area
<b>Description of Land</b> Parcel Identifier: Legal Description:	008-992-789 THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 6, COMOX DISTRICT, PLAN 552E, EXCEPT THAT PART IN PLAN 205 RW

#### Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 3, DEPOSITED 29.05.1974

HERETO IS ANNEXED EASEMENT M10675 OVER PART OF LOT A, BLOCK 29, PLAN 21346

HERETO IS ANNEXED EASEMENT M10676 OVER PART OF THE FRACTIONAL NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 6, PLAN 552E LYING NORTH OF BLOCK 29, PLAN 691F EXCEPT PART IN PLAN 205 RW

**TITLE SEARCH PRINT**

File Reference:  
Declared Value \$1055000

2022-01-12, 20:55:16  
Requestor: James Riches

**Charges, Liens and Interests**

Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA A.F.B. 9.693.7434A DD 17807, 77809G; SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:	RIGHT OF WAY
Registration Number:	77739G
Registration Date and Time:	1932-06-25 11:40
Registered Owner:	TIMBERWEST FOREST CORP. INCORPORATION NO. A0083605
Transfer Number:	FB425380
Remarks:	INTER ALIA DD 16077N

Nature:	RIGHT OF WAY
Registration Number:	77740G
Registration Date and Time:	1932-06-25 11:40
Registered Owner:	TIMBERWEST FOREST CORP. INCORPORATION NO. A0083605
Transfer Number:	FB425464
Remarks:	INTER ALIA DD 16077N

Nature:	MORTGAGE
Registration Number:	CA7716229
Registration Date and Time:	2019-08-29 09:30
Registered Owner:	ROYAL BANK OF CANADA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

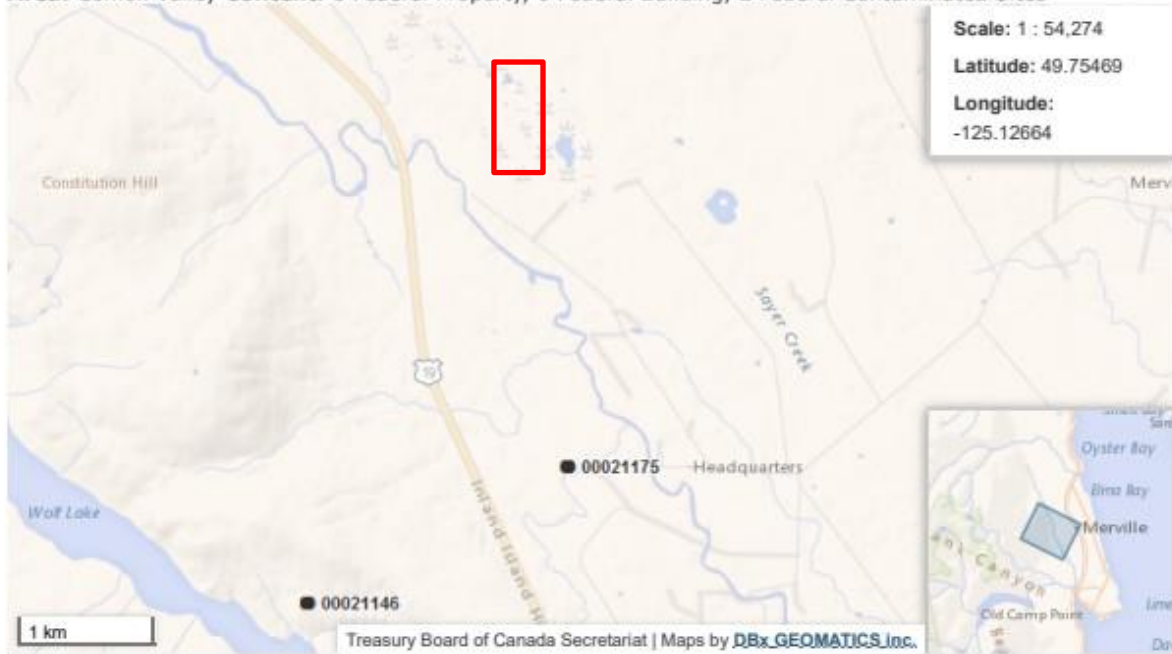
# APPENDIX C – FEDERAL CONTAMINATED SITES INVENTORY

## Treasury Board of Canada Secretariat

Home > OCG > Real Property Management > FCSI > DFRP/FCSI - Map Navigator

### DFRP/FCSI - Map Navigator

Area: Comox Valley Content: 0 Federal Property, 0 Federal Building, 2 Federal Contaminated Sites



#### Layers

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

<sup>1</sup> This layer is visible only when the map scale is smaller than 1:3,000,000.

<sup>2</sup> ● Suspected ● Active ● Closed

<sup>3</sup> Google base maps are only available when the map scale is smaller than 1:60,000.

# APPENDIX D – BC ONLINE SITE REGISTRY

4/1/22, 3:45 PM

BC OnLine - Site Registry Nil Search

## Site Registry

For: [ PB99071 ] [ CURRENT ENVIRONMENTAL LTD ]  
As Of: MAR 27, 2022

## Nil Search

Apr 01, 2022  
03:43:50 PM

Folio:

## PID Nil Search

As of MAR 27, 2022, no records from Site Registry match  
Land Titles PID 008992789

You have been charged for this information.

Sites may be revealed by searching with alternate search methods. For example, a site not revealed in an Area search may be revealed by searching with another piece of information such as PID, PIN, Address or Crown Lands File Number.

## APPENDIX E – ERIS REPORT



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# DATABASE REPORT

**Project Property:** *Phase 1  
1893 Spike Road  
Courtenay BC V9J 1N5*

**Project No:** *2173*

**Report Type:** *Quote - Custom-Build Your Own Report*

**Order No:** *22031500765*

**Requested by:** *Current Environmental Ltd.*

**Date Completed:** *March 18, 2022*

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# Executive Summary

## **Property Information:**

**Project Property:** *Phase 1  
1893 Spike Road Courtenay BC V9J 1N5*

**Project No:** *2173*

## **Order Information:**

**Order No:** *22031500765*

**Date Requested:** *March 15, 2022*

**Requested by:** *Current Environmental Ltd.*

**Report Type:** *Quote - Custom-Build Your Own Report*

## **Historical/Products:**



## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.20km</i>	<i>Total</i>
AMS	<i>Authorization Management System (formerly WASTE)</i>	Y	0	0	0
ARIS	<i>Assessment Report Indexing System</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
BOGW	<i>BC Oil and Gas Wells</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Enforcement Summary</i>	Y	0	0	0
DIS	<i>Wastewater Discharge Inventory</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	0	0
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EM	<i>Environmental Monitoring Locations</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FISH	<i>Commercial Fisheries</i>	Y	0	0	0
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
GEN	<i>Waste Generators Summary</i>	Y	0	0	0
GEN2	<i>Generators - Special Waste Information System (SWIS)</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HWF	<i>Hazardous Waste Facilities</i>	Y	0	0	0
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
LUM	<i>Lumber Mills</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Minerals Deposits Database</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.20km</b>	<b>Total</b>
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OG INCIDENTS	<i>BC Oil and Gas Commission Incidents</i>	Y	0	0	0
OGW	<i>Oil Gas Commission Wells</i>	Y	0	0	0
LOCATIONS OGWW	<i>Oil and Gas Wells</i>	Y	0	0	0
OIL GAS FAC	<i>Oil and Gas Commission Facilities</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PRAI	<i>Private Aggregate Inventory</i>	Y	0	0	0
PUAI	<i>Public Aggregate Inventory</i>	Y	0	0	0
REC	<i>Waste Receivers Summary</i>	Y	0	0	0
REC2	<i>Receivers - Special Waste Information System (SWIS)</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SREG	<i>Site Registry</i>	Y	0	0	0
STNK	<i>Surrey Tank Construction Permits</i>	Y	0	0	0
SUMP	<i>Sump Locations</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VTNK	<i>Vancouver Heating Oil Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Site Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
<b>Total:</b>			0	0	0

## 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

<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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the surrounding properties.

## Executive Summary: Summary By Data Source

No records found in the selected databases for the project property or surrounding properties.

125°8'30"W

125°8"W

125°7'30"W

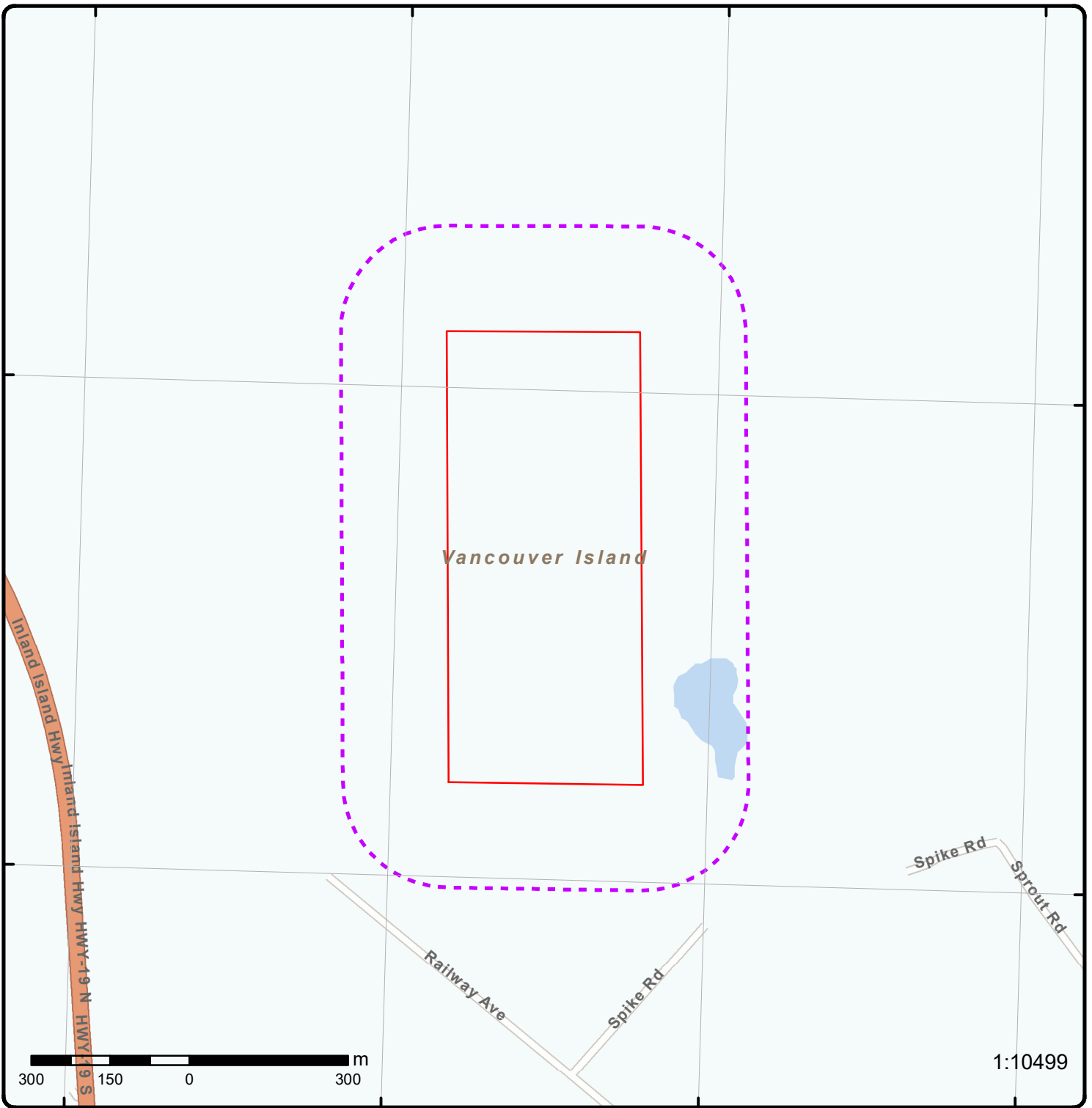
125°7"W

49°47'30"N

49°47'30"N

49°47'N

49°47'N



1:10499

### Map: 0.2 Kilometer Radius

Order Number: 22031500765

Address: 1893 Spike Road, Courtenay, 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	



**Aerial** Year: 2020

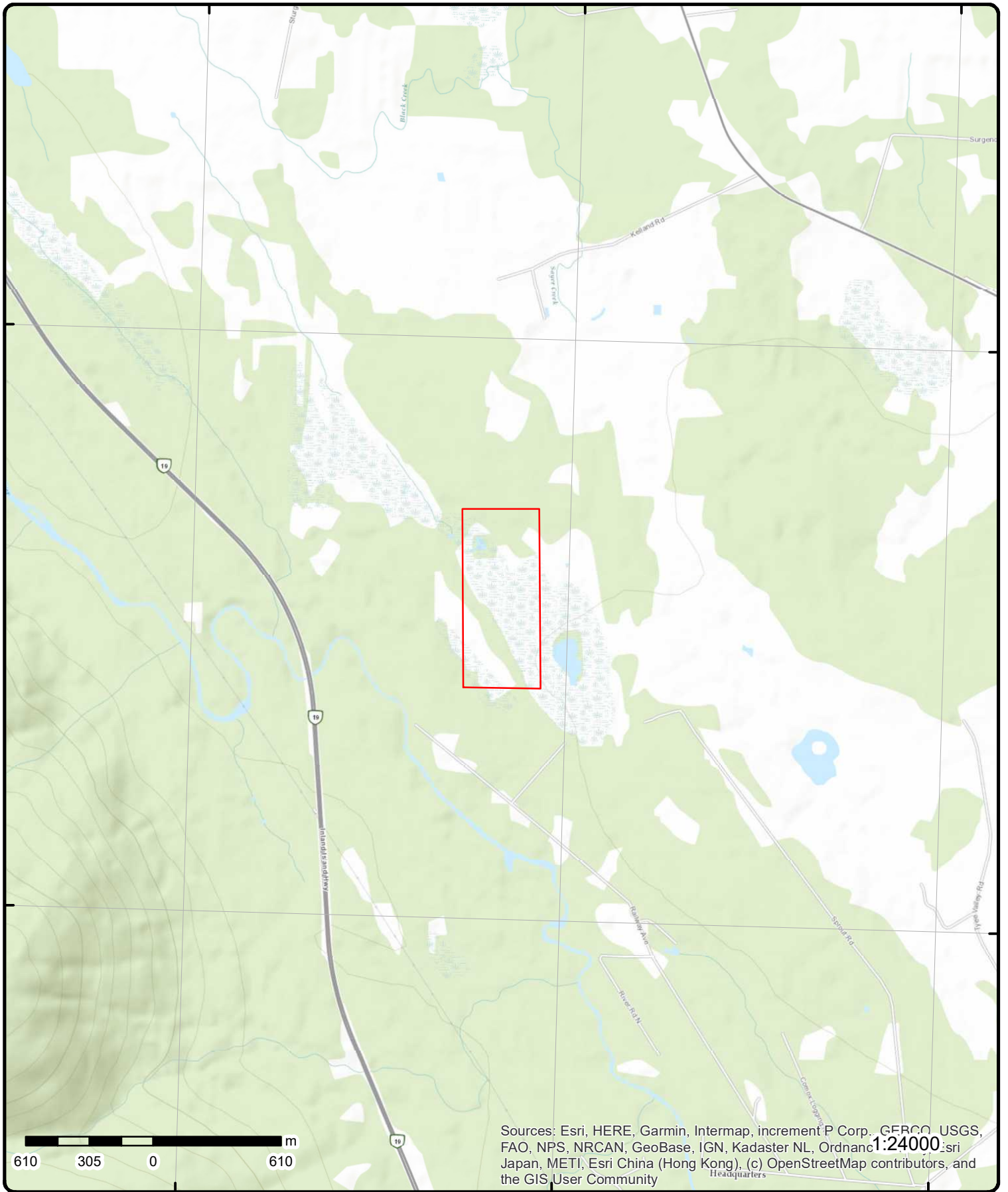
**Address: 1893 Spike Road, Courtenay, BC**

Source: ESRI World Imagery

Order Number: 22031500765



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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: 1893 Spike Road, BC**

Source: ESRI World Topographic Map

Order Number: 22031500765



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# Detail Report

<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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No records found in the selected databases for the project property or surrounding properties.

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

## 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-Jun 30, 2020**

### **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: Jan 31, 2021**

### **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-Sep 30, 2021**

### **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 2019**

### **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-Sep 30, 2021**

### **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 -Nov 2021**

### **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-Nov 30, 2021**

**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-Nov 30, 2021**

**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-Nov 30, 2021**

**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-Nov 2021**

**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: 1993-2021**

**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 "Waste Generators Summary" addresses may represent mailing addresses rather than waste/hazardous sites. This information is a summary of all years from June 1993 to September 2010. 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. Waste Generators Summary data are historic and no longer being updated.

**Government Publication Date: 1993-Mar 31, 2021**

**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: Apr 30, 2019**

**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: 1997-2019**

**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: Jul 2021**

**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**

**BC Oil and Gas Commission Incidents:**

Provincial

[OG INCIDENTS](#)

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: Nov 30, 2021**

**Oil Gas Commission Wells:**

Provincial

[OGW LOCATIONS](#)

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: Dec 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](http://www.nickles.com).

**Government Publication Date: 1988-Nov 30, 2021**

**Oil and Gas Commission Facilities:**

Provincial

[OIL GAS FAC](#)

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**

**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-Sep 2021**

**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

PUAI

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-Sep 30, 2021**

**Scott's Manufacturing Directory:**

Private

SCOT

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 ERIIS sales representative.

**Government Publication Date: Feb 2022**

**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: Jan 2022**

**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: Sep 2021**

**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 - Dec 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 -Oct 2021**

**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: Sep 2021**

# 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.