



THURBER ENGINEERING LTD.

August 14, 2023

File No.: 38203

Ministry of Transportation and Infrastructure  
1500 Woolridge St #310  
Coquitlam, BC  
V3K 0B8

Attention: Keelin Scully

**STEP A SCREENING SUMMARY  
14048 ROCKWELL DRIVE PROJECT – D4 SITE**

Dear Keelin,

The Ministry of Transportation and Infrastructure (MoTI) provided a framework for identifying and characterizing potentially contaminated soil in its technical circular document T-03/20 dated August 4, 2020. In accordance with MoTI's document, Thurber completed "Step A – Screening" for 14048 Rockwell Drive Project – DF4 Site, shown on Figure 1 (Appendix A).

This summary was prepared for the exclusive use of MoTI and Authorized Users as defined by contract 860CS5299. Any use which a third party makes of this report, or any reliance on decisions based on it are the responsibility of such third parties. Thurber accepts no responsibility for damage incurred by third parties as a result of decisions made or actions taken based on this report. It is a condition of this report that Thurber's performance of its professional services is subject to the attached Statement of Limitations and Conditions.

## **1. BACKGROUND**

The project area consists of an approximately 130 m long section of roadway referred to as both Hick's Lake Road and Rockwell Drive (hereafter referred to as the "Site"), approximately 5 km to the northeast of Harrison Hot Springs, BC.

## **2. RECORDS REVIEWED**

The project area was based on drawings entitled *Ministry of Transportation & Infrastructure Bridge Project No. 14048-0000 Rockwell, Trout Lake Creek Culvert Replacement, Hicks Lake Road* dated June 21, 2023 prepared by Associated Engineering and provided by MoTI to Thurber via email on August 10, 2023.

## **3. SCOPE OF SERVICES**

In accordance with our proposed scope, we completed the following:

- A desktop review of available current and historical information concerning the activities conducted in the project area and on nearby lands.

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- Preparation of this summary report.

## 4. DESKTOP REVIEW

### 4.1 Site Registry

The Site Registry is a database maintained by the Ministry of Environment and Climate Change Strategy (ENV) that contains information on the contaminant status of listed properties. The Registry was searched using a 500 m radius area search procedure.

There were three properties listed on the Registry, as shown on Figure 1, and reviewed in more detail below:

- Site ID 349: This listing pertains to the former Bema Gold Mill, located approximately 150 m southwest of the Site. The Schedule 2 listing of H2 (Hazardous Waste Storage, Treatment, Disposal) was listed for the property. An investigation report and remediation plan were submitted in 1991. Due to the distance of the property from the Site, this property presents a low potential to impact the Site.
- Site ID 6527: This listing is known as “Bear Creek - Harrison Lake” located approximately 260 m north of the Site. The Schedule 2 listing of G2 (Auto/Truck/Bus/Subway/Other Vehicle Repair/Salvage/Wrecking) was listed on a Site Profile submitted in 2000. Further Investigation was required by ENV. Due to the distance of the property from the Site, this property presents a low potential to impact the Site.
- Site ID 8868: This listing location is described as “Off Highway 7, 6 km North of Harrison Hot Springs” and based on its coordinates, it is located approximately 300 m to the southwest of the Site. The property was previously occupied by the Sasquatch Service Yard. A Notice of Independent Remediation (NIR) was submitted in March 2003 and appears to be related to the removal of an underground storage tank (UST). No off-site migration notifications were listed and no work since then was noted on the Site Registry. Due to the distance of the property from the Site, and the absence of any reported migration, this property presents a low potential to impact the Site.

The search results are included in Appendix B and shown on Figure 1.

### 4.2 Federal Contaminated Sites Inventory

The Federal Contaminated Sites Inventory is a database maintained by the Federal government that contains information on the contaminant status of Federal land across Canada. The inventory was searched using the Site co-ordinates on the Online Map Navigator to identify properties within a 500 m radius of the Site.

No properties were identified on the inventory within a 500 m radius of the Site. A copy of the search results is provided in Appendix B.



### 4.3 Air Photographs

Historical aerial photographs for the Site and the adjacent properties were obtained from the UBC Geographic Information Centre. Aerial photographs from 1939, 1948, 1954, 1963, 1969, 1973, 1978, 1981, 1986, 1990, 1993, 1999, 2004, and 2016 were reviewed. Additionally, aerial photographs from Google Earth from 2005, 2010, 2015, 2020 and 2022 were reviewed.

A summary of observations of the Site and surrounding area is provided below.

YEAR(S)	SITE
1939, 1948	The Site appears to be occupied by Rockwell Drive.
1954, 1963	The Site appears to be occupied by Rockwell Drive. Western and eastern portions of the Site appear to be cleared and Trout Lake Creek is visible.
1969	The Site appears to be occupied by Rockwell Drive. Trout Lake Creek is visible on the eastern and western portions of the Site.
1973	The Site appears to be occupied by Rockwell Drive.
1980	The Site appears to be occupied by Rockwell Drive. The western portion of the Site appears to be cleared.
1986, 1993, 1999, 2004, 2016	The Site appears to be occupied by Rockwell Drive. The pull-out and parking area on the eastern portion of the Site is visible.
2022	The Site appears to be occupied by Rockwell Drive. The eastern and western portions of the Site have been cleared around Trout Lake Creek. The pull-out and parking area on the eastern portion of the Site is visible.

YEAR(S)	NORTH	EAST	SOUTH	WEST
1939, 1948, 1954	Rockwell Drive continues through a forested area.	Forested area.	Rockwell Drive continues through a forested area.	Forested area, followed by a partially cleared area.
1963, 1969, 1973, 1981, 1990, 1993, 1999				Forested area, followed by Green Point Picnic Grounds.
2004, 2016, 2020, 2022			Rockwell Drive continues through a forested area with residential properties to the southwest.	

#### 4.4 Street Level Imagery

Web-based images of the Site and surrounding areas were reviewed for the August 2011 and June 2023 and were consistent with the aerial photographs reviewed.

YEAR(S)	SITE
2011	The Site was occupied by Rockwell Drive and a vehicle pull-out and parking area for Sasquatch Provincial Park. The western and eastern portions of the Site were forested.
2023	The Site was occupied by Rockwell Drive and a vehicle pull-out and parking area for Sasquatch Provincial Park. Trout Lake Creek was visible on the eastern and western portions of the Site. Riprap was observed on the slopes of the creek.

The surrounding properties were occupied by the continuation of Rockwell Drive to the north and south and forested land to the east and west. Residential properties were present 40 m to the southwest of the Site along Rockwell Drive. No commercial or industrial operations were observed in the vicinity of the Site.

### 5. DISCUSSION

The historical review indicated that Rockwell Drive was present since at least the late 1930s. The road appeared to be paved in the early 1960s. Trout Lake Creek was present on the western and eastern portions of the Site. In 2022, the eastern and western portions of the Site were cleared around Trout Lake Creek.

#### 5.1 Schedule 2 Activities

Schedule 2 of the CSR is a list of commercial and industrial activities that ENV considers a potential risk to the environment. Based on our historical review and our observations, no Schedule 2 activities were identified within 150 m of the Site.

#### 5.2 High Risk Sites

Based on our historical review, no high-risk sites were identified near or at the Site.

#### 5.3 Areas of Potential Environmental Concern

Based on our historical review, no areas of potential environmental concern (APECs) were identified at or near the Site.



**THURBER** ENGINEERING LTD.

## 6. CLOSURE

We trust this information meets your present needs. If you have any questions, please contact the undersigned at your convenience.

Yours truly,  
Thurber Engineering Ltd.

Lora Paul, P.Eng., CSAP  
Senior Environmental Engineer

Alex Harden, M.Eng., EIT  
Environmental Engineer

### Attachments

Statement of Limitations and Conditions

Appendix A      Figure 1

Appendix B      Site Registry and Federal Contaminated Sites Inventory Findings

Thurber Engineering Ltd.  
Permit to Practice #1001319



## STATEMENT OF LIMITATIONS AND CONDITIONS

### 1. STANDARD OF CARE

This Report has been prepared in accordance with generally accepted engineering or environmental consulting practices in the applicable jurisdiction. No other warranty, expressed or implied, is intended or made.

### 2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report, which is of a summary nature and is not intended to stand alone without reference to the instructions given to Thurber by the Client, communications between Thurber and the Client, and any other reports, proposals or documents prepared by Thurber for the Client relative to the specific site described herein, all of which together constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. THURBER IS NOT RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

### 3. BASIS OF REPORT

The Report has been prepared for the specific site, development, design objectives and purposes that were described to Thurber by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the Report, subject to the limitations provided herein, are only valid to the extent that the Report expressly addresses proposed development, design objectives and purposes, and then only to the extent that there has been no material alteration to or variation from any of the said descriptions provided to Thurber, unless Thurber is specifically requested by the Client to review and revise the Report in light of such alteration or variation.

### 4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT THURBER'S WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS THURBER MAY EXPRESSLY APPROVE. Ownership in and copyright for the contents of the Report belong to Thurber. Any use which a third party makes of the Report, is the sole responsibility of such third party. Thurber accepts no responsibility whatsoever for damages suffered by any third party resulting from use of the Report without Thurber's express written permission.

### 5. INTERPRETATION OF THE REPORT

- a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and the Report is delivered subject to the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. If special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to Thurber. Thurber has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, Thurber does not accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by Thurber. Thurber is entitled to rely on such representations, information and instructions and is not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.
- c) Design Services: The Report may form part of design and construction documents for information purposes even though it may have been issued prior to final design being completed. Thurber should be retained to review final design, project plans and related documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the Report's recommendations and the final design detailed in the contract documents should be reported to Thurber immediately so that Thurber can address potential conflicts.
- d) Construction Services: During construction Thurber should be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions in order to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Thurber to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

### 6. RELEASE OF POLLUTANTS OR HAZARDOUS SUBSTANCES

Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause the escape, release or dispersal of those substances. Thurber shall have no liability to the Client under any circumstances, for the escape, release or dispersal of pollutants or hazardous substances, unless such pollutants or hazardous substances have been specifically and accurately identified to Thurber by the Client prior to the commencement of Thurber's professional services.

### 7. INDEPENDENT JUDGEMENTS OF CLIENT



The information, interpretations and conclusions in the Report are based on Thurber's interpretation of conditions revealed through limited investigation conducted within a defined scope of services. Thurber does not accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.

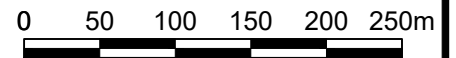



**NOTES:**

- 1. AERIAL IMAGE TAKEN FROM GOOGLE EARTH.

**LEGEND:**

-  #### SITE REGISTRY LISTINGS
-  SITE LOCATION



 <b>THURBER ENGINEERING LTD.</b>	MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE							
	<b>LOCATION MAP SHOWING SURROUNDING LAND USE</b>							
	1408 ROCKWELL DRIVE PROJECT - DF4 SITE							
DESIGNED ASH	DRAWN MOM	APPROVED LP	DATE JULY 31, 2023	SCALE 1:5,000	PROJECT No. 38203	FIGURE NO. 1	REV. 0	, BC

# Area Search Results

**Coordinates & Area Size:** 49deg 20min 33.5sec 121deg 44min 37.2sec Small Area

Report Type	Site ID	Updated Date	Address/City	Pending
Choose a Report Type ▾	349	2004-04-05	HARRISON LAKE, AGASSIZ	Download
Choose a Report Type ▾	6527	2004-02-09	UNKNOWN, HOPE	Download
Choose a Report Type ▾	8868	2004-03-04	OFF HIGHWAY 7, HARRISON HOT SPRINGS	Download

Showing 1 to 3 of 3 entries

Back

Email Search Results





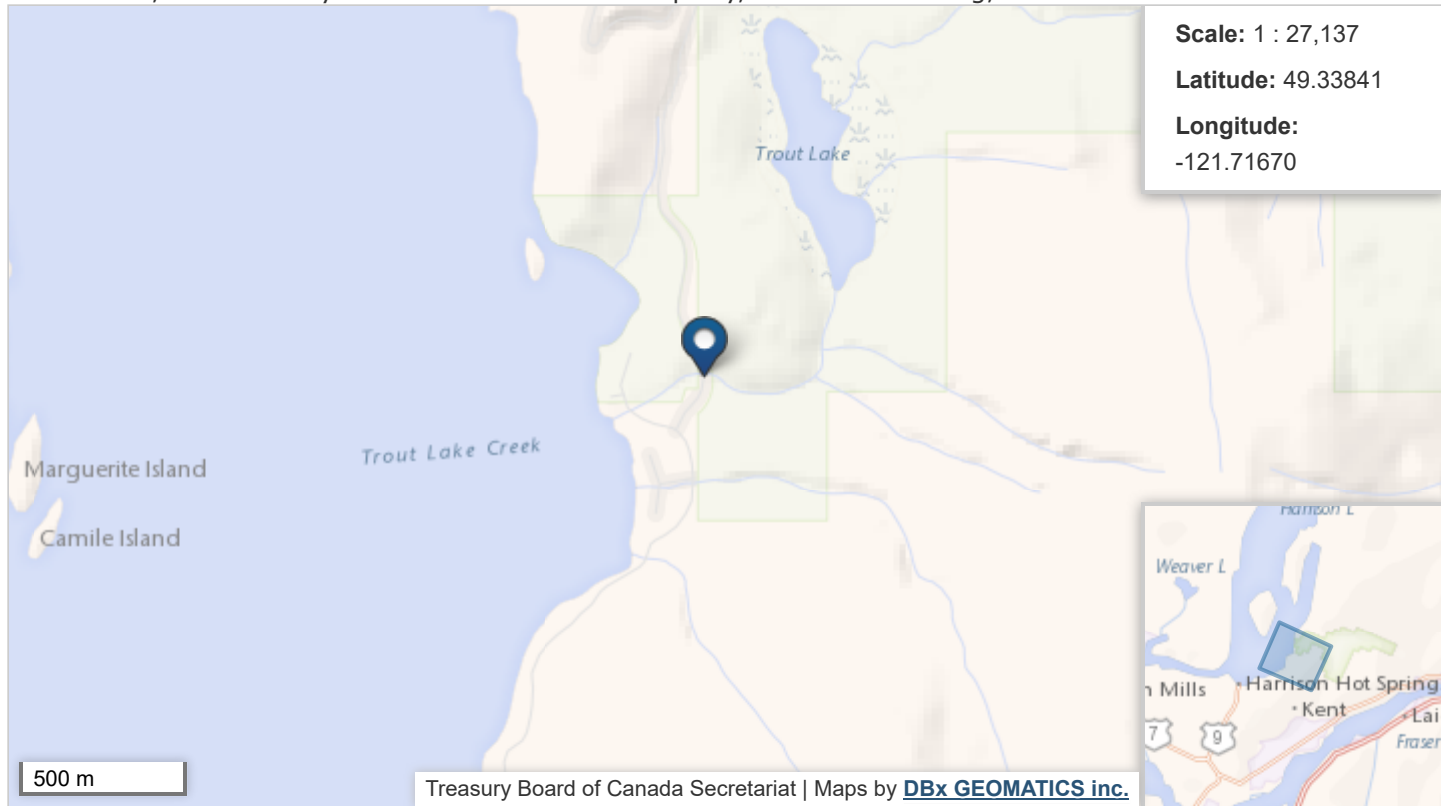
# Treasury Board of Canada Secretariat

[Home](#) > [OCG](#) > [Real Property Management](#) > [FCSI](#) > DFRP/FCSI - Map Navigator

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## DFRP/FCSI - Map Navigator

**Area:** Kent, Fraser Valley C **Content:** 0 Federal Property, 0 Federal Building, 0 Federal Contaminated Site



**Layers**

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

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

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

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

IMPORTANT NOTE: The tables below are currently not synchronized with the map content. Please click on the following button if you want to update the tables content: UPDATE TABLES

**Federal Properties (0) / Parcels (0)**

**Federal Buildings (0)**

**Federal Contaminated Sites (0)**

No record found.