



METRO
TESTING + ENGINEERING

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT 19085 119B AVENUE, PITT MEADOWS, BC

Prepared For:

Metro Vancouver
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Burnaby, BC
V5H 0C6

Prepared By:

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Project No.:

TT39205

Date

10 December 2021

Version

1.0



Executive Summary

Metro Testing & Engineering Ltd. (Metro) is pleased to present Metro Vancouver (the Client) the findings of the Phase 1 Environmental Site Assessment (ESA) conducted for a property located at 19085 119B Avenue, Pitt Meadows, BC (the "Site").

Onsite

The Site is located on the north side of 119B Avenue, east of 190A Street, in predominantly residential area of Pitt Meadows, BC. The Site is comprised of a single legal lot that total approximately 5,542.7 m² in area.

At the time of Metro's Site visit, the Site was unoccupied by buildings. The Site was split into two sections for reporting purpose (i.e., Section A and Section B). Section A occupied one third of the Site, the western side, and Section B occupied two thirds of the Site, the middle and eastern side. Section A was occupied by the retirement home adjacent west of the Site and was used as an asphalt parking lot. The northern half of Section B was covered in grass and used as a park, while the southern half of Section B was covered in gravel and used as a public parking lot. A chain-link fence surrounded the garbage and cardboard dumpsters which were situated in Section B, where the gravel parking lot and grass met.

Based on historical aerial photograph review, since 1938, the Site appeared to be vacant and used for agriculture. It remained in this state until 2008 when gravel fill was imported onto the southern half of Section B. In 2012, Section A was covered in concrete and converted into a parking lot for the retirement home adjacent west of the Site. No significant changes have since occurred on the Site.

Offsite

Based on historical aerial photograph review, the surrounding area was originally developed primarily for agricultural use prior to 1938. Between the 1940s and 1990, roads were constructed and the surrounding agricultural properties underwent gradual redevelopment as residential properties. Since then, sparse institutional developments such as the Pitt Meadows Library, Pitt Meadows Recreation Centre, and further residential developments have occurred in the surrounding areas.

Conclusions and Recommendations

Based on the findings of the Phase 1 ESA, one (1) onsite area of potential environmental concern (APEC) and associated potential contaminants of concern (PCOCs) was identified at the Site.

APEC		
APEC	PCOCs	Risk Rating
APEC # 1 Fill (onsite)	Primary: Metals Secondary: LEPHs, HEPHs, PAHs, BTEXS, VPHs and Salts	Low-Moderate

Based on the findings of the Phase 1 ESA, Metro concludes that there is a reasonable possibility that onsite media may have been impacted by PCOCs associated with onsite activities. Therefore, further investigation is warranted at this time.

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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1.0 Introduction

Metro Testing & Engineering Ltd. (Metro) is pleased to present Metro Vancouver (the Client) the findings of the Phase 1 Environmental Site Assessment (ESA) conducted for a property located at 19085 119B Avenue, Pitt Meadows, BC (the “Site”).

The Phase 1 ESA was completed to evaluate the potential for the Site’s media to be impacted by constituents of concern due to current or previous land uses at and near the Site. By definition, a Phase 1 ESA does not include sampling or analysis of air, soil, groundwater, soil vapour, surface water and/or sediment/biota.

This report describes the work associated with the Phase 1 ESA and its findings.

2.0 Scope of Work

The Phase 1 ESA was prepared in general conformance with Canadian Standards Association (CSA)¹ and Canada Mortgage and Housing Corporation (CMHC)² guidelines, and the requirements of the British Columbia Ministry of Environment and Climate Change Strategy (BC MOE), Contaminated Sites Regulation (CSR)³.

The scope of work was to:

- Review copies of relevant current/historical records, physical data pertaining to the Site and surrounding area, and environmental information.
- Complete an inspection of the Site and reconnaissance of adjacent properties to:
 - Identify environmentally hazardous or potentially hazardous materials.
 - Identify any aboveground and obvious underground storage tanks (ASTs/USTs), stained, odorous or metallic soils and/or apparently stressed vegetation or other indicators of potential contamination.
 - Identify any other obvious environmental concerns resulting from present land use or practices. It should be noted that surrounding properties were examined only from publicly accessible areas.
- Interview persons knowledgeable about previous land use on and near the Site.
- Provide the findings and recommendations in a report.

3.0 Site Setting

The Site is located on the north side of 119B Avenue, east of 190A Street, in predominantly residential area of Pitt Meadows, BC. The Site is comprised of a single legal lot that total approximately 5,542.7 m² in area. Pertinent legal information for the Site is summarized below:

Table A: Site Information

Civic Address	19085 119B Avenue, Pitt Meadows, BC
----------------------	-------------------------------------

- 1 “Phase 1 Environmental Site Assessment Document (Z768-01)”; *Canadian Standards Association*; Toronto, Ontario; Dated November 2001; Reaffirmed 2016.
- 2 “An Introduction to Environmental Site Assessments”; *Canada Mortgage and Housing Corporation*; Dated 1994; Reprinted 2006.
- 3 “Contaminated Sites Regulation (BC Reg. 375/96 includes amendments up to BC Reg. 64/2021)”; Dated 11 March 2021; *BC Ministry of Environment*; Victoria, BC.



Table A: Site Information

Parcel Identifier	027-242-269
Legal Description	Lot 2 Section 1 Block 5 North Range 1 East New Westminster District Plan BCP32780
Registered Owner	The Corporation of the District of Pitt Meadows
Size	5,542.7m ²
Latitude and Longitude	49° 13' 14.1" North 122° 41' 33.3" West (approximate centre of Site) ⁴
Zoning⁵	P-1 (Community Assembly) Zone, which is intended to provide educational, recreational, cultural, institutional, and civic services that are essential and beneficial to the community as a whole.

A Site location plan and site layout plan are presented on Figures 1 and 2, respectively.

4.0 Environmental Setting

Pertinent environmental information for the Site is summarized as follows:

Table B: Environmental Information

Surficial Geology⁶	According to Surficial Geology Map 1484A, the Site is underlain by Sumas Drift: Outwash, ice-contact, and deltaic deposits with raised proglacial deltaic gravel and sand up to 40m thick.
Surface Water Receptors	Freshwater: None present within 500 metres of the Site.
	Marine: None present within 500 metres of the Site.
Elevation⁷	10 metres above sea level (masl).
Topography	Site: Generally Flat.
	Surrounding: The surrounding area is generally flat.
Climate⁸	The nearest associated climate station to the Site is Pitt Polder, located approximately 7.38 kilometres northeast of the Site at an elevation of 5 masl. The mean annual rainfall is 2,112.4 mm and the mean annual snowfall is 43.0 cm. Precipitation is seasonal with 1,521.2 mm of precipitation falling in the fall and winter months (October through March) compared to 634.6 mm falling during the spring and summer months (April through September).
Drinking Water Supply⁹	The potable water supply for the Site and surrounding area is purchased from Metro Vancouver and delivered to Pitt Meadows from the Coquitlam Watershed.
Flood Potential	According to the City of Pitt Meadow's Interactive Map, the Site is not located within the floodplain, and therefore, the flood potential is considered to be low.
Groundwater Flow Direction	Groundwater is anticipated to flow south, towards the Fraser River.

4 Google Earth; [49.220579, -122.692595]; Retrieved 13 October 2021.

5 Zoning Bylaw 2505; *City of Pitt Meadows*; 4 October 2011; Accessed on 20 October 2021; https://www.pittmeadows.ca/sites/default/files/uploads/bylaws/2505_2011_zoning_bylaw_revised_12-13-2018.pdf.

6 Armstrong, J.E.; "Surficial Geology Map 1484A – New Westminster"; *Geological Survey of Canada*; Surveys and Mapping Branch; Dated 1980.

7 City of Pitt Meadows; Accessed 13 October 2021; <https://pittmeadows.myplanworx.com/public.aspx?apikey=f50d9903-5f23-4203-bacb-facb31f565f0>.

8 Canadian Climate Normal 1981-2010; *Government of Canada*; Accessed 13 October 2021; http://climate.weather.gc.ca/climate_normals/index_e.html.

9 "Water" *City of Pitt Meadows*; Accessed 13 October 2021; <https://www.pittmeadows.ca/city-services/transportation-infrastructure/infrastructure/water>.



5.0 Historical Search Findings

Information from historical sources is summarized below. Copies of the reviewed information are provided in Appendix B.

5.1 Municipal Records

Metro's review of files available from the City of Pitt Meadows and the City of Pitt Meadow's GIS mapping system identified the following pertinent information:

- The Site is Zoned P-1
- Municipal water, storm sewer, and sanitary sewer services run along the northern and eastern property line.

5.2 BC Assessment Authority

- No BC Assessment record was available online.

5.3 Water Wells

Metro's search of the BC Water Resources Atlas¹⁰ online water wells database did not identify any groundwater well located within a 500-metre radius of the Site. No wells were identified onsite.

It should be noted that the database includes only those wells for which drillers have voluntarily submitted information and is not necessarily comprehensive. It is possible that unregistered drinking water wells may exist within a 500-metre radius of the Site.

5.4 Lost Streams

Metro's review of The Fisheries and Oceans Canada historical streams (termed "lost streams") map¹¹ did not identify any lost streams within 500 metres of the Site.

5.5 Historical Civic Directories

Historical civic directories from 1956 to 2000 were reviewed, at five (5) year intervals, by Metro for listings for the Site and surrounding area. It should be noted that the civic directories list contains corporate names which may not reflect the actual operations and/or location of the listing.

Listings for the Site and surrounding area are shown in the table below:

10 Province of British Columbia; BC Water Resources Atlas; Retrieved 13 October 2021; <http://maps.gov.bc.ca/ess/hm/wrbc/>.

11 Duan, Lian (1999); *Wild, Threatened, Endangered and Lost Streams of the Lower Fraser Valley*; Department of Fisheries and Oceans Canada.



Table C: Historical Land Uses of the Site and Nearby Properties		
Address	Occupant	Years Listed
The Site		
19085 119B Avenue	Not Listed	1956-57, 1962, 1967, 1972, 1977, 1981-82, 1987, 1991, 1996, 2000
Surrounding Area		
12200 - 19000 119B Street	Residential	1972, 1977, 1981-82
	Residential and Commercial (non-Schedule 2)	1987, 1991, 1996, 2000
18900 – 19200 190A Street	Not Listed	1962, 1967, 1972, 1977, 1981-82, 1987, 1991, 1996, 2000
18900 – 19200 Ford Road	Residential	1956-57
	Residential and Commercial (non-Schedule 2)	1962, 1967, 1972
	Residential	1977, 1981-82, 1987, 1991
	Residential and Commercial (non-Schedule 2)	1996, 2000
11850 - 12200 Harris Road	Residential and Commercial (non-Schedule 2)	1956-57, 1962, 1967, 1972, 1977
	Residential and Commercial	1981-82, 1987, 1991, 1996
12137 Harris Road	Meadows Cleaners Ltd.	1981-82
12157 Harris Road	Meadows Cleaners Ltd.	1987, 1991, 1996, 2000

Potential environmental concerns identified from the civic directories are summarized below:

- Meadow Cleaners, located at 12137 and 12157 Harris Road from 1981 to present day, is located more than 250 metres away from the Site and is not considered to pose any environmental concerns.

5.6 Historical Aerial Photographs

Metro's review of historical aerial photographs obtained from the UBC Geographical Information Centre database¹² (1938 – 2016) and from Google Earth (2016 - 2021)¹³ is summarized in the following table:

12 "Aerial Photographs 1940-2004"; Geographic Information Centre; University of British Columbia; Dated 1938-2016; 119B Avenue and 190A Street, Pitt Meadows, BC."

13 Google Earth; 119B Avenue and 190A Street, Pitt Meadows, BC; [Digital images]; Retrieved 18 October 2021.



Table D: Historical Aerial Photograph Observations

Year	Observations and Comments	
	Site	Surrounding Area
1938	The Site appeared to be vacant and used for agricultural.	<p>The surrounding area seemed to be used for agricultural land. Ford Road, Harris Road, and Baynes Road were present.</p> <p>Multiple buildings, both agricultural and residential, were present on the property adjacent north of the Site.</p> <p>Sparse agricultural, residential, and institutional buildings were present along Ford, Harris, and Baynes Road.</p>
1949	No significant changes.	No significant changes.
1954	No significant changes.	<p>Further residential development had occurred on the property adjacent north of the Site,</p> <p>Pitt Meadows Elementary School was present to the southeast of the Site.</p>
1963	No significant changes.	<p>119 Avenue was present.</p> <p>Sparse residential development had occurred on the surrounding roads.</p>
1969	No significant changes.	No significant changes.
1973	No significant changes.	<p>189B Street, 120B Avenue, and 190 Street were present.</p> <p>Further residential development had occurred on the surrounding roads.</p>
1978	No significant changes.	<p>119B Avenue was present.</p> <p>A commercial building had been constructed to the northeast of the Site, south of Ford Road.</p>
1982	No significant changes.	Further residential development in the surrounding areas.
1986	No significant changes.	No significant changes
1990	No significant changes.	The public library had been constructed to the east of the Site, along Harris Road.
1996	No significant changes.	The buildings adjacent north of the Site had been demolished and multiple multi-family residential buildings had been constructed.
2002	No significant changes.	119B Avenue was present adjacent south of the Site. Pitt Meadows Recreation Centre had been constructed adjacent east of the Site.
2004	No significant changes.	No significant changes.
2008	A gravel parking lot was present on the southern portion of the Site	The commercial building to the northeast of the Site, adjacent south of Ford Road, had been demolished and construction for multi-family residential buildings had started.
2009	No significant changes.	No significant changes.
2012	<p>A parking lot was present on the western portion of the Site.</p> <p>As construction was occurring on the property adjacent west, the northern portion of the Site was used for the storage of construction related materials.</p>	<p>One commercial and two multi-family residential buildings were present to the northeast of the Site, at the southwest corner of Harris and Ford Road.</p> <p>The construction of a retirement home had started adjacent west of the Site.</p>
2013	The Site resembled its present-day configuration.	The retirement home to the west of the site had been completed. The parking lot for the retirement home occupied the western portion of the Site.
2015, 2016, 2018, 2021	No significant changes.	No significant changes.



Potential environmental concerns identified from the aerial photographs are summarized below:

- Gravel parking lot that was present on the southern portion of the Site in 2008.

5.7 Historical Fire Insurance Plans

No historical fire insurance plans were available for the area of the Site for Metro's review.

5.8 BC Provincial Site Registry

Metro used iMapBC¹⁴ to search for sites listed in the BC Provincial Site Registry within 500 metres of the Site. Four (4) sites were identified within 500-metres of the Site. The Site was not listed. All four (4) sites were determined to have a low potential to impact the Site, based on their distance from the Site, and did not warrant further review.

6.0 Site Visit Findings

Metro visited the Site on 6 October 2021 to conduct a walkthrough review of the accessible portions of the Site.

Selected photographs presented in Appendix A show various features of the Site and surrounding areas. Observations of the accessible areas are presented below.

6.1 Site Reconnaissance

At the time of Metro's Site visit, the Site was vacant and devoid of any building structure. The Site was split into two sections for reporting purpose (referred here as Section A and Section B). Section A occupied one third of the Site, the western side, and Section B occupied two thirds of the Site, the middle and eastern side.

Section A was occupied by the retirement home adjacent west of the Site and was used as an asphalt parking lot. The northern half of Section B was covered in grass and used as a park, while the southern half of Section B was covered in gravel and used as a public parking lot. A chain-link fence surrounded the garbage and cardboard dumpsters which were situated in Section B, where the gravel parking lot and grass met.

6.2 Surrounding Area Reconnaissance

The surrounding properties are as follows:

- To the north of the Site, adjacent, was Regency Court, a housing complex.
- To the east of the Site, adjacent, was the Pitt Meadows Family Recreation Centre.
- To the south of the Site, across 119B Avenue, was the parking lot for Pitt Meadows Elementary School.
- To the west of the Site, adjacent, The Westbrooke, a retirement home.

14 "Environmental Remediation Sites," *Province of British Columbia*; iMapBC; Retrieved 18 October 2021; <https://maps.gov.bc.ca/ess/hm/imap4m/>.



A surrounding land use map is presented on Figure 3.

6.3 Air Discharges

No air discharges requiring a permit were identified.

6.4 Water Discharges

Water discharges identified at the Site included:

- Surface water run-off via roadside catch basins which discharges into the municipal storm sewer system.
- Surface water infiltrates into unpaved ground.

6.5 Odours

No suspicious odours were observed.

6.6 Staining

No staining was observed.

6.7 Distressed Vegetation

No distressed vegetation was observed.

6.8 Drains and Sumps

No drains or sumps were observed.

6.9 Fill

Based on the historical aerial photographs, fill was brought onto to Site around the year 2008. The source of the fill is unknown.

6.10 Dumping and Landfilling

No evidence of dumping and/or landfilling was identified.

6.11 Chemical Use, Storage, and Handling

No evidence of chemical use, storage, and/or handling was identified.

6.12 Hazardous Building Materials

WorkSafeBC suggests that any building built in 1990 or earlier be tested for asbestos-containing materials. As there are no structures on the Site, no testing is required.



6.13 Hazardous Wastes

No hazardous wastes were observed to be generated or stored on the Site.

6.14 Non-Hazardous Wastes

Solid non-hazardous waste and recyclable material is removed from the Site once a week.

6.15 Water Well, Septic Tank, and Drainage Field

No evidence of a water well was observed on the Site.

No evidence of a septic tank or drainage field was on the Site.

6.16 Aboveground Storage Tanks

No above ground storage tanks (ASTs) were identified on the Site

6.17 Underground Storage Tanks

No evidence of an underground storage tank (UST) was identified, including associated fill caps, ventilation, or other piping.

7.0 Interviews

Metro personnel conducted an interview with Mr. Colin O'Byrne, who has three (3) years of knowledge of the Site. He stated to the best of his knowledge:

- No spill events have occurred at the Site.
- Cardboard recycling and garbage are picked up weekly.
- Gravel and soil fill has been placed on the Site.
- No oil/water separators are present onsite.
- No USTs or ASTs are present onsite.
- No septic system or tank is present onsite.
- No groundwater wells are present onsite.
- No hydraulic elevators or lifts present onsite.
- No orders or notices of violation or any similar claims from a regulatory agency for soil/groundwater remediation or for improper waste/hazardous materials storage or disposal on the Site have been received to-date.
- No bulk chemicals are stored or handled at the Site.
- No hazardous wastes generated or stored onsite.

8.0 Discussion

8.1 Onsite

Based on historical aerial photograph review, since 1938, the Site appeared to be vacant and used for agriculture. It remained in this state until 2008 when gravel fill was imported onto the southern half of Section B. In 2012, Section A was covered in concrete and converted into a parking lot for the retirement home adjacent west of the Site. No significant changes have since occurred on the Site.



The following onsite area of potential environmental concern (APEC) concern was identified:

- **Fill Material:** Based on the historical aerial photograph review, fill was placed on the Site in 2008. As the source of the fill and environmental quality records for the fill were not available, the onsite area with fill material is considered to be an APEC (APEC# 1).

8.2 Offsite

Based on historical aerial photograph review, the surrounding area was originally developed primarily for agricultural use prior to 1938. Between the 1940s and 1990, roads were constructed and the surrounding agricultural properties underwent gradual redevelopment as residential properties. Since then, sparse institutional developments such as the Pitt Meadows Library, Pitt Meadows Recreation Centre, and further residential developments have occurred in the surrounding areas.

No offsite APECs were identified.

9.0 Conclusions and Recommendations

Based on the findings of the Phase 1 ESA, one (1) onsite APEC was identified at the Site.

The APEC, its associated potential contaminants of concern (PCOCs), and risk rating are summarized in the table below and shown in Figure 2.

Table E: APEC		
APEC	PCOCs	Risk Rating
APEC # 1 Fill (onsite)	Metals, LEPHs, HEPHs, PAHs, BTEXS, VPHs and Salts	Low-Moderate
LEPH/HEPH – Light/Heavy Extractable Petroleum Hydrocarbons PAHs – Polycyclic Aromatic Hydrocarbons		BTEXS - Benzene-Toluene-Ethylbenzene-Xylenes-Styrene VPH – Volatile Petroleum Hydrocarbons

Based on the findings of the Phase 1 ESA, Metro concludes that there is a reasonable possibility that onsite media may have been impacted by PCOCs associated with onsite activities. Therefore, further investigation is warranted at this time.

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

10.0 Professional Statement

The persons signing this report have demonstrable experience in assessment and remediation of the type of potential contamination associated with this type of property to which this report and statement apply. The information and data were collected and compiled in accordance with the general level of care and skill normally exercised by environmental science and engineering professionals practicing under similar circumstances.

Where third-party reports were reviewed, Metro has relied on the information to supplement its findings and relies on the data therein quantitatively. Where data gaps existed, Metro conducted additional investigation and is satisfied that the investigations followed ENV technical guidance



and generally accepted practices exercised by environmental professionals currently practicing under similar conditions in the area.

Metro has relied on these reports only to the extent of using the data and has formed its own conclusions from that data after duly considering the consultant's conclusions. In general, where there are differences of opinion between Metro and the previous work, Metro's work takes a more conservative (protective) interpretation.

11.0 Closure

This report was prepared by Metro for the exclusive use of the Client.

The reported information is believed to provide a reasonable representation of general environmental conditions at the Site. The environmental investigations were limited to those areas and potential contaminants specifically addressed in the report. During the preparation of this report, Metro has relied on reports, data, studies, plans, specifications, documents, and other information provided by others.

Metro has taken care to verify the information provided where possible but makes no warranty as to the accuracy of the reports, data, studies, plans, specifications, documents, and other information prepared by others and accepts no responsibility for information contained in them.

No third party may use this report, or rely on the contents of this report, for any purpose, unless that third party obtains the written authorization of both Metro and the Client. Any authorized or unauthorized use by a third party of the foregoing report, or any reliance upon or decisions made by a third party based on them is the sole responsibility of such third parties. Metro accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by that third party based on the foregoing report.


This report is subject to the aforementioned limitations. For any questions and/or comments regarding the report, please contact the undersigned at (604) 436-9111 or enviro@metrotesting.ca.

Respectfully submitted,

Metro Testing & Engineering Ltd.

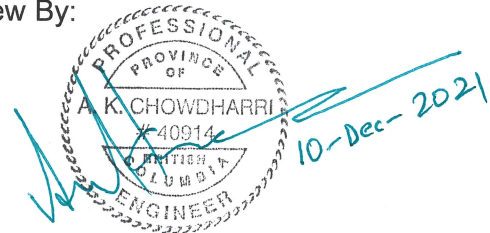
Prepared By:

Per:


Spencer Schoen, EPt
Environmental Scientist

Senior Review By:

Per:


Arvind Chowdhari, P.Eng., EP
Senior Environmental Engineer

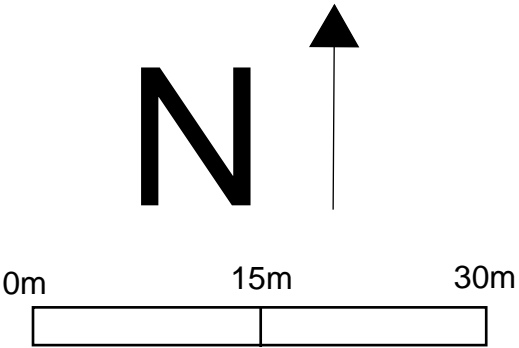
Figures

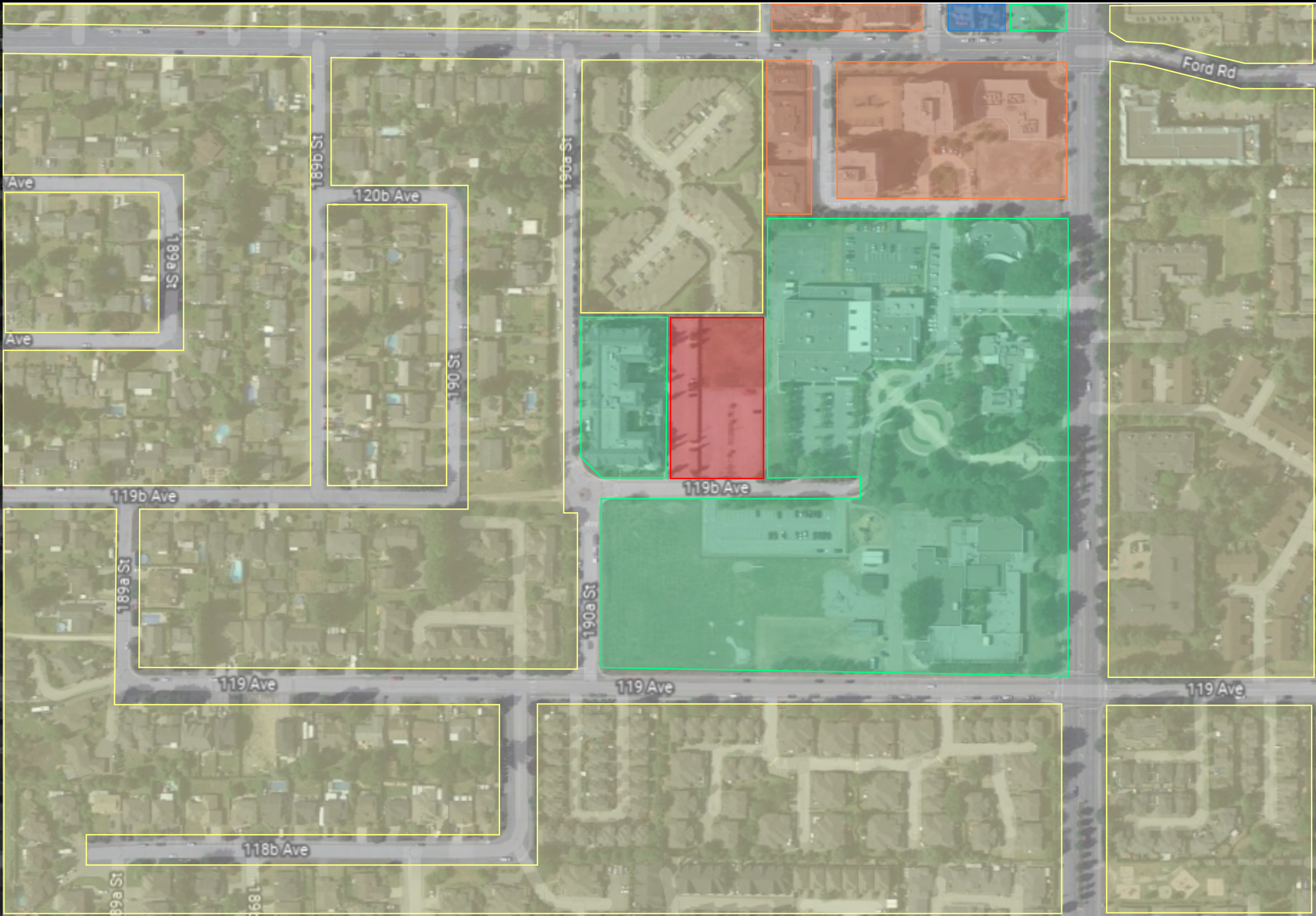
- Figure 1: Site Location
- Figure 2: Site Plan and Onsite APEC
- Figure 3: Surrounding Land Use



Legend

- The Site
- Section A
- Section B
- The Wesbrooke Parking Lot
- Grass Area
- Gravel Parking Lot and APEC# 1
- Garbage and Recycling Dumpsters





Legend



The Site



Residential



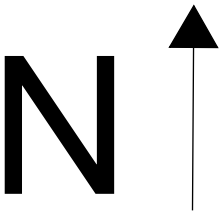
Commercial



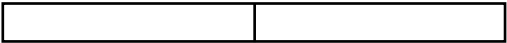
Institutional



Commercial & Residential



0m 75m 150m



REV.	DATE	DESCRIPTION	

Figure Title: Surrounding Land Use
Project Title: Phase 1 Environmental Site Assessment
Address: 19085 119B Avenue, Pitt Meadows, BC
Client Name: Metro Vancouver

DRAWN BY: Google Earth	PROJECT No.: TT39205
DRAFTED BY: SS	
CHECKED BY: AC	Figure No.: 3
DATE: November 2021	
SCALE: See Above	

Appendices

Appendix A: Photographs

Appendix B: Provincial and Municipal Database Records and Historical Documents

Appendix A

Photographs



Photo No. 1	Date: October. 6, 2021	Looking Towards: Southwest
Description: View of Section B with the retirement home in the background.		



Photo No. 2	Date: October.6, 2021	Looking Towards: Northeast
Description: View of Section B from 119B Avenue.		



Photo No. 3	Date: October.6, 2021	Looking Towards: North
Description: View of Section A.		



Photo No. 4	Date: October.6, 2021	Looking Towards: Northwest
Description: View of the garbage and cardboard recycling dumpsters on the Site.		



Photo No. 5	Date: October.6, 2021	Looking Towards: North
Description: View of the Regency Court housing complex adjacent north of the Site.		



Photo No. 6	Date: October.6, 2021	Looking Towards: East
Description: View of the Pitt Meadows Family Recreation Centre adjacent east of the Site.		



Photo No. 7	Date: October.6, 2021	Looking Towards: South
Description: View of the parking lot for Pitt Meadows Elementary School, south of the Site, across 119B Avenue.		



Photo No. 8	Date: October.6, 2021	Looking Towards: West
Description: View of the Westbrooke retirement home, adjacent west of the Site.		

Appendix B

Provincial and Municipal Database Information and Historical Documents

The requested title search results are displayed below. There is no fee for these results.



2021-09-30 12:16:08

Title Search Results

Requestor: Ryan Pallard

File Reference: TT39205

PID 027-242-269 S/BCP32780/////2

PENDING APPLICATIONS: There are no pending applications

Title Number	Land Title District	Status	First Owner Name on Title
BB123374	New Westminster	REGISTERED	TH*

PARCEL IDENTIFIER (PID): 027-242-269

SHORT LEGAL DESCRIPTION:S/BCP32780/////2

MARG:

TAXATION AUTHORITY:

1 Pitt Meadows, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 2 SECTION 1 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT
PLAN BCP32780

MISCELLANEOUS NOTES:

SRW PLAN BCP32779

ASSOCIATED PLAN NUMBERS:

STATUTORY RIGHT OF WAY PLAN BCP32779

SUBDIVISION PLAN BCP32780

PLAN BCP32781

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

TITLE SEARCH PRINT

File Reference: TT39205

2021-09-30, 12:16:21

Requestor: Ryan Pallard

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

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB123374 BN245380
Application Received	2007-10-01
Application Entered	2007-10-10
Registered Owner in Fee Simple Registered Owner/Mailing Address:	THE CORPORATION OF THE DISTRICT OF PITT MEADOWS 12007 HARRIS ROAD PITT MEADOWS, BC V3Y 2B5
Taxation Authority	Pitt Meadows, City of
Description of Land Parcel Identifier: Legal Description:	027-242-269 LOT 2 SECTION 1 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP32780
Legal Notations	ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 22/08/1977 UNDER NO. N86369 PLAN NO. 53110
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY BB123372 2007-10-01 12:28 CITY OF PITT MEADOWS INTER ALIA PLAN BCP32779

TITLE SEARCH PRINT

File Reference: TT39205

2021-09-30, 12:16:21

Requestor: Ryan Pallard

Nature:	EASEMENT
Registration Number:	BB123376
Registration Date and Time:	2007-10-01 12:29
Remarks:	437.4 M2 PLAN BCP32781 APPURTENANT TO LOT 1 PLAN BCP32780

Nature:	COVENANT
Registration Number:	BB123378
Registration Date and Time:	2007-10-01 12:30
Registered Owner:	CITY OF PITT MEADOWS

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------



Air Photo 1938



Air Photo 1949



Air Photo 1954



Air Photo 1963



Air Photo 1969



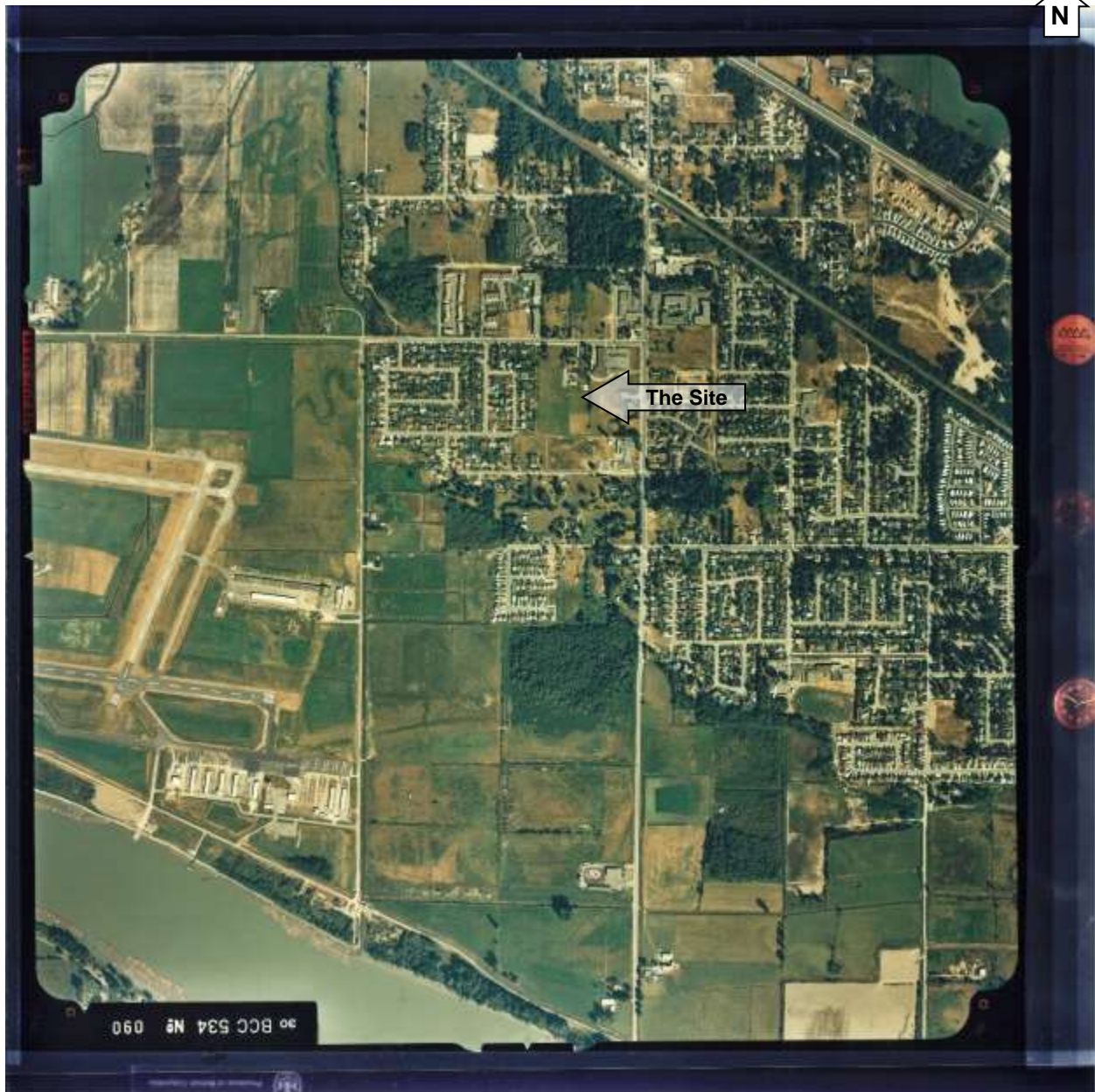
Air Photo 1973



Air Photo 1978



Air Photo 1982



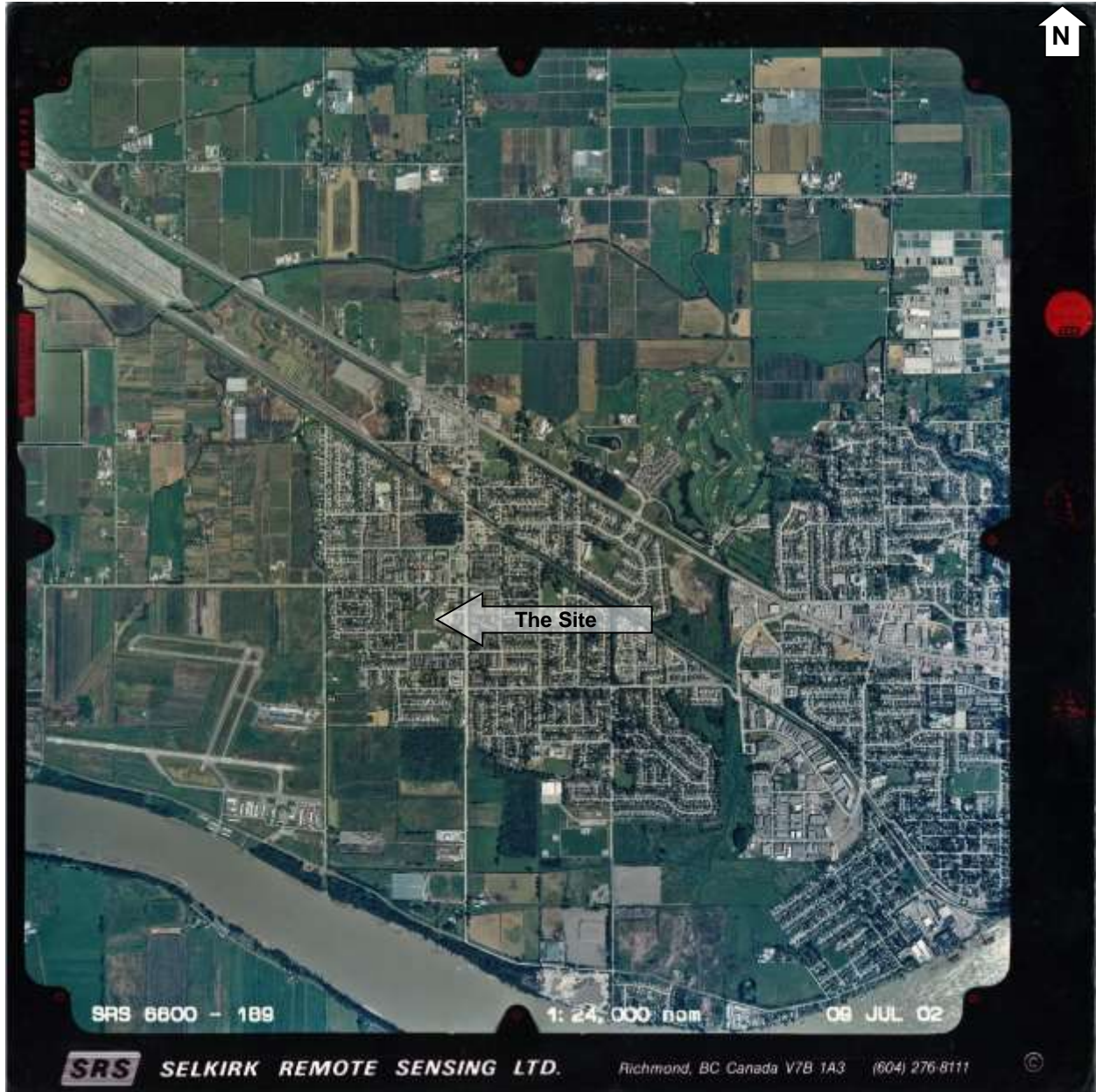
Air Photo 1986



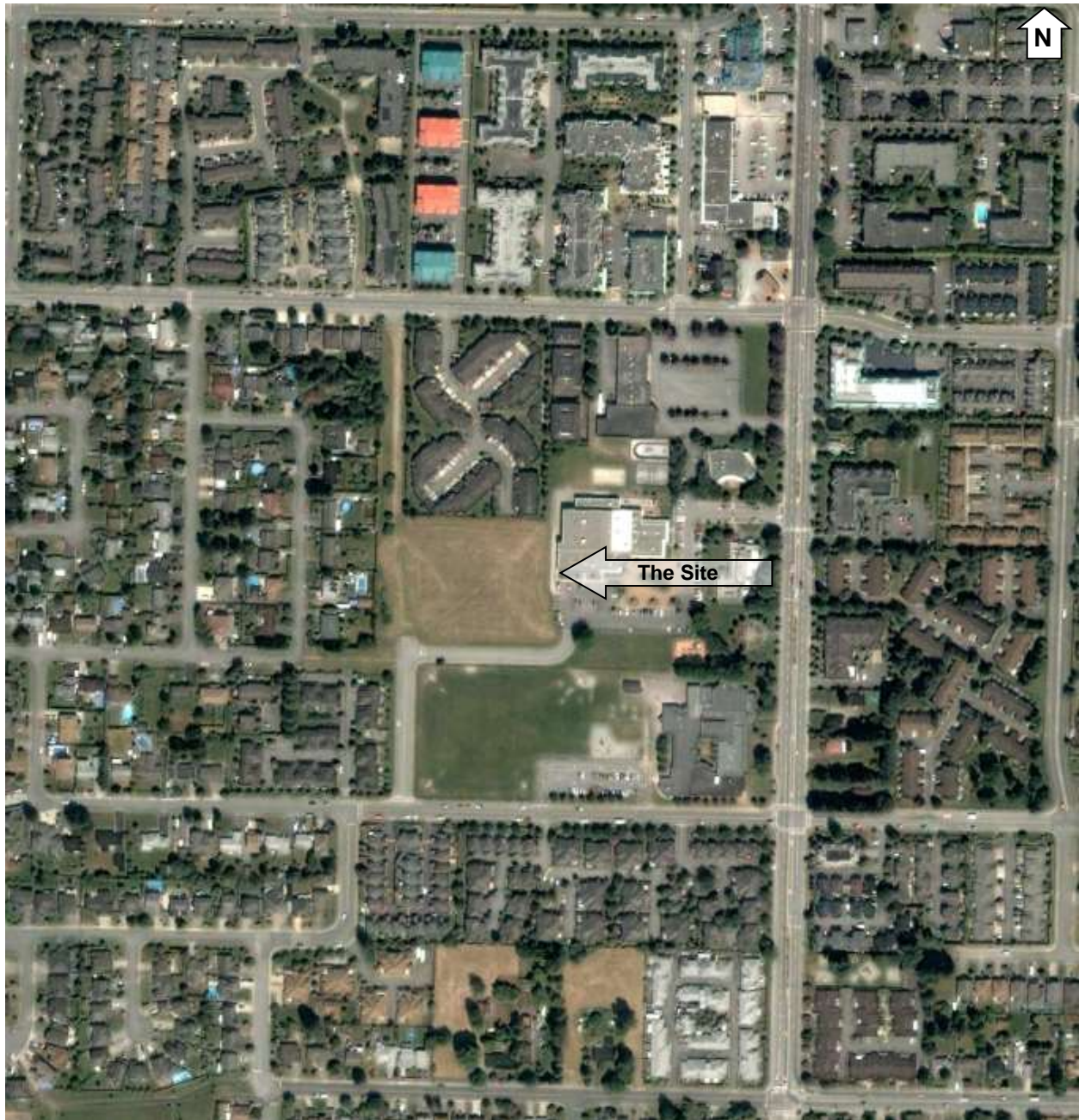
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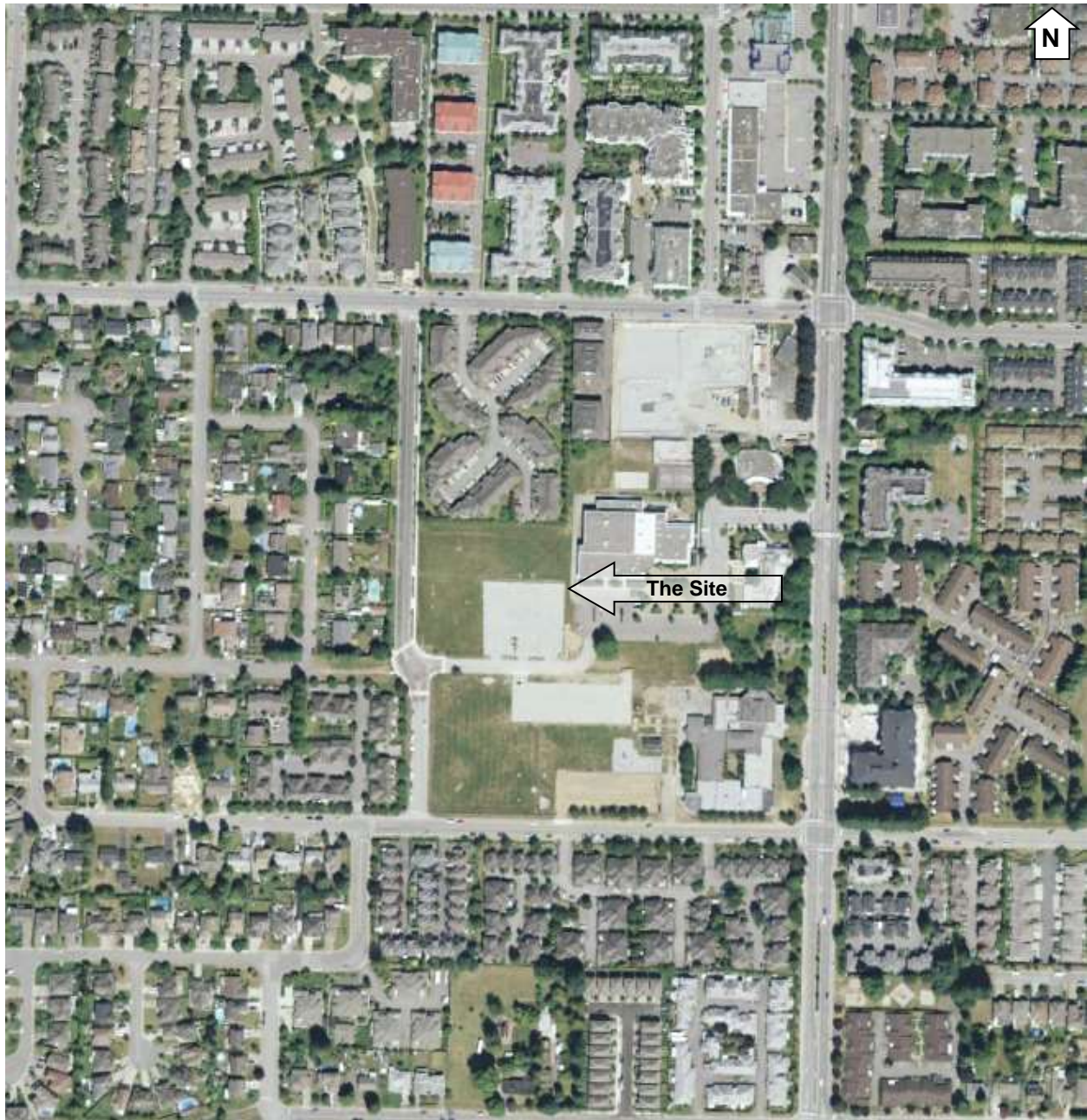
Air Photo 1996



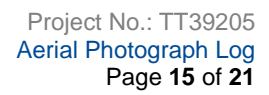
Air Photo 2002



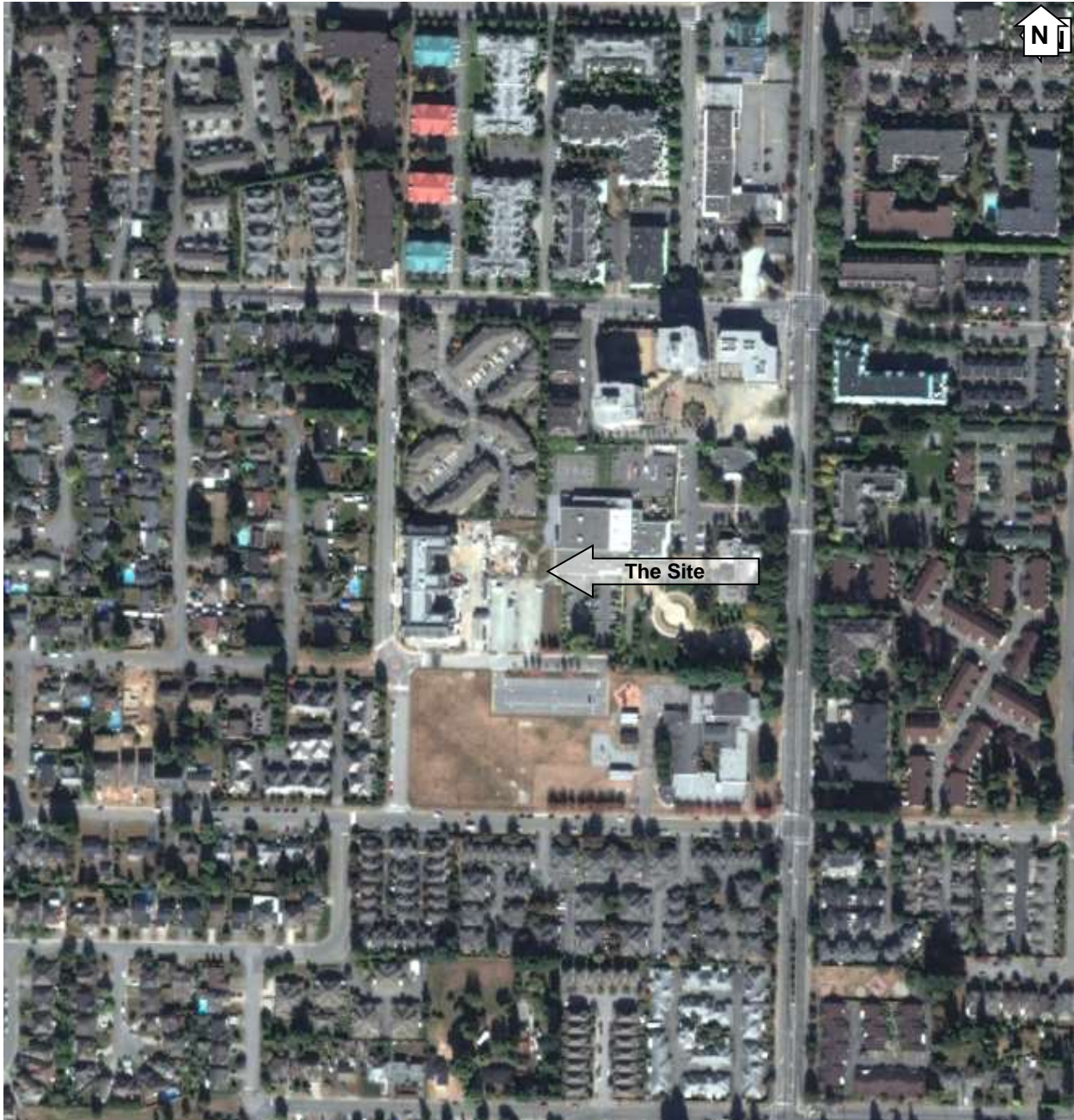
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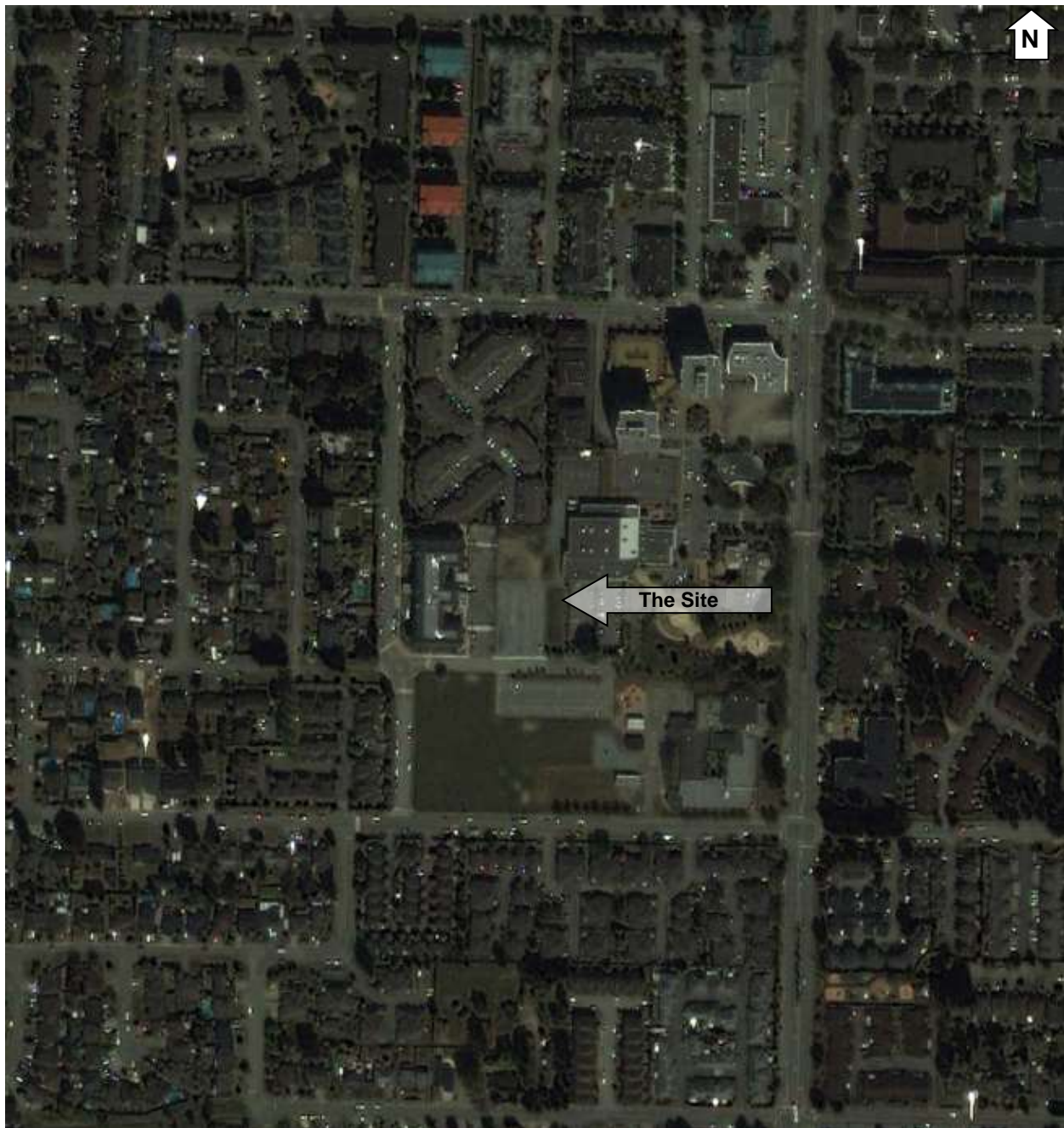
Air Photo 2008



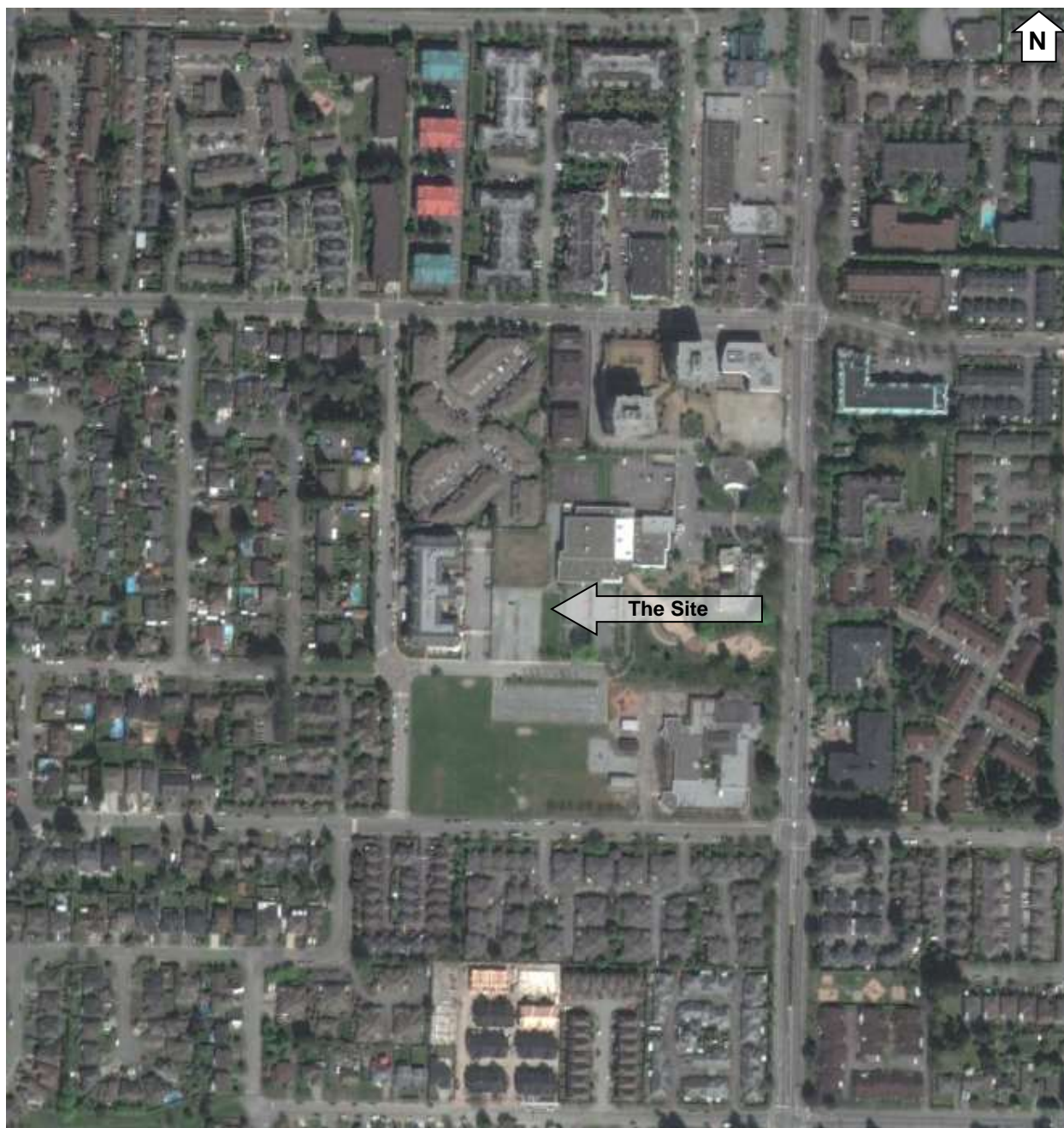
metrotesting.ca



Air Photo 2012



Air Photo 2013



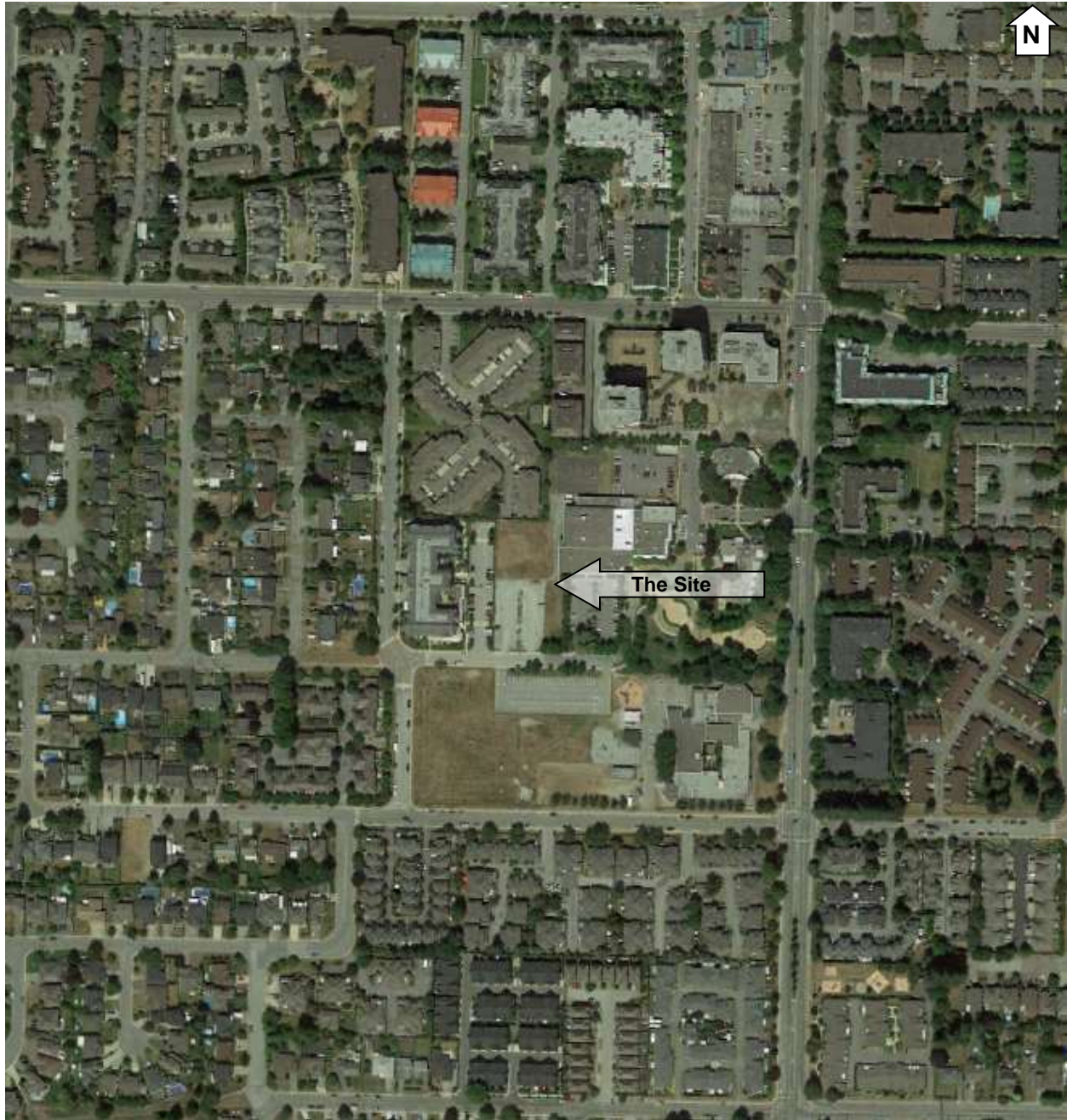
Air Photo 2015



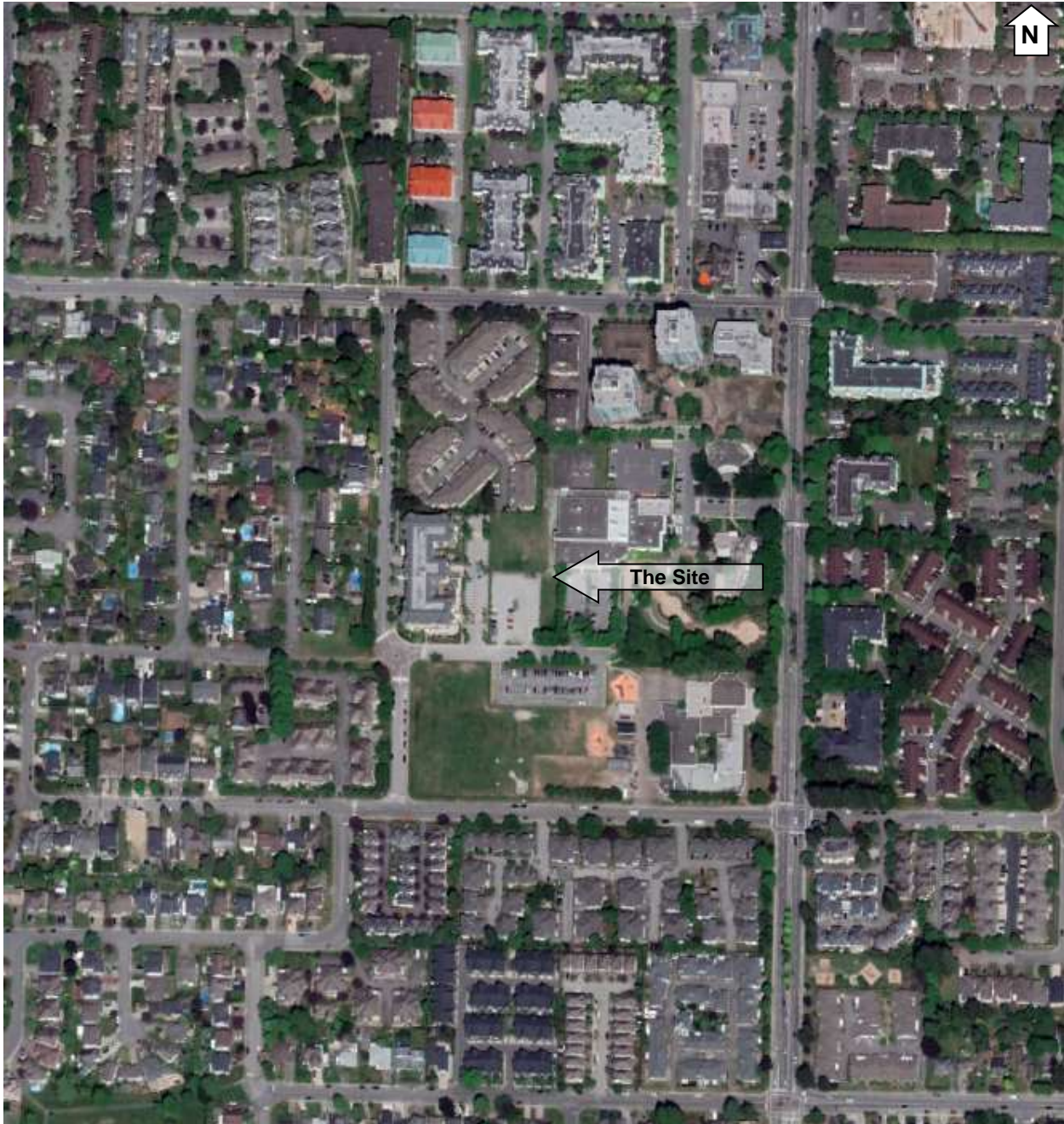
BCD16407: 712

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Air Photo 2016

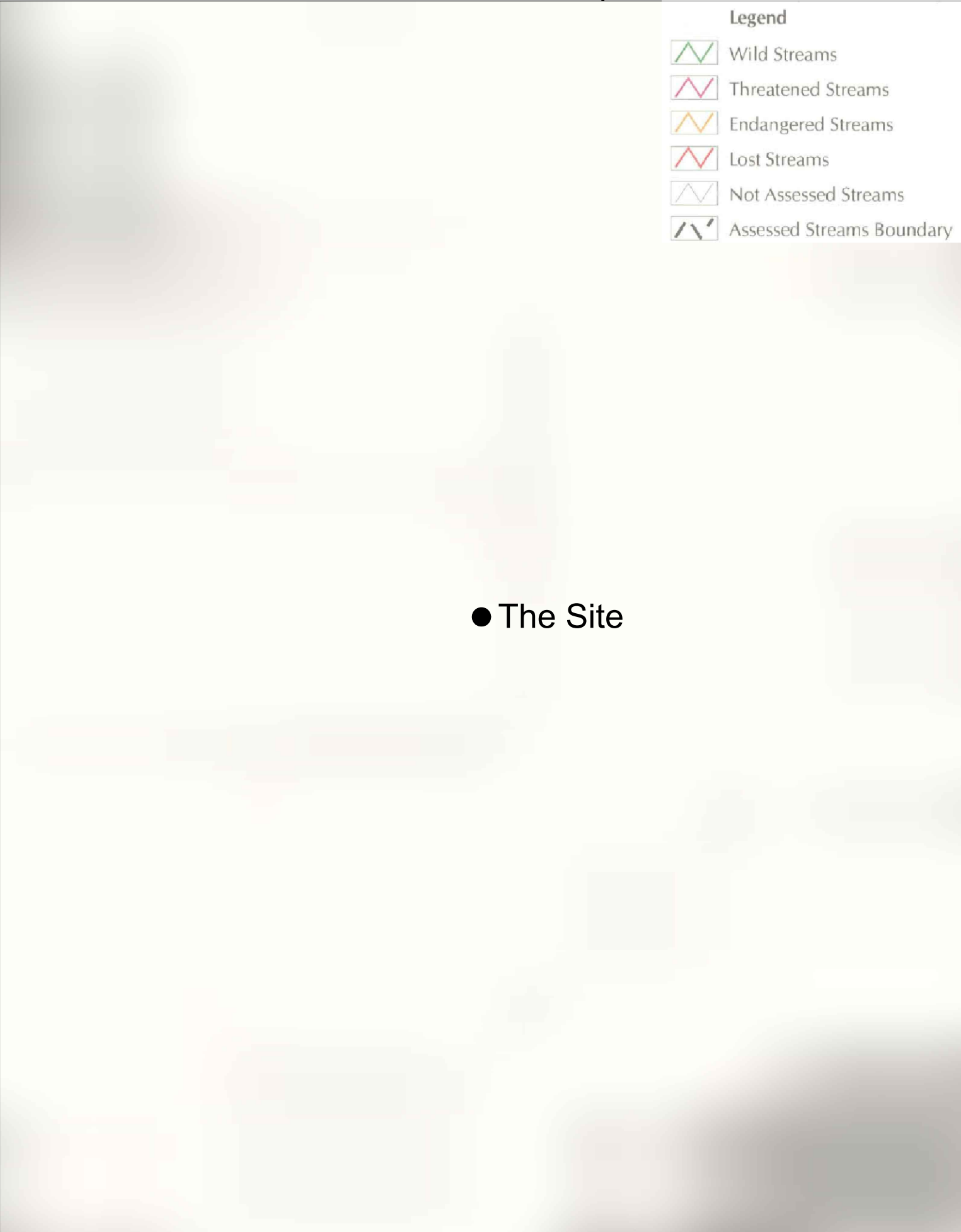


Air Photo 2018



Air Photo 2021

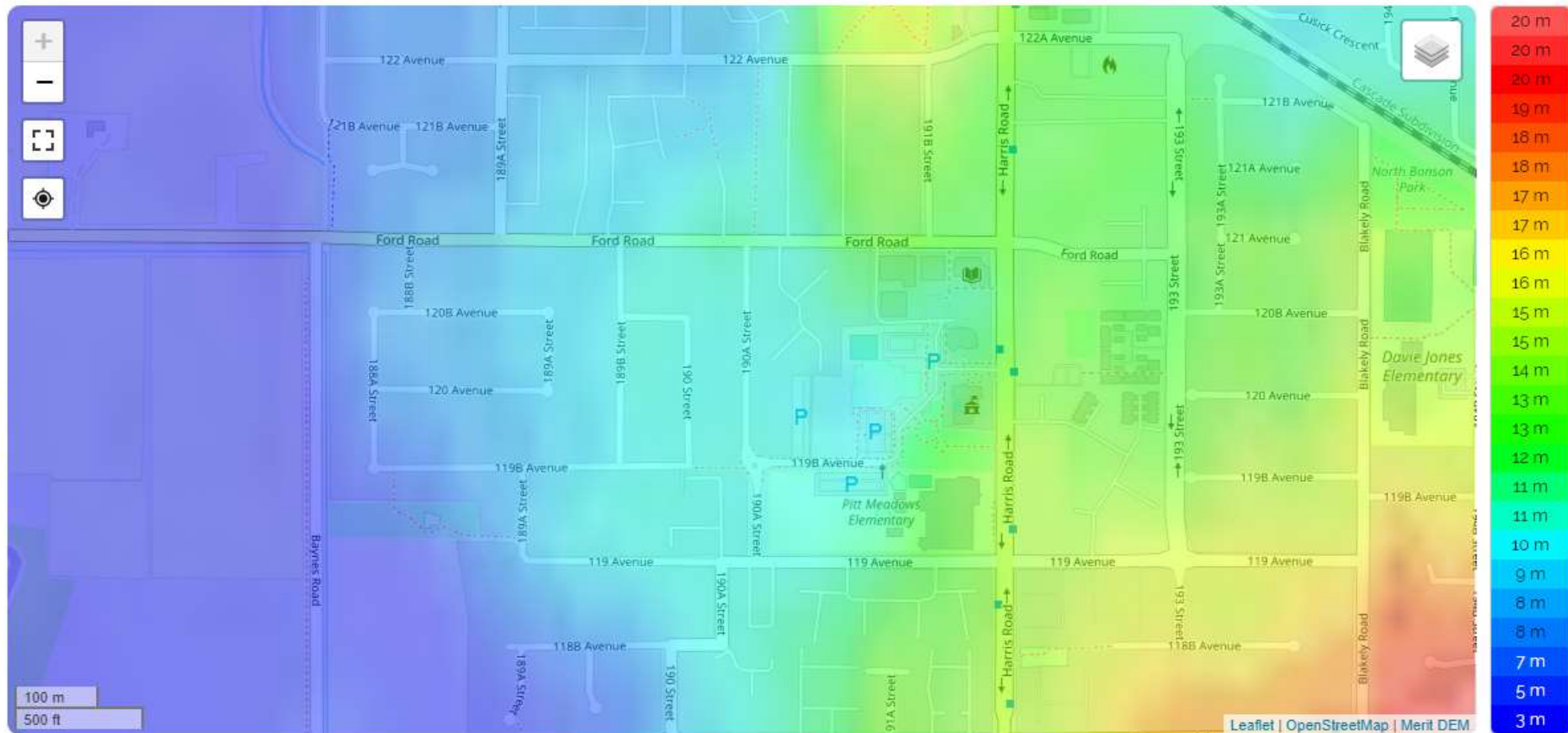
Lost Streams Map



Pitt Meadows

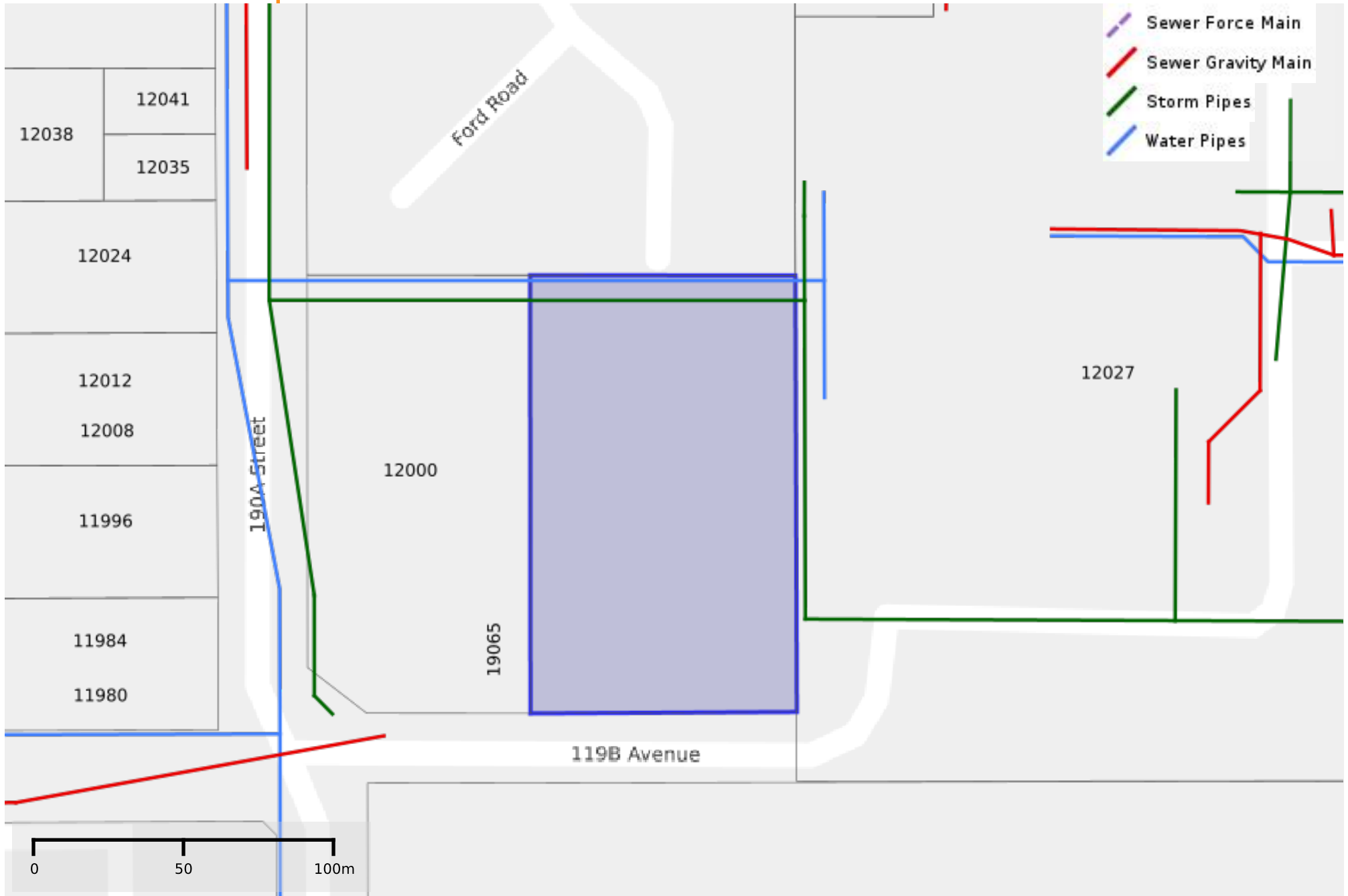
Topographic maps > Canada > British Columbia > Metro Vancouver Regional District > Pitt Meadows > Pitt Meadows

Click on the map to display elevation.

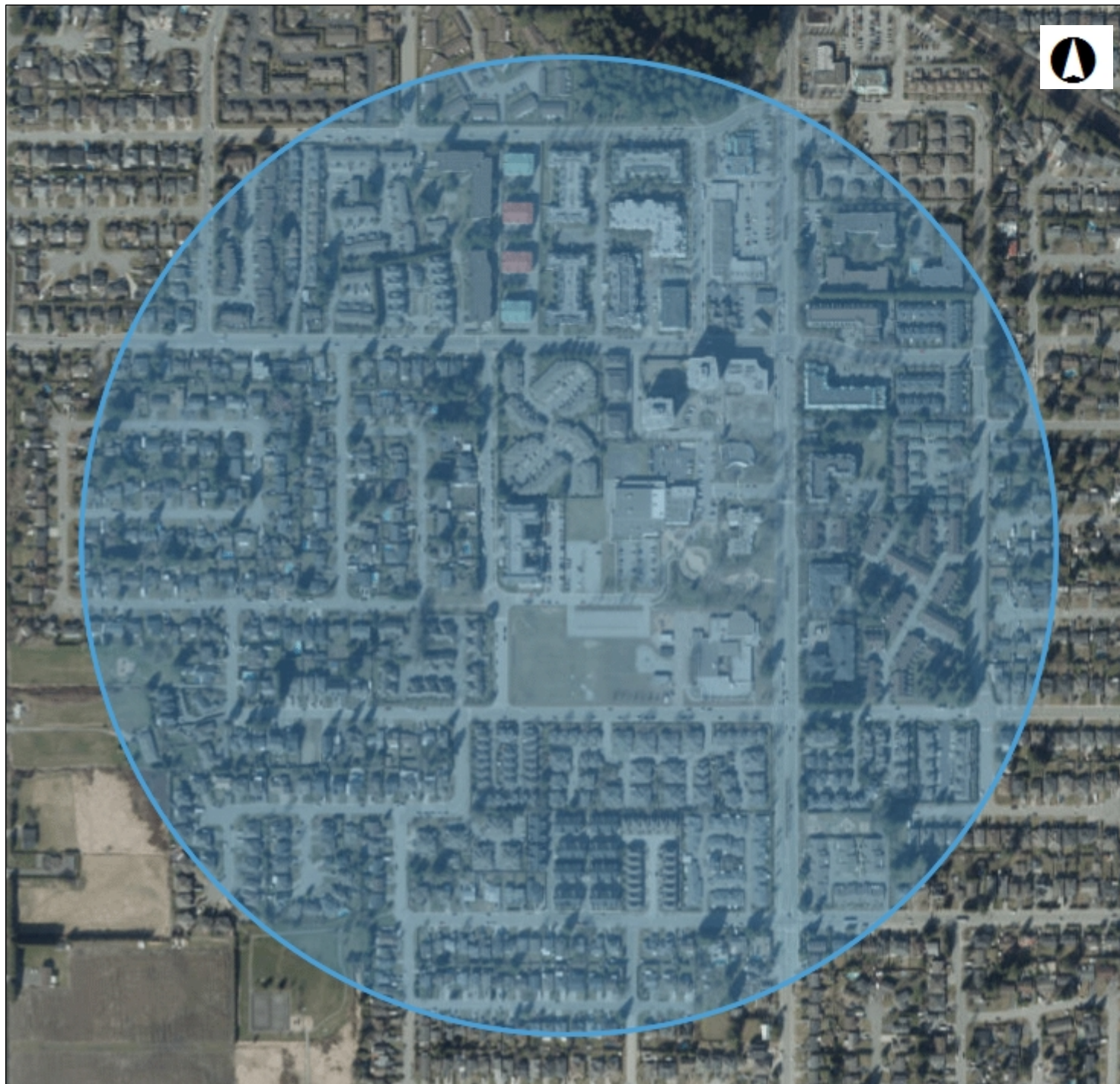


Pitt Meadows, Metro Vancouver Regional District, British Columbia, Canada (49.22076 -122.69015)

Utilities Map



Notes:



Water Resources Atlas

Legend

Groundwater Wells - All

ARTESIAN_IND

- Reported Artesian Well
- Well

0 0.18 0.37 km

1: 9,028

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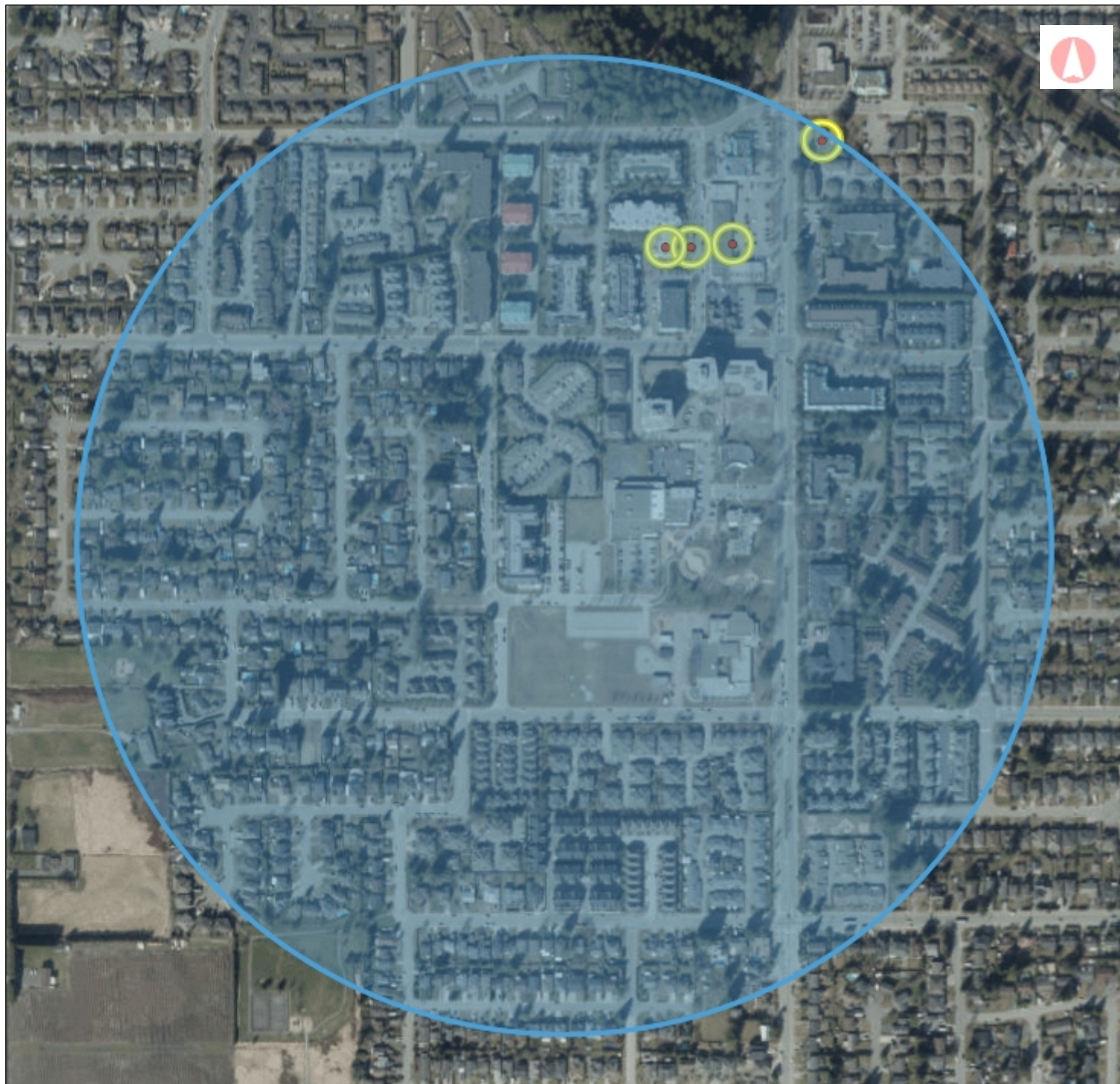
CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

Projection: BC Albers

Key Map of British Columbia





iMapBC Mapping

Legend

- Environmental Remediation

0 0.18 0.37 km

1: 9,028

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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





DATABASE REPORT

Project Property:	<i>TT39205 19075 119B Avenue Pitt Meadows BC</i>
Project No:	<i>TT39205</i>
Report Type:	<i>BC Site Registry Report</i>
Order No:	<i>21093000435</i>
Requested by:	<i>Metro Testing + Engineering Ltd.</i>
Date Completed:	<i>October 1, 2021</i>

Environmental Risk Information Services

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Executive Summary

Property Information:

Project Property: TT39205
19075 119B Avenue Pitt Meadows BC

Project No: TT39205

Coordinates:

Latitude:	49.2206008
Longitude:	-122.692423
UTM Northing:	5,452,024.92
UTM Easting:	522,397.42
UTM Zone:	10U

Elevation: 39 FT
11.87 M

Order Information:

Order No: 21093000435
Date Requested: September 30, 2021
Requested by: Metro Testing + Engineering Ltd.
Report Type: BC Site Registry Report

Historical/Products:

Executive Summary: Report Summary

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

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.50 km</i>	<i>Total</i>
NPRI	National Pollutant Release Inventory	N	-	-	-
OG INCIDENTS	BC Oil and Gas Commission Incidents	N	-	-	-
OGW	Oil Gas Commission Wells	N	-	-	-
LOCATIONS OGWW	Oil and Gas Wells	N	-	-	-
OIL GAS FAC	Oil and Gas Commission Facilities	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCB	Inventory of PCB Storage Sites	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PRAI	Private Aggregate Inventory	N	-	-	-
PUAI	Public Aggregate Inventory	N	-	-	-
REC	Waste Receivers Summary	N	-	-	-
REC2	Receivers - Special Waste Information System (SWIS)	N	-	-	-
RST	Retail Fuel Storage Tanks	N	-	-	-
SCT	Scott's Manufacturing Directory	N	-	-	-
SREG	Site Registry	Y	0	3	3
STNK	Surrey Tank Construction Permits	N	-	-	-
SUMP	Sump Locations	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VTNK	Vancouver Heating Oil Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Site Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
		Total:	0	3	3

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
------------	----	-------------------	---------	--------------	------------------	----------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>1</u>	SREG	12155 - 191b Street, Pitt Meadows	12155 - 191B STREET No Entry PITT MEADOWS BC <i>Site ID / Updated:</i> 22276 23-Jul-2020	NNE/324.0	-0.67	<u>12</u>
<u>2</u>	SREG	12137 To 12169 Harris Road, Pitt Meadows	12137 TO 12169 HARRIS ROAD No Entry PITT MEADOWS BC <i>Site ID / Updated:</i> 22275 14-Aug-2020	NE/448.8	-0.06	<u>17</u>
<u>3</u>	SREG	Chevron Service Station	12214 HARRIS ROAD No Entry PITT MEADOWS BC <i>Site ID / Updated:</i> 7875	NE/489.9	-0.66	<u>24</u>

Executive Summary: Summary By Data Source

SREG - Site Registry

A search of the SREG database, dated Apr 30, 2021 has found that there are 3 SREG site(s) within approximately 0.50 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
12155 - 191b Street, Pitt Meadows	12155 - 191B STREET No Entry PITT MEADOWS BC <i>Site ID / Updated:</i> 22276 23-Jul-2020	NNE	324.01	<u>1</u>
12137 To 12169 Harris Road, Pitt Meadows	12137 TO 12169 HARRIS ROAD No Entry PITT MEADOWS BC <i>Site ID / Updated:</i> 22275 14-Aug-2020	NE	448.83	<u>2</u>
Chevron Service Station	12214 HARRIS ROAD No Entry PITT MEADOWS BC <i>Site ID / Updated:</i> 7875	NE	489.88	<u>3</u>

122°42'W

122°41'30"W

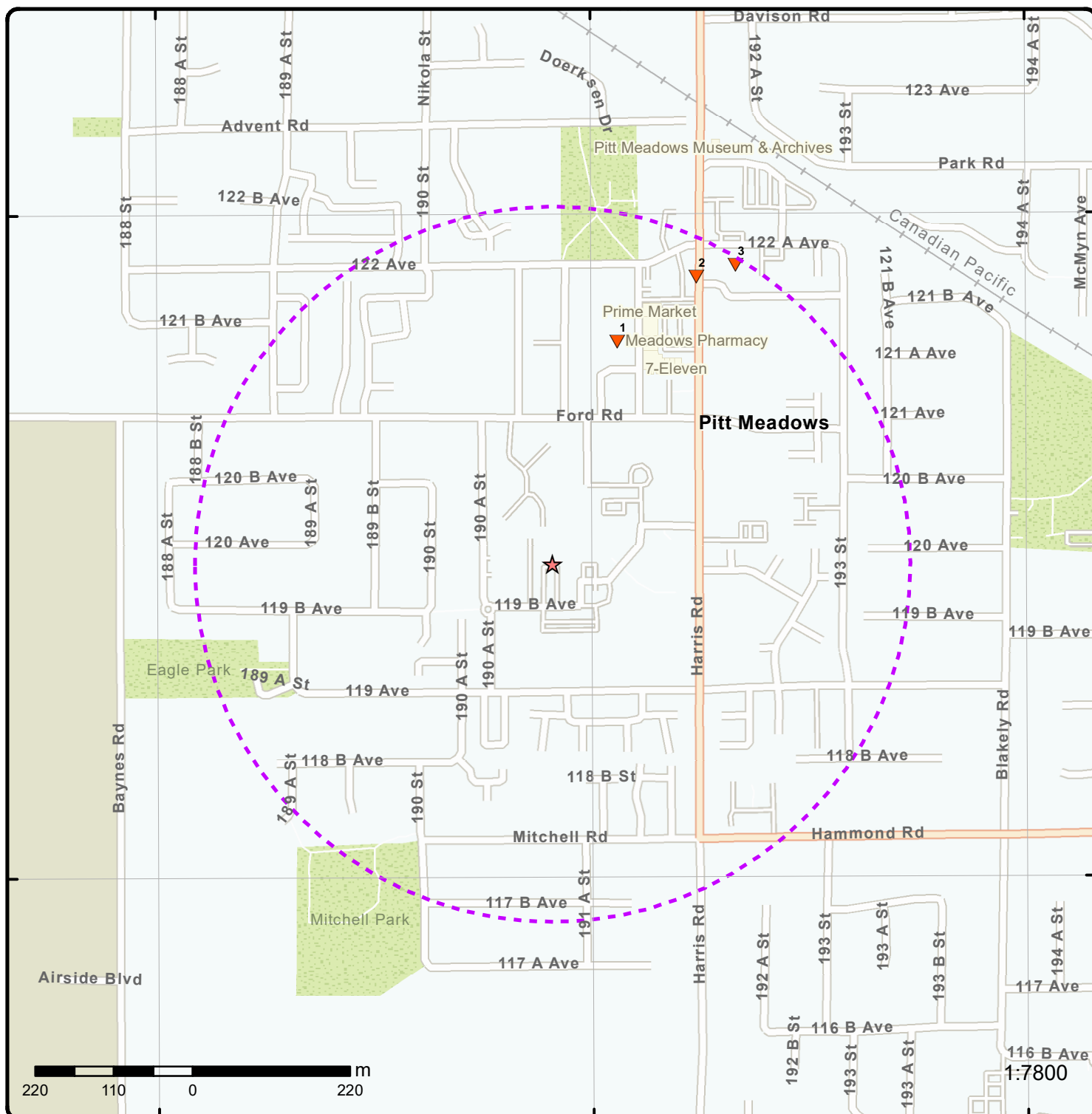
122°41'W

49°13'30"N

49°13'30"N

49°13'N

49°13'N

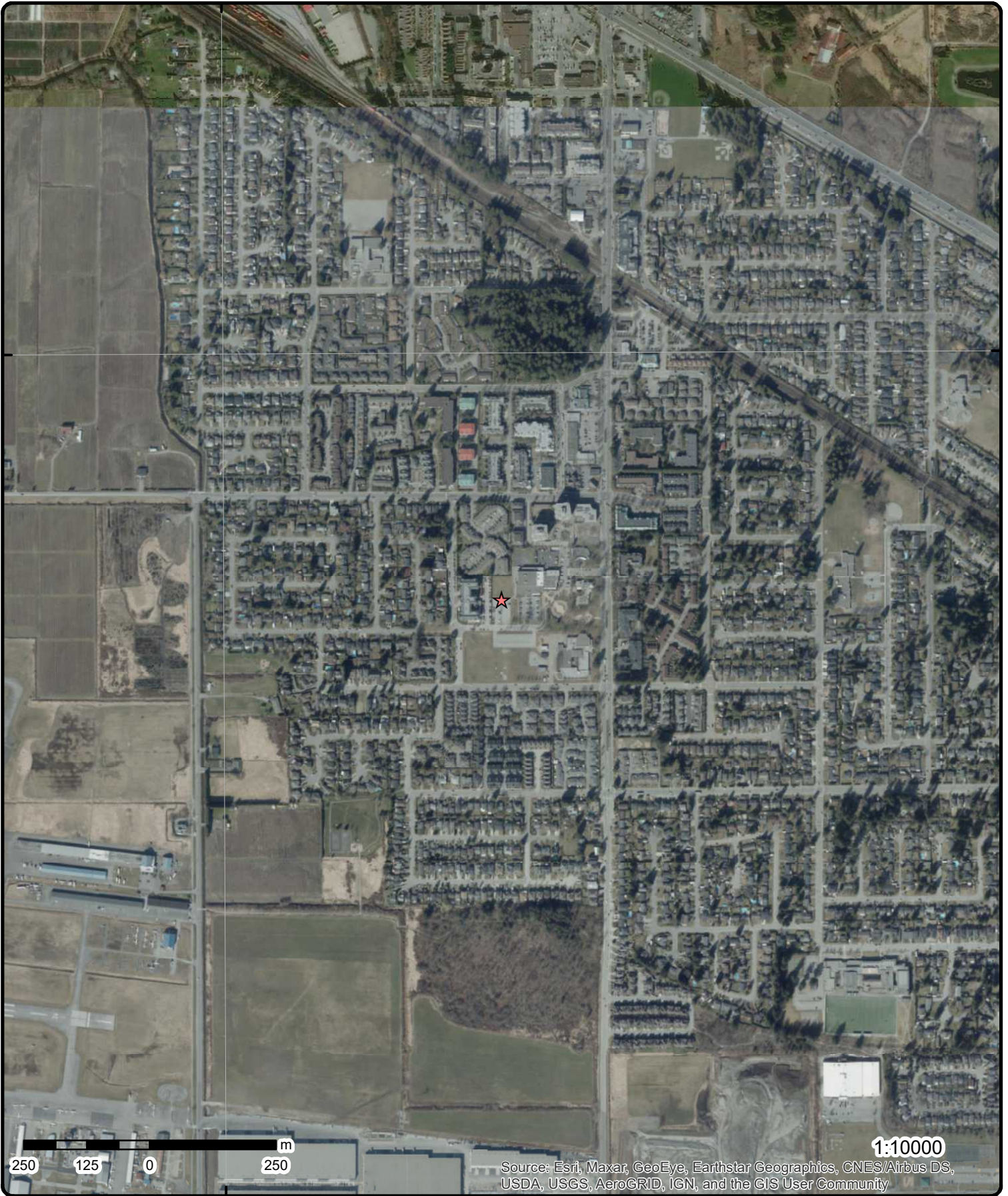


- | | | | |
|-------------------------------------|------------------------------------|--------------------|------------------------|
| ★ Project Property | Freeways; Highways | Beach | Shopping & Sports Area |
| ⬡ Buffer Outline | Traffic Circle; Ramp | Airport | University/College |
| ▲ Eris Sites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

122°42'W

49°13'30"N

49°13'30"N



Aerial Year: 2019

Order Number: 21093000435

Address: 19075 119B Avenue, Pitt Meadows, BC



Source: ESRI World Imagery

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122°42'W

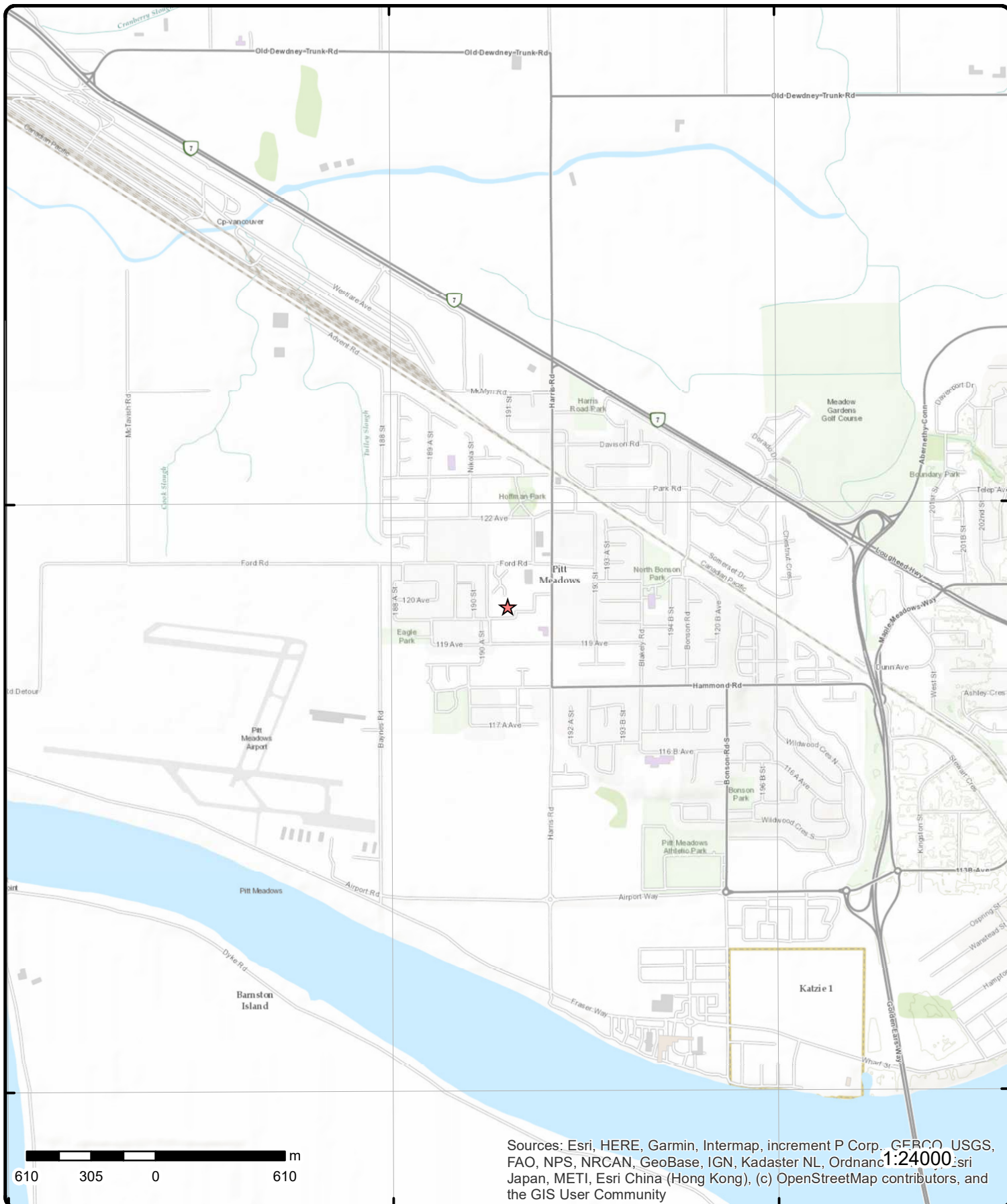
122°40'30"W

49°13'30"N

49°13'30"N

49°12'N

49°12'N



Topographic Map

Address: 19075 119B Avenue, BC

Source: ESRI World Topographic Map

Order Number: 21093000435



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Detail Report

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	NNE/324.0	11.2 / -0.67	12155 - 191b Street, Pitt Meadows 12155 - 191B STREET No Entry PITT MEADOWS BC	SREG
Site ID: 22276		Registered: 24-Mar-2019			
Victoria File No: 26250-20/22276		Updated: 23-Jul-2020			
Env Rmd ID:		Detail Removed: 20-Jul-2020			
Regional File No: No File		Common Name:			
Region:		Postal Code: V3Y2S2			
Record Status: NOT ASSIGNED		Latitude DMS: 49d 13m 24.0s			
Status as of: Apr 2021		Longitude DMS: 122d 41m 28.5s			
Cleanup Status:		Latitude: 49.223333			
Category:		Longitude: 122.691250			
Location Desc: LOCATION CONFIRMED USING GOOGLE EARTH					
Addr (BC Data Catalogue): 12155 - 191B STREET, PITT MEADOWS					
Site Note: There are no PIDs for this site.					
Registry Notations					
Event ID: 98172					
Notation Type and Act: CERTIFICATE OF COMPLIANCE ISSUED USING RISK BASED STANDARDS. Environmental Management Act: General					
Initiated Date: 07-Jul-2020					
Approved Date: 07-Jul-2020					
Region: Surrey, Lower Mainland					
Ministry Contact: BARRETT, JANET					
Notation Notes: No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.					
Required Actions: No Actions Entered					
Requirement Due Date:					
Requirement Received Date:					
Participant:	Barrett, Janet	Role:	ISSUED BY		
Registry Notations					
Event ID: 96433					
Notation Type and Act: CERTIFICATE OF COMPLIANCE REQUESTED. Environmental Management Act: General					
Initiated Date: 14-Jan-2020					
Approved Date: 14-Jan-2020					
Region: Surrey, Lower Mainland					
Ministry Contact: POPOVA, ANNA					
Notation Notes: No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.					
Required Actions: No Actions Entered					
Requirement Due Date:					
Requirement Received Date:					
Participant:	Core6 Environmental	Role:	APPROVED PROFESSIONAL		
Participant:	Jade Agencies Ltd	Role:	SUBMITTED BY		
Registry Notations					
Event ID: 93844					
Notation Type and Act: SITE RISK CLASSIFIED - SITE IS NON-HIGH RISK. Environmental Management Act: General					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Initiated Date:		03-May-2019			
Approved Date:		03-May-2019			
Region:		Surrey, Lower Mainland			
Ministry Contact:		YAN, PETER			
Notation Notes:		Source Parcel Is 12137 To 12169 Harris Road; Site Id 22275 **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)			Role:	SUBMITTED BY
<u>Registry Notations</u>					
Event ID:		92955			
Notation Type and Act:		NOTIFICATION RECEIVED ABOUT LIKELY OR ACTUAL SUBSTANCE MIGRATION FROM NEIGHBOURING SITE. Environmental Management Act: General			
Initiated Date:		29-Oct-2018			
Approved Date:		29-Oct-2018			
Region:		Surrey, Lower Mainland			
Ministry Contact:		FREDERICK, PABLO			
Notation Notes:		Source Parcel Is 12137 To 12169 Harris Road; Site Id 22275 **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)			Role:	SUBMITTED BY
<u>Site Participants</u>					
Participant:	Jade Agencies Ltd			Start Date:	Oct-29-2018
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Property Owner				
<u>Site Participants</u>					
Participant:	Yan, Peter			Start Date:	May-03-2019
Participation Type:	EMP			End Date:	
Notes:					
Participants Role:	Ministry Contact				
<u>Site Participants</u>					
Participant:	Frederick, Pablo			Start Date:	Oct-29-2018
Participation Type:	EMP			End Date:	
Notes:					
Participants Role:	Ministry Contact				
<u>Site Participants</u>					
Participant:	Thurber Engineering Ltd			Start Date:	Jan-14-2014
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Document Participant (Do Not Use)				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Site Participants</u>					
Participant: Participation Type: Notes:	Popova, Anna EMP			Start Date: End Date:	Jan-14-2020
Participants Role:	Ministry Contact				
<u>Site Participants</u>					
Participant: Participation Type: Notes:	Binpal Engineering Ltd. (Environmental Consultants) ORG			Start Date: End Date:	Jun-12-2017
Participants Role:	Environmental Consultant/Contractor				
<u>Site Participants</u>					
Participant: Participation Type: Notes:	Barrett, Janet EMP			Start Date: End Date:	Jul-07-2020
Participants Role:	Notation Participant (Do Not Use)				
<u>Site Participants</u>					
Participant: Participation Type: Notes:	Core6 Environmental ORG			Start Date: End Date:	Jan-14-2020
Participants Role:	Notation Participant (Do Not Use)				
<u>Site Participants</u>					
Participant: Participation Type: Notes:	Core6 Environmental Ltd. ORG			Start Date: End Date:	Nov-01-2019
Participants Role:	Document Participant (Do Not Use)				
<u>Site Participants</u>					
Participant: Participation Type: Notes:	D.Kelly Environmental Consulting Ltd. ORG			Start Date: End Date:	Jul-20-2004
Participants Role:	Document Participant (Do Not Use)				
<u>Documents on File</u>					
Document or Report Title: Authored Date: Submitted Date:	Addendum Report, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc 07-Apr-2020 02-May-2020				
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Participant and Role:		Core6 Environmental - Author			
<u>Documents on File</u>					
Document or Report Title:		Baseline Monitoring Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		12-Jun-2017			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Site Risk Classification Report, Site Id 22276			
Authored Date:		03-May-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Notification Of Likely Or Actual Migration, Edgepark Manor, Lms 1934, 12155 - 191b Street, Pitt Meadows, Bc			
Authored Date:		29-Oct-2018			
Submitted Date:		29-Oct-2018			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Human Health And Ecological Risk Assessment, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc			
Authored Date:		01-Nov-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Core6 Environmental Ltd. - Author			
<u>Documents on File</u>					
Document or Report Title:		Stage 1 Preliminary Site Investigation Update, The Pitt Meadows Centre, 12137 To 12169 Harris Road, Pitt Meadows, Bc			
Authored Date:		08-Aug-2019			
Submitted Date:		02-May-2020			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Summary Of Site Condition, 12155 - 191b Street, Pitt Meadows, Bc			
Authored Date:		02-May-2020			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Core6 Environmental - Author			
<u>Documents on File</u>					
Document or Report Title:		Phase 2 Environmental Site Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		04-Feb-2014			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Thurber Engineering Ltd - Author			
<u>Documents on File</u>					
Document or Report Title:		Sub-Surface Environmental Site Investigation, 12157 Harris Road, Pitt Meadows, Bc			
Authored Date:		20-Jul-2004			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		D.Kelly Environmental Consulting Ltd. - Author			
<u>Documents on File</u>					
Document or Report Title:		Supplemental Site Investigation, 12137-12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		15-Oct-2015			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Thurber Engineering Ltd - Author			
<u>Documents on File</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Document or Report Title:		Memorandum To Reg North, Core6 Environmental Ltd., Administrative Guidance 11 Update - Edgepark Manor, Lms1934, 12155 - 191b Street, Pitt Meadows, Bc			
Authored Date:		06-Dec-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Phae 1 Environmental Site Assessment And Groundwater Sampling, 12137-12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		14-Jan-2014			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Thurber Engineering Ltd - Author			
<u>Documents on File</u>					
Document or Report Title:		Detailed Site Investigation, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc			
Authored Date:		14-Nov-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Associated Sites</u>					
Associated Site ID:	22275	Effective Date:		3/14/2019	
Notes:	SOURCE SITE ID: 22275 AFFECT PARCEL SITE ID: 22276				
<hr/>					
2	1 of 1	NE/448.8	11.8 / -0.06	12137 To 12169 Harris Road, Pitt Meadows 12137 TO 12169 HARRIS ROAD No Entry PITT MEADOWS BC	SREG
Site ID:	22275	Registered:		24-Mar-2019	
Victoria File No:	26250-20/22275	Updated:		14-Aug-2020	
Env Rmd ID:		Detail Removed:		13-Aug-2020	
Regional File No:	No File	Common Name:			
Region:		Postal Code:		V3Y2E9	
Record Status:	NOT ASSIGNED	Latitude DMS:		49d 13m 24.1s	
Status as of:	Apr 2021	Longitude DMS:		122d 41m 25.1s	
Cleanup Status:		Latitude:		49.223361	
Category:	Not Applicable	Longitude:		122.690306	
Location Desc:	LOCATION CONFIRMED USING GOOGLE EARTH				
Addr (BC Data Catalogue):	12137 TO 12169 HARRIS ROAD, PITT MEADOWS				
Site Note:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Registry Notations</u>					
Event ID:		98520			
Notation Type and Act:		CERTIFICATE OF COMPLIANCE ISSUED USING RISK BASED STANDARDS. Environmental Management Act: General			
Initiated Date:		07-Jul-2020			
Approved Date:		07-Jul-2020			
Region:		Surrey, Lower Mainland			
Ministry Contact:		BARNETT, JANET			
Notation Notes:		Pid: 000-569-381 **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:	Barrett, Janet		Role:	ISSUED BY	
Participant:	Jade Agencies Ltd		Role:	RECEIVED BY	
<u>Registry Notations</u>					
Event ID:		96423			
Notation Type and Act:		CERTIFICATE OF COMPLIANCE REQUESTED. Environmental Management Act: General			
Initiated Date:		10-Jan-2020			
Approved Date:		10-Jan-2020			
Region:		Surrey, Lower Mainland			
Ministry Contact:		POPOVA, ANNA			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:	Core6 Environmental		Role:	APPROVED PROFESSIONAL	
Participant:	Jade Agencies Ltd		Role:	SUBMITTED BY	
<u>Registry Notations</u>					
Event ID:		93842			
Notation Type and Act:		SITE RISK CLASSIFIED - AFFECTED SITE IS NON-HIGH RISK. Environmental Management Act: General			
Initiated Date:		03-May-2019			
Approved Date:		03-May-2019			
Region:		Surrey, Lower Mainland			
Ministry Contact:		YAN, PETER			
Notation Notes:		Affected Parcel Is 12155 - 191b Street; Site Id 22276 **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)		Role:	SUBMITTED BY	
<u>Registry Notations</u>					
Event ID:		93841			
Notation Type and Act:		SITE RISK CLASSIFIED - SITE IS NON-HIGH RISK. Environmental Management Act: General			
Initiated Date:		03-May-2019			
Approved Date:		03-May-2019			
Region:		Surrey, Lower Mainland			
Ministry Contact:		YAN, PETER			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Requirement Received Date:					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)		Role:	SUBMITTED BY	
Registry Notations					
Event ID:	93843				
Notation Type and Act:	SITE RISK CLASSIFIED - AFFECTED SITE IS NON-HIGH RISK. Environmental Management Act: General				
Initiated Date:	03-May-2019				
Approved Date:	03-May-2019				
Region:	Surrey, Lower Mainland				
Ministry Contact:	YAN, PETER				
Notation Notes:	Affected Parcel Is 191b Street, West Of 12137 To 12169 Harris Road; Site Id 22308 **Note: Many records provided by the department have a truncated [Notation Notes] field.				
Required Actions:	No Actions Entered				
Requirement Due Date:					
Requirement Received Date:					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)		Role:	SUBMITTED BY	
Registry Notations					
Event ID:	92954				
Notation Type and Act:	NOTIFICATION RECEIVED ABOUT LIKELY OR ACTUAL SUBSTANCE MIGRATION TO NEIGHBOURING SITE. Environmental Management Act: General				
Initiated Date:	29-Oct-2018				
Approved Date:	29-Oct-2018				
Region:	Surrey, Lower Mainland				
Ministry Contact:	FREDERICK, PABLO				
Notation Notes:	Affected Parcel Is 12155 - 191b Street; Site Id 22276 Affected Parcel Is 191b Street, West Of 12137 To 12169 Harris Road; Site Id 22308 **Note: Many records provided by the department have a truncated [Notation Notes] field.				
Required Actions:	No Actions Entered				
Requirement Due Date:					
Requirement Received Date:					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)		Role:	SUBMITTED BY	
Site Participants					
Participant:	Binpal Engineering Ltd. (Environmental Consultants)		Start Date:	Jun-12-2017	
Participation Type:	ORG		End Date:		
Notes:					
Participants Role:	Environmental Consultant/Contractor				
Site Participants					
Participant:	Popova, Anna		Start Date:	Jan-10-2020	
Participation Type:	EMP		End Date:		
Notes:					
Participants Role:	Ministry Contact				
Site Participants					
Participant:	Yan, Peter		Start Date:	May-03-2019	
Participation Type:	EMP		End Date:		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Notes:					
Participants Role:	Ministry Contact				
Site Participants					
Participant:	Core6 Environmental			Start Date:	Jan-10-2020
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Notation Participant (Do Not Use)				
Site Participants					
Participant:	Barnett, Janet			Start Date:	Jul-07-2020
Participation Type:	EMP			End Date:	
Notes:					
Participants Role:	Ministry Contact				
Site Participants					
Participant:	D. Kelly Environmental Consulting Ltd			Start Date:	Jul-20-2004
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Document Participant (Do Not Use)				
Site Participants					
Participant:	Frederick, Pablo			Start Date:	Oct-29-2018
Participation Type:	EMP			End Date:	
Notes:					
Participants Role:	Ministry Contact				
Site Participants					
Participant:	Thurber Engineering Ltd			Start Date:	Jan-14-2014
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Document Participant (Do Not Use)				
Site Participants					
Participant:	Barrett, Janet			Start Date:	Jul-07-2020
Participation Type:	EMP			End Date:	
Notes:					
Participants Role:	Notation Participant (Do Not Use)				
Site Participants					
Participant:	Jade Agencies Ltd			Start Date:	Oct-29-2018
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Property Owner				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Site Participants</u>					
Participant:	Thurber Engineering			Start Date:	Oct-15-2015
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Document Participant (Do Not Use)				
<u>Documents on File</u>					
Document or Report Title:	Human Health And Ecological Risk Assessment, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc				
Authored Date:	01-Nov-2019				
Submitted Date:	02-May-2020				
Document Entry Notes:	Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.				
Participant and Role:	Binpal Engineering Ltd. (Environmental Consultants) - Author				
<u>Documents on File</u>					
Document or Report Title:	Addendum Report, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc				
Authored Date:	07-Apr-2020				
Submitted Date:	02-May-2020				
Document Entry Notes:	Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.				
Participant and Role:	Core6 Environmental - Author				
<u>Documents on File</u>					
Document or Report Title:	Detailed Site Investigation, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc				
Authored Date:	14-Nov-2019				
Submitted Date:	02-May-2020				
Document Entry Notes:	Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.				
Participant and Role:	Binpal Engineering Ltd. (Environmental Consultants) - Author				
<u>Documents on File</u>					
Document or Report Title:	Supplemental Site Investigation, 12137 - 12169 Harris Road, Pitt Meadows, British Columbia				
Authored Date:	15-Oct-2015				
Submitted Date:	02-May-2020				
Document Entry Notes:	Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.				
Participant and Role:	Thurber Engineering - Author				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Documents on File</u>					
Document or Report Title:		Phase 1 Environmental Site Assessment And Groundwater Sampling, 12137 - 12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		14-Jan-2014			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Thurber Engineering Ltd - Author			
<u>Documents on File</u>					
Document or Report Title:		Sub-Surface Environmental Investigation, 12157 Harris Road, Pitt Meadows, B.C.			
Authored Date:		20-Jul-2004			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		D. Kelly Environmental Consulting Ltd - Author			
<u>Documents on File</u>					
Document or Report Title:		Summary Of Site Condition, 12137 To 12169 Harris Road, Pitt Meadows, Bc			
Authored Date:		02-May-2020			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Core6 Environmental - Author			
<u>Documents on File</u>					
Document or Report Title:		Memorandum To Reg North, Core6 Environmental Ltd., Administrative Guidance 11 Update - City Lands/Roadway 191b Street, West Of 12137 To 12169 Harris			
Authored Date:		06-Dec-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Site Risk Classification Report, Site Id 22275			
Authored Date:		29-Oct-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Stage 1 Preliminary Site Investigation Update, The Pitt Meadows Centre, 12137 To 12169 Harris Road, Pitt Meadows, Bc			
Authored Date:		08-Aug-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Phase 2 Environmental Site Assessment, 12137 - 12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		04-Feb-2014			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Thurber Engineering Ltd - Author			
<u>Documents on File</u>					
Document or Report Title:		Notification Of Likely Or Actual Offsite Migration, Edgepark Manor, Lms 1934, 12155 - 191b Street, Pitt Meadows, Bc			
Authored Date:		29-Oct-2018			
Submitted Date:		29-Oct-2018			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Baseline Monitoring Assessment, 12137 - 12169 Harris Road, Pitt Meadows, British Columbia			
Authored Date:		12-Jun-2017			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
<u>Documents on File</u>					
Document or Report Title:		Memorandum To Reg North, Core6 Environmental Ltd., Administrative Guidance 11 Update - Edgepark Manor, Lms1934, 12155 - 191b Street, Pitt Meadows, Bc			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Authored Date:		06-Dec-2019			
Submitted Date:		02-May-2020			
Document Entry Notes:					
Nothing Noted **Note: Many records provided by the department have a truncated [Document Entry Notes] field.					
Participant and Role:		Binpal Engineering Ltd. (Environmental Consultants) - Author			
Associated Sites					
Associated Site ID:	22308			Effective Date:	3/21/2019
Notes:		ASSOCIATIONS: SOURCE SITE ID: 22275 AFFECTED PARCEL SITE ID: 22308			
Associated Sites					
Associated Site ID:	22276			Effective Date:	3/14/2019
Notes:		SOURCE SITE ID: 22275 AFFECT PARCEL SITE ID: 22276			
Parcel Descriptions					
Date Added:	3/14/2019			Crown Land PIN#:	
LTO PID(s):	000-569-381			Crown Land File#:	
Land Description:		LOT 55 SECTION 36 BLOCK 6 NORTH RANGE 1 EASTNEW WESTMINSTER DISTRICT PLAN 57707 **Note: Many records provided by the department have a truncated [Land Description] field.			
3	1 of 1	NE/489.9	11.2 / -0.66	Chevron Service Station 12214 HARRIS ROAD No Entry PITT MEADOWS BC	SREG
Site ID:	7875			Registered:	11-Jul-2002
Victoria File No:	No File			Updated:	
Env Rmd ID:				Detail Removed:	
Regional File No:	26250-20/7875			Common Name:	
Region:				Postal Code:	No Entry
Record Status:	NOT ASSIGNED			Latitude DMS:	49d 13m 27.5s
Status as of:	Apr 2021			Longitude DMS:	122d 41m 20.6s
Cleanup Status:				Latitude:	49.224311
Category:	Unranked			Longitude:	122.689047
Location Desc:	LAT/LONG CONFIRMED USING GOAT BY MINISTRY STAFF				
Addr (BC Data Catalogue):	12214 HARRIS ROAD, PITT MEADOWS				
Site Note:	There are no Associated Sites for this site.				
Registry Notations					
Event ID:	41569				
Notation Type and Act:		NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA 28(2)). Waste Management Act: Contaminated Sites Notations			
Initiated Date:		19-Mar-2002			
Approved Date:		19-Mar-2002			
Region:		Surrey, Lower Mainland			
Ministry Contact:		DUNDAS, KERRI (SURREY) L			
Notation Notes:		No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.			
Required Actions:		No Actions Entered			
Requirement Due Date:					
Requirement Received Date:					
Participant:		Chevron Canada Limited (Vancouver)		Role:	SUBMITTED BY

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Site Participants</u>					
Participant:	Dundas, Kerri (Surrey) L			Start Date:	Mar-19-2002
Participation Type:	EMP			End Date:	
Notes:					
Participants Role:	Main Ministry Contact				
<u>Site Participants</u>					
Participant:	O'Connor Associates Environmental Inc (Burnaby)			Start Date:	Mar-19-2002
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Environmental Consultant/Contractor				
<u>Site Participants</u>					
Participant:	Chevron Canada Limited (Vancouver)			Start Date:	Mar-19-2002
Participation Type:	ORG			End Date:	
Notes:					
Participants Role:	Property Owner				
<u>Parcel Descriptions</u>					
Date Added:	6/27/2002			Crown Land PIN#:	
LTO PID(s):	018-617-263			Crown Land File#:	
Land Description:	LOT 1 DISTRICT LOT 283 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP14488 **Note: Many records provided by the department have a truncated [Land Description] field.				

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
SREG	191b Street, West Of 12137-12169 Harris	191 B STREET, WEST OF 12137 TO 12169 HARRIS ROAD No Entry	PITT MEADOWS BC	

Unplottable Report

Site: 191b Street, West Of 12137-12169 Harris
191 B STREET, WEST OF 12137 TO 12169 HARRIS ROAD No Entry PITT MEADOWS BC

Database:
[SREG](#)

Site ID:	22308	Registered:	25-Mar-2019
Victoria File No:	26250-20/22308	Updated:	24-Mar-2021
Env Rmd ID:		Detail Removed:	24-Mar-2021
Regional File No:	No File	Common Name:	
Region:		Postal Code:	No Entry
Record Status:	NOT ASSIGNED	Latitude DMS:	49d 13m 24.0s
Status as of:	Apr 2021	Longitude DMS:	122d 41m 27.2s
Cleanup Status:		Latitude:	49.223333
Category:		Longitude:	122.690889
Location Desc:	LOCATION CONFIRMED USING GOOGLE EARTH		
Addr (BC Data Catalogue):	191 B STREET, WEST OF 12137 TO 12169 HARRIS ROAD, PITT MEADOWS		
Site Note:	There are no PIDs for this site.		

Registry Notations

Event ID: 98110
Notation Type and Act: CERTIFICATE OF COMPLIANCE ISSUED USING RISK BASED STANDARDS. Environmental Management Act: General
Initiated Date: 07-Jul-2020
Approved Date: 07-Jul-2020
Region: Surrey, Lower Mainland
Ministry Contact: BARRETT, JANET
Notation Notes: No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant:	Barrett, Janet	Role:	ISSUED BY
Participant:	City Of Pitt Meadows	Role:	RECEIVED BY

Registry Notations

Event ID: 96431
Notation Type and Act: CERTIFICATE OF COMPLIANCE REQUESTED. Environmental Management Act: General
Initiated Date: 14-Jan-2020
Approved Date: 14-Jan-2020
Region: Surrey, Lower Mainland
Ministry Contact: POPOVA, ANNA
Notation Notes: No Notes Entered **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant:	Core6 Environmental	Role:	APPROVED PROFESSIONAL
Participant:	Jade Agencies Ltd	Role:	SUBMITTED BY

Registry Notations

Event ID: 93845
Notation Type and Act: SITE RISK CLASSIFIED - SITE IS NON-HIGH RISK. Environmental Management Act: General
Initiated Date: 03-May-2019
Approved Date: 03-May-2019
Region: Surrey, Lower Mainland

Ministry Contact: YAN, PETER
Notation Notes: Source Parcel Is 12137 To 12169 Harris Road; Site Id 22275 **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant: Binpal Engineering Ltd. (Environmental Consultants)
Role: SUBMITTED BY

Registry Notations

Event ID: 93060
Notation Type and Act: NOTIFICATION RECEIVED ABOUT LIKELY OR ACTUAL SUBSTANCE MIGRATION FROM NEIGHBOURING SITE. Environmental Management Act: General
Initiated Date: 21-Mar-2019
Approved Date: 21-Mar-2019
Region: Surrey, Lower Mainland
Ministry Contact: FREDERICK, PABLO
Notation Notes: Source Parcel Is 12137 To 12169 Harris Road; Site Id 22275 **Note: Many records provided by the department have a truncated [Notation Notes] field.
Required Actions: No Actions Entered
Requirement Due Date:
Requirement Received Date:

Participant: Binpal Engineering Ltd. (Environmental Consultants)
Role: SUBMITTED BY

Site Participants

Participant: Binpal Engineering Ltd. (Environmental Consultants)
Participation Type: ORG
Notes:
Participants Role: Environmental Consultant/Contractor
Start Date: Jun-12-2017
End Date:

Site Participants

Participant: Jade Agencies Ltd
Participation Type: ORG
Notes:
Participants Role: Property Owner
Start Date: Mar-21-2019
End Date:

Site Participants

Participant: Thurber Engineering Ltd
Participation Type: ORG
Notes:
Participants Role: Document Participant (Do Not Use)
Start Date: Jan-14-2014
End Date:

Site Participants

Participant: D. Kelly Environmental Consulting Ltd
Participation Type: ORG
Notes:
Participants Role: Document Participant (Do Not Use)
Start Date: Jul-20-2004
End Date:

Site Participants

Participant: Frederick, Pablo
Participation Type: EMP
Start Date: Mar-21-2019
End Date:

Notes:

Participants Role: Ministry Contact

Site Participants

Participant: Core6 Environmental
Participation Type: ORG
Notes:

Start Date: Nov-01-2019
End Date:

Participants Role: Notation Participant (Do Not Use)

Site Participants

Participant: Popova, Anna
Participation Type: EMP
Notes:

Start Date: Jan-14-2020
End Date:

Participants Role: Ministry Contact

Site Participants

Participant: Barrett, Janet
Participation Type: EMP
Notes:

Start Date: Jul-07-2020
End Date:

Participants Role: Notation Participant (Do Not Use)

Site Participants

Participant: Yan, Peter
Participation Type: EMP
Notes:

Start Date: May-03-2019
End Date:

Participants Role: Ministry Contact

Site Participants

Participant: Thurber Engineering
Participation Type: ORG
Notes:

Start Date: Oct-15-2015
End Date:

Participants Role: Document Participant (Do Not Use)

Site Participants

Participant: City Of Pitt Meadows
Participation Type: ORG
Notes:

Start Date: Jul-07-2020
End Date:

Participants Role: Notation Participant (Do Not Use)

Documents on File

Document or Report Title: Human Health And Ecological Risk Assessment, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc
Authored Date: 01-Nov-2019
Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Core6 Environmental - Author

Documents on File

Document or Report Title: Memorandum To Reg North, Core6 Environmental Ltd., Administrative Guidance 11 Update - City Lands/Roadway, 191b Street, West Of 12137 To 12169 Harris

Authored Date: 06-Dec-2019

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Binpal Engineering Ltd. (Environmental Consultants) - Author

Documents on File

Document or Report Title: Sub-Surface Environmental Site Investigation, 12157 Harris Road, Pitt Meadows,

Authored Date: 20-Jul-2004

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: D. Kelly Environmental Consulting Ltd - Author

Documents on File

Document or Report Title: Summary Of Site Condition, 191b Street, West Of 122137 To 12169 Harris Road, Pitt Meadows, Bc, Site Id 22306

Authored Date: 02-May-2020

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Core6 Environmental - Author

Documents on File

Document or Report Title: Baseline Monitoring Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia

Authored Date: 12-Jun-2017

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Binpal Engineering Ltd. (Environmental Consultants) - Author

Documents on File

Document or Report Title: Detailed Site Investigation, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc

Authored Date: 14-Nov-2019

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Binpal Engineering Ltd. (Environmental Consultants) - Author

Documents on File

Document or Report Title: Stage 1 Preliminary Site Investigation Update, The Pitt Meadows Centre, 12137 To 12169 Harris Road, Pitt Meadows, Bc

Authored Date: 08-Aug-2019

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Binpal Engineering Ltd. (Environmental Consultants) - Author

Documents on File

Document or Report Title: Supplemental Site Investigation, 12137-12169 Harris Road, Pitt Meadows, British Columbia

Authored Date: 15-Oct-2015

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Thurber Engineering - Author

Documents on File

Document or Report Title: Phase 1 Environmental Site Assessment And Groundwater Sampling, 12137-12169 Harris Road, Pitt Meadows, British Columbia

Authored Date: 14-Jan-2014

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Thurber Engineering Ltd - Author

Documents on File

Document or Report Title: Phase 2 Environmental Site Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia

Authored Date: 04-Feb-2017

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Thurber Engineering Ltd - Author

Documents on File

Document or Report Title: Addendum Report, 12137 To 12169 Harris Road & 12155 - 191b Street, Pitt Meadows, Bc

Authored Date: 07-Apr-2020

Submitted Date: 17-Jun-2020

Document Entry Notes:

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

Participant and Role: Core6 Environmental - Author

Associated Sites

Associated Site ID:	22275	Effective Date:	3/21/2019
Notes:	ASSOCIATIONS: SOURCE SITE ID: 22275 AFFECTED PARCEL SITE ID: 22308		

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-Dec 31, 2020

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 2018

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-Dec 31, 2020

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 -Aug 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-May 31, 2020

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-Jun 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-Jun 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-Aug 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: 1997-2018

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 2020

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: Mar 31, 2020**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.

Government Publication Date: 1988-May 31, 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-Mar 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-Dec 31, 2020

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Site Registry:

Provincial

SREG

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

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

Government Publication Date: Apr 30, 2021

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: Jun 2021

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: Jun 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 -Jun 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: Jun 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.