

June 27, 2023

Attention: Paul Savinkoff, P.Geo., Senior Geoscientist  
Ministry of Transportation and Infrastructure  
4C – 940 Blanshard Street, PO Box 9850 Stn Prov Govt,  
Victoria, BC V8W 9T5

SLR Project No.: 201.089080.00001

Client Reference No.: Project No. 14092-0000

## **RE: Step A Screening – Highway 5, Peers Creek Frontage Road**

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SLR Consulting (Canada) Ltd. (SLR) completed a Step A Screening to identify potential current and historical Contaminated Sites Regulation (CSR) Schedule 2 uses at or near the Highway No. 5 Peers Creek Frontage Road project near Hope, BC (the project), as shown on Figure 1. The project, a section of the Peers Creek Frontage Road located to the east of Highway 5 and west of Coquihalla River, near the Othello Road intersection, was washed out during the November 2021 Fraser Valley flood events in BC. The Step A Screening was completed in preparation for recovery construction activities, per the Ministry of Transportation and Infrastructure (MOTI) Technical Circular T-03/20, Identification and Characterization of Potentially Contaminated Soil, Appendix A.

Information sources reviewed for the Step A Screening included historical aerial photographs/imagery, land titles, land use, and search of the provincial and federal registries for contaminated sites. Due to the undeveloped nature of the project area, city directories, and fire insurance maps were not available, and a site visit was not conducted as it was not considered necessary to obtain sufficient information on past activities.

## **1.0 Document Review**

### **1.1 MOTI Documents**

SLR was supplied with the following documents by MOTI:

- MOTI Project No. 14092-0000, Peers Creek Frontage Rd Washout Recovery, 100% Detailed Design. Typical Sections and Details drawing package dated May 2023
- MOTI Emergency Response Peers Creek Frontage Road Recovery Project – Drainage Memorandum (R1), McElhanney Limited, May 2023
- Peers Creek Frontage Road Geotechnical Assessment and Recommendation, BGC Engineering Inc., April 2023
- Hydrotechnical Assessment and Design for Peers Creek Frontage Road Washout Site, BGC Engineering Inc., May 2023
- Email from Paul Savinkoff, P.Geo., MOTI, dated June 5, 2023

The documents indicated that the construction will be limited to the east side of Highway 5, in the former alignment of Peers Creek Frontage Road. MOTI indicated approximately 14,000 cubic metres of natural river gravels from the Coquihalla River will be removed to place 2000 kg

of riprap, and disposal of the material at a third-party site will be required. The McElhanney report indicated the Peers Creek Frontage Road was washed out in November 2021, and is currently significantly lower than pre-flooding conditions.

## 1.2 Aerial Photographs

Aerial photographs of the project and surrounding area were reviewed for 1947 through 2002. Additional and more recent aerial photographic imagery (2005 – 2022) was reviewed on Google Earth.

The northern section of Highway 5, previously part of Othello Road, was present in the earliest photograph in 1947. The surrounding area appeared undeveloped, with a vegetated meandering Coquihalla River, running east adjacent to the project and a forested area to the west. A small clearing appeared west adjacent of Highway 5 in the 1961 aerial photograph. The clearing contained buildings, potentially residential houses, garages, sheds, and roadways. There was further development in this area, as fences and additional buildings were present in the 1981 aerial photograph. Later in the 1992 and 2002 aerial photography, there appeared to be storage of many vehicles within the clearing; a copy of the 2002 photo is included in Appendix A. These vehicles had been removed from the clearing in recent google earth imagery, and street view showed the building was a closed garage (with large garage doors). The presence of many vehicles (over 20) at the garage indicated there may have been auto repair (a Schedule 2 (G2) activity) in this location between at least 1980 and 2002. However, the building was on the west side of Highway 5 and the project is on the east side of Highway 5, therefore, the potential Schedule 2 activity was located approximately 70 m outside of the construction area.

Development of Highway 5 appeared first in the 1981 photograph with construction of the new roadway, east of Othello Road in the south. Between 1981 and 1992 there was construction of a bridge over the Coquihalla River, widening of the Othello Road to the north, construction of frontage roads to the east and upgrades to the access roads to the clearing in the west. The river to the east of the project area had widened slightly, creating an eastward curve. Between 1992 and 2020, there were no significant changes to the project area or surrounding area. In the 2022 aerial imagery, the north bound Peers Creek Frontage Road in the project area had been washed out and the riverbed was wider.

## 1.3 Fraser Valley Regional District Web Map

The Fraser Valley Regional District (FVRD) Web Map indicated that the project is located within a Park Reserve zone. The potential historical garage was located at 69101 Othello Road, PID 014-574-781, and is zoned for Limited Use (LU), which permits Farm Use and Residential Use on lots at least 8.0 ha in lot area. A copy of the FVRD map with the property boundaries and zoning is included in Appendix A.

## 1.4 Land Titles

Land titles were obtained for the potential garage property through the Land Title and Survey Authority of British Columbia (LTSA); a historical land title indicated the property was owned by Leo Ouellet, service station operator, from 1972 through 2002, and a numbered business owned the property from 2007 through 2012. The land title (along with the aerial photos) confirmed the 69101 Othello Rd property operated a service station, which is a Schedule 2 activity: G2 - automotive, truck, or other motor vehicle maintenance, repair, salvage, or



wrecking. Copies of the land titles are included in Appendix A. The 69101 Othello Rd property is shown on Figure 1.

## 1.5 ENV Site Registry

SLR reviewed the BC online iMapBC (gov.bc.ca) on June 7, 2023, to assess if any BC Ministry of Environment and Climate Change Strategy (ENV) contaminated site listings were in the vicinity of the project. There were no files identified within a 500-metre radius of the project. A copy of the search results is included in Appendix A.

## 1.6 Federal Contaminated Sites Search

On June 7, 2023, SLR conducted a search of the Federal Contaminated Site Inventory (FCSI) online database (Directory of Federal Real Property | Treasury Board of Canada Secretariat (tbs-sct.gc.ca)) to identify known federal contaminated sites. No federal contaminated sites were identified within 500 m of the project. A copy of the search result is included in Appendix A.

## 2.0 Conclusions

The shallow frontage road material was washed out and the remaining material to be excavated is natural river gravels from the Coquihalla River. Thus, there is low risk for potential contamination associated with road salting activities.

No areas of potential environmental concern (APECs) or Schedule 2 uses were identified within the project area. Therefore, per MOTI Technical Circular T-03/20, Step B investigation is not required for the project, and ENV Protocol 19 site investigation does not apply.

A historical Schedule 2 activity (G2 - automotive, truck, or other motor vehicle maintenance, repair, salvage, or wrecking) occurred at 69101 Othello Rd, across Highway 5, approximately 70 m from the project from 1972 through 2002; based on the relative distance, removal of the source approximately 20 years ago, and the absence of a contaminated site listing, the nearby property with a historical Schedule 2 use was considered to present low environmental concern.

In the event that suspected contamination (e.g., visible staining, odours, presence of metal, garbage, or other anthropogenic debris) is encountered during soil/sediment removal activities, an environmental consultant should be retained to advise on appropriate action.

## 3.0 Statement of Limitations

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for MOTI, hereafter referred to as the “Client”. It is intended for the sole and exclusive use of the Client and its Authorised Users according to the terms and definitions of Consulting Services Contract 860CS5297. Other than by the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

Any conclusions or recommendations made in this report reflect SLR’s professional opinion based on limited investigations including visual site inspection(s) on the date(s) set out in this report; examination of public records and interviews with individuals having information about the site. While efforts have been made to substantiate information provided by third parties, SLR makes no representation or warranty as to its completeness or accuracy.



This report has been prepared for specific application to this site and conditions existing at the time work for the report was completed. Unless otherwise stated, the findings cannot be extended to previous or future site conditions and portions of the site which were unavailable for direct investigation. Unless otherwise stated in the report, surface and/or subsurface soil, groundwater, vapour; chemical parameters; or materials were not investigated directly; or chemical parameters, materials or analysis were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; and substances addressed by the investigation may exist in areas of the site not investigated or in quantities not ascertained.

Nothing in this report is intended to constitute or provide a legal opinion. SLR makes no representation as to the requirements of or compliance with environmental laws, rules, regulations or policies established by federal, provincial or local government bodies. Revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

## 4.0 Closure

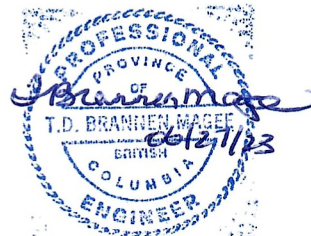
Should you have any questions or comments, please do not hesitate to contact the undersigned.

Regards,

SLR Consulting (Canada) Ltd.



**Chloe Sullivan, MSc, BSc**  
Environmental Scientist  
csullivan@slrconsulting.com



**Traci Brannen Magee, P.Eng., CSAP**  
Senior Engineer  
tmagee@slrconsulting.com

The Association of Professional Engineers and Geoscientists  
of the Province of British Columbia Permit to Practice #1001562

Attachments: Figure 1  
Appendix A – Supporting Documents





# Figure

## Step A Screening

Highway 5, Peers Creek Frontage Road

Ministry of Transportation and Infrastructure

SLR Project No.: 201.089080.00001

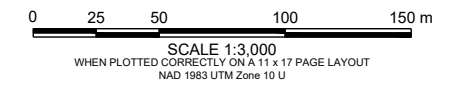
June 27, 2023

Cadfile name: S\_201-089080-00001-A1.dwg



**LEGEND:**  
 - - - - - PROPERTY BOUNDARY

**NOTES:**  
 NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.  
 REFERENCED FROM: MINISTRY OF TRANSPORTATION & INFRASTRUCTURE PROJECT NO. 14092-000, LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA (PARCELMAP BC) AND SITE RECONNAISSANCE INFORMATION.  
 IMAGERY: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY (IMAGE DATE: 2015)



MINISTRY OF TRANSPORTATION & INFRASTRUCTURE  
 PEERS CREEK FRONTAGE ROAD  
 HOPE, BC

STEP A SCREENING

**SITE PLAN**



FIGURE NO:  
**1**

DATE: June 21, 2023

PROJECT NO: 201.089080.00001



# Appendix A Supporting Documents

## Step A Screening

Highway 5, Peers Creek Frontage Road

Ministry of Transportation and Infrastructure

SLR Project No.: 201.089080.00001

June 27, 2023



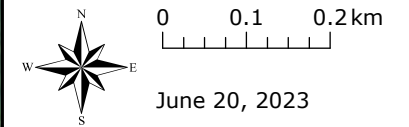
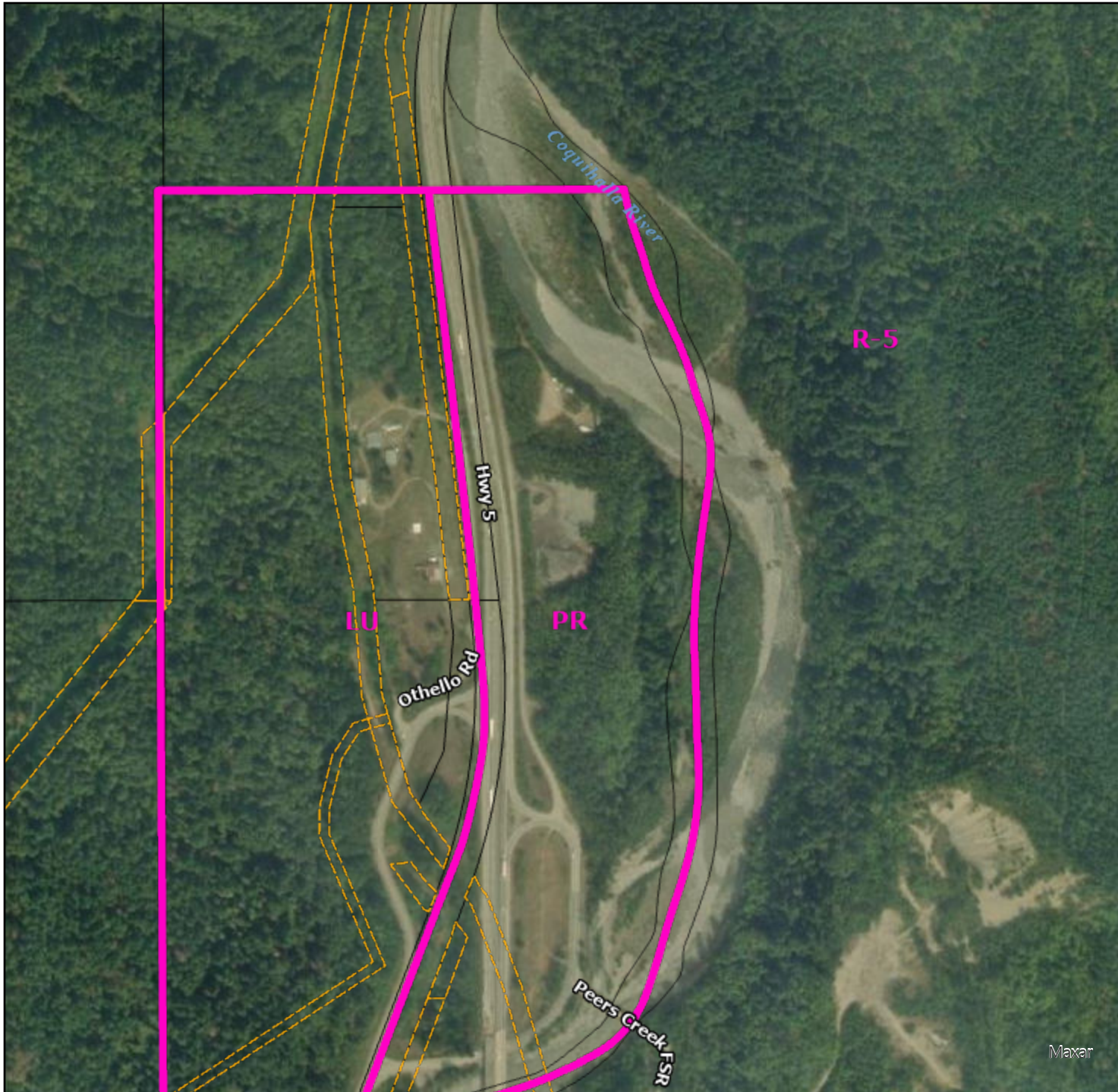
30BC102030 - 119





### FVRD Map

-  Zoning
-  Jurisdictions
-  Encumbrances
-  Properties



**Disclaimer:** This map was compiled by the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.

**TITLE SEARCH PRINT**

2023-06-20, 20:37:30

File Reference: 201.089080

Requestor: Traci Brannen Magee

Declared Value \$525000

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

**Land Title District**

KAMLOOPS

Land Title Office

KAMLOOPS

**Title Number**

CA2387889

From Title Number

LB117486

**Application Received**

2012-02-10

**Application Entered**

2012-02-15

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

JASON JOHN DOUGLAS OUIMETTE, BUSINESSMAN  
69101 OTHELLO ROAD  
HOPE, BC  
V0X 1L1

**Taxation Authority**

Chilliwack Assessment Area

**Description of Land**

Parcel Identifier:

014-574-781

Legal Description:

BLOCK A OF LEGAL SUBDIVISION 12 OF SECTION 16 TOWNSHIP 5 RANGE 25 WEST OF THE  
6TH MERIDIAN YALE DIVISION YALE DISTRICT

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE KK42634

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE KK9440

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL  
ACT, SEE KM56040

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

KK45959

Registration Date and Time:

1996-06-03 13:19

Registered Owner:

REGIONAL DISTRICT OF FRASER-CHEAM

Remarks:

SEC.215 LTA

**TITLE SEARCH PRINT**

2023-06-20, 20:37:30

File Reference: 201.089080

Requestor: Traci Brannen Magee

Declared Value \$525000

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LA28608
Registration Date and Time:	2006-03-03 10:25
Registered Owner:	ROGERS COMMUNICATIONS INC. INCORPORATION NO. 795725
Transfer Number:	LB171564

Nature:	MORTGAGE
Registration Number:	CA2387890
Registration Date and Time:	2012-02-10 10:51
Registered Owner:	THE TORONTO-DOMINION BANK

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA7545630
Registration Date and Time:	2019-06-06 13:30
Registered Owner:	TRANS MOUNTAIN PIPELINE ULC INCORPORATION NO. A0070893

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA7545631
Registration Date and Time:	2019-06-06 13:30
Registered Owner:	TRANS MOUNTAIN PIPELINE ULC INCORPORATION NO. A0070893

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**TITLE SEARCH PRINT**

2023-06-20, 20:41:30

File Reference: 201.089080

Requestor: Traci Brannen Magee

Declared Value \$NA

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

**Title Issued Under** SECTION 172 LAND TITLE ACT

**Land Title District** KAMLOOPS  
Land Title Office KAMLOOPS

**Title Number** G52041  
From Title Number 208038

**Application Received** 1972-11-29

**Application Entered** 1989-08-24

**Title Cancelled** **2002-03-21**

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: LEO AURELE JOSEPH OUELLET, SERVICE STATION OPERATOR  
BOX 155  
HOPE, BC

**Taxation Authority** Chilliwack Assessment Area

**Description of Land**  
Parcel Identifier: 014-574-781  
Legal Description:  
BLOCK A OF LEGAL SUBDIVISION 12 OF SECTION 16 TOWNSHIP 5 RANGE 25 WEST OF THE  
6TH MERIDIAN YALE DIVISION YALE DISTRICT

**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE KK42634

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE KK9440

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL  
ACT, SEE KM56040

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE KP102077 EXPIRES 2002/10/31



**TITLE SEARCH PRINT**

2023-06-20, 20:41:30

File Reference: 201.089080

Requestor: Traci Brannen Magee

Declared Value \$NA

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	KK45959
Registration Date and Time:	1996-06-03 13:19
Registered Owner:	REGIONAL DISTRICT OF FRASER-CHEAM
Remarks:	SEC.215 LTA

Nature:	PRIORITY AGREEMENT
Registration Number:	KK45960
Registration Date and Time:	1996-06-03 13:19
Remarks:	GRANTING KK45959 PRIORITY OVER KG57539

Nature:	MORTGAGE
Registration Number:	KL11396
Registration Date and Time:	1997-02-05 10:39
Registered Owner:	WATSON CONSTRUCTION LTD. INCORPORATION NO. 69569
Remarks:	INTER ALIA MODIFIED BY KM52455 MODIFIED BY KP80378

Nature:	ASSIGNMENT OF RENTS
Registration Number:	KL11397
Registration Date and Time:	1997-02-05 10:39
Registered Owner:	WATSON CONSTRUCTION LTD. INCORPORATION NO. 69569
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	KM52455
Registration Date and Time:	1998-06-03 09:43
Remarks:	INTER ALIA MODIFICATION OF KL11396

Nature:	MORTGAGE
Registration Number:	KP80378
Registration Date and Time:	2000-09-05 10:54
Remarks:	INTER ALIA MODIFICATION OF KL11396

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers**

Registration Date:	2002-03-21
Description:	ALL KT28966

**TITLE SEARCH PRINT**

2023-06-20, 20:37:30

File Reference: 201.089080

Requestor: Traci Brannen Magee

Declared Value \$ 825000

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

**Land Title District**

KAMLOOPS

Land Title Office

KAMLOOPS

**Title Number**

LB117486

From Title Number

KT28966

**Application Received**

2007-10-01

**Application Entered**

2007-10-10

**Title Cancelled**

**2012-02-15**

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

0794348 B.C. LTD., INC.NO. BC0794348  
2683 CRESCENT DRIVE  
SURREY, BC  
V4A 3K3

**Taxation Authority**

Chilliwack Assessment Area

**Description of Land**

Parcel Identifier:

014-574-781

Legal Description:

BLOCK A OF LEGAL SUBDIVISION 12 OF SECTION 16 TOWNSHIP 5 RANGE 25 WEST OF THE  
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ACT, SEE KK42634

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Declared Value \$ 825000

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Nature:	COVENANT
Registration Number:	KK45959
Registration Date and Time:	1996-06-03 13:19
Registered Owner:	REGIONAL DISTRICT OF FRASER-CHEAM
Remarks:	SEC.215 LTA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LA28608
Registration Date and Time:	2006-03-03 10:25
Registered Owner:	ROGERS COMMUNICATIONS INC. INCORPORATION NO. 795725
Transfer Number:	LB171564

**Duplicate Infeasible Title** NONE OUTSTANDING

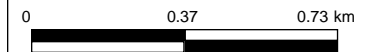
**Transfers**

Registration Date:	2012-02-15
Description:	ALL CA2387889



**Legend**

- Environmental Remediation



1: 18,056

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Datum: NAD83

Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**Key Map of British Columbia**





# DFRP/FCSI - Map Navigator

Area: Fraser Valley B, Hope Content: 0 Federal Property, 0 Federal Building, 0 Federal Contaminated Site



▼ Guide

Scale: 1 : 27,137

Latitude: 49.40892

Longitude: -121.30460

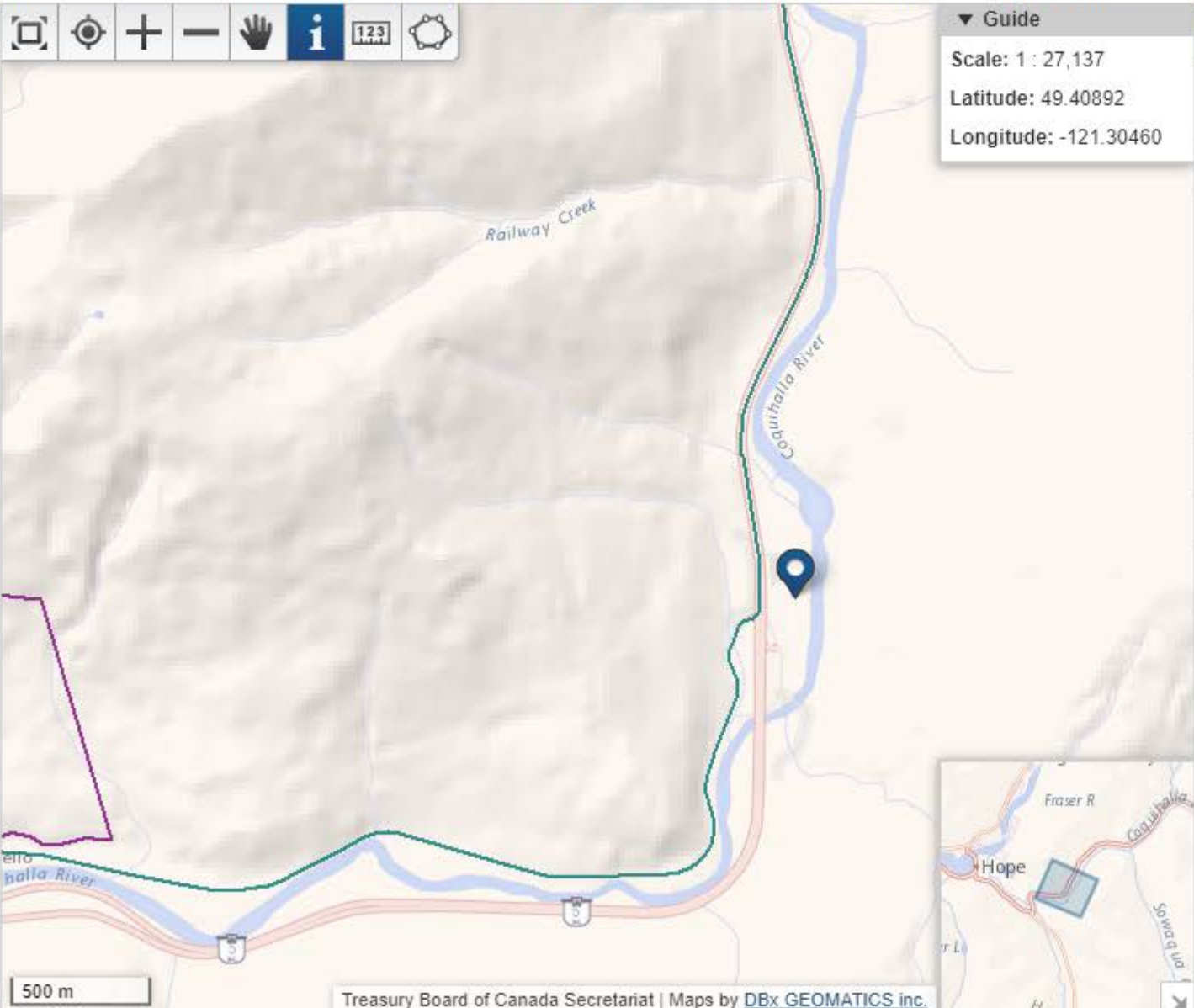
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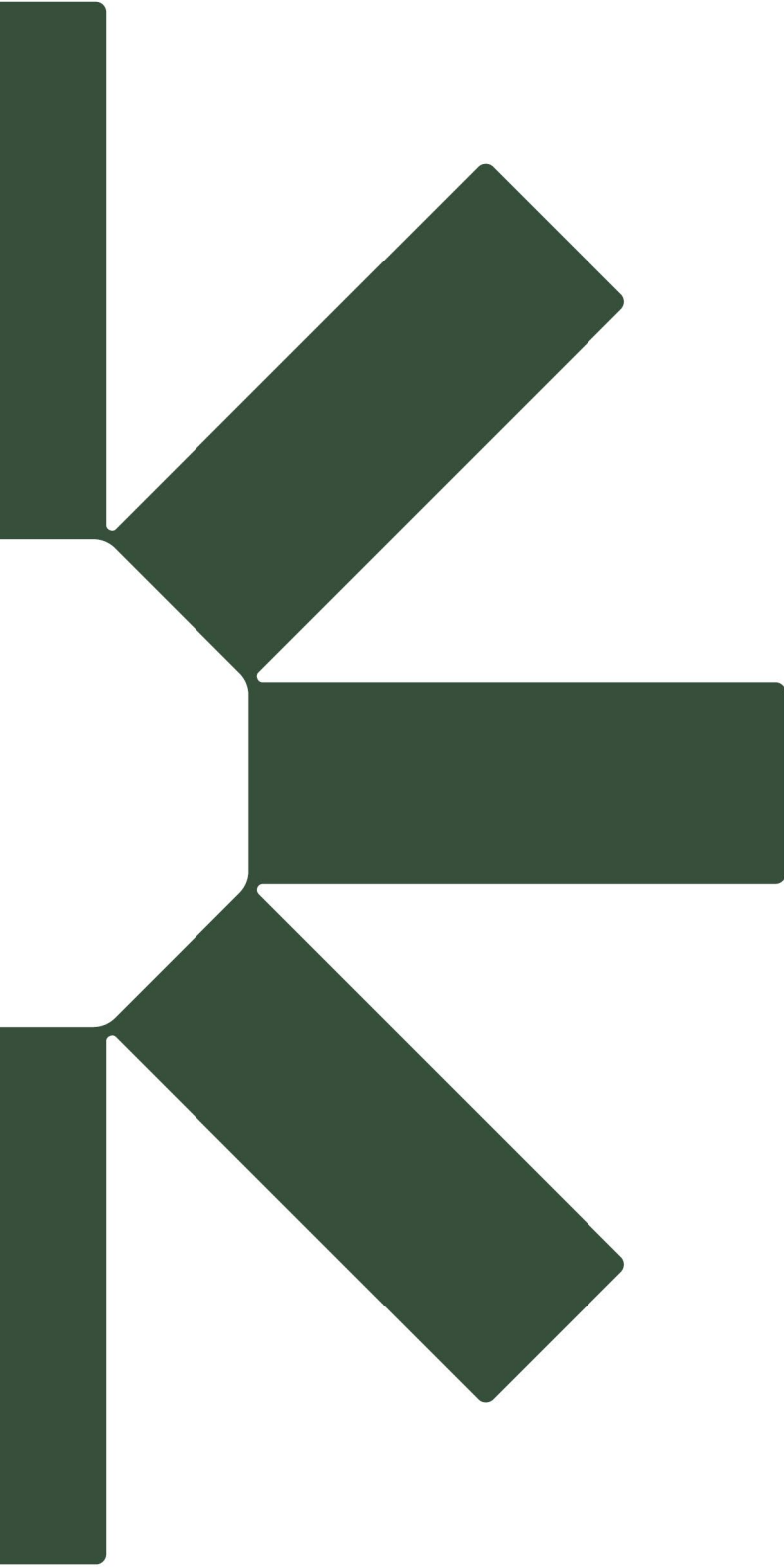
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	Federal Buildings	<input checked="" type="checkbox"/> Visibility <sup>1</sup>	<input type="checkbox"/> Labels
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	Economic Region	<input checked="" type="checkbox"/> Visibility	<input type="checkbox"/> Labels
	Census Divisions	<input checked="" type="checkbox"/> Visibility	<input type="checkbox"/> Labels
	Census Subdivisions	<input checked="" type="checkbox"/> Visibility	<input checked="" type="checkbox"/> Labels
	Metropolitan Areas	<input checked="" type="checkbox"/> Visibility	<input checked="" type="checkbox"/> Labels
	Federal Electoral Districts	<input checked="" type="checkbox"/> Visibility	<input checked="" type="checkbox"/> Labels
	Treaty Areas	<input checked="" type="checkbox"/> Visibility	<input type="checkbox"/> Labels

Base map: Standard <sup>3</sup>

<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.





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