



VIA EMAIL: Alexandra.Deglow@gov.bc.ca

Victoria File: 26250-20/24184
Site ID: 24184

March 22, 2021

Ms. Alexandra Deglow
Ministry of Transportation and Infrastructure (on behalf of the Crown of BC)
4B-940 Blanshard Street, PO Box Stn Prov Govt
Victoria, BC V8W 9T5

Dear Ms. Deglow:

Re: Preliminary Determination - Cobbs Landing Pit (Pit #2023)-Section 16 Map Reserve located approximately 24 km northwest of Terrace, British Columbia

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

5. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Regional District of Kitimat-Stikine
4545 Lazelle Avenue – Suite 300, Terrace, BC V8G 4E1
info@rdks.bc.ca

CSAP Society, apopova@csapsociety.bc.ca

Chad Taylor, Approved Professional, SNC-Lavalin Inc., chad.taylor@snc-lavalin.com

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca



PRELIMINARY DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document is not a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

March 22, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located approximately 24 km northwest of Terrace, British Columbia, on the west side of the Nisaga'a Highway and is a portion of a Crown Parcel (PIN: 2488550) which is more particularly known and described as:

That Part of District Lot 1400, Range 5 Coast District, Containing 8.0 Hectares, More or Less, and further defined as:

- From a point of commencement having a northing coordinate of 6062759 and an easting coordinate of 515009.
- Thence; at a bearing of 91 degrees 24 minutes 14 seconds a distance of 204.06 m.
- Thence; at a bearing of 181 degrees 30 minutes 53 seconds a distance of 416.15 m.
- Thence; at a bearing of 271 degrees 7 minutes 44 seconds a distance of 203.04 m.
- Thence; at a bearing of 1 degree 22 minutes 25 seconds a distance of 417.12 m to the point of commencement, and comprising an area of 84,805 m².

The site is a portion of a Crown Parcel depicted in an engineering drawing prepared by SNC-Lavalin dated February 10, 2021, drawing number 666085-002A.

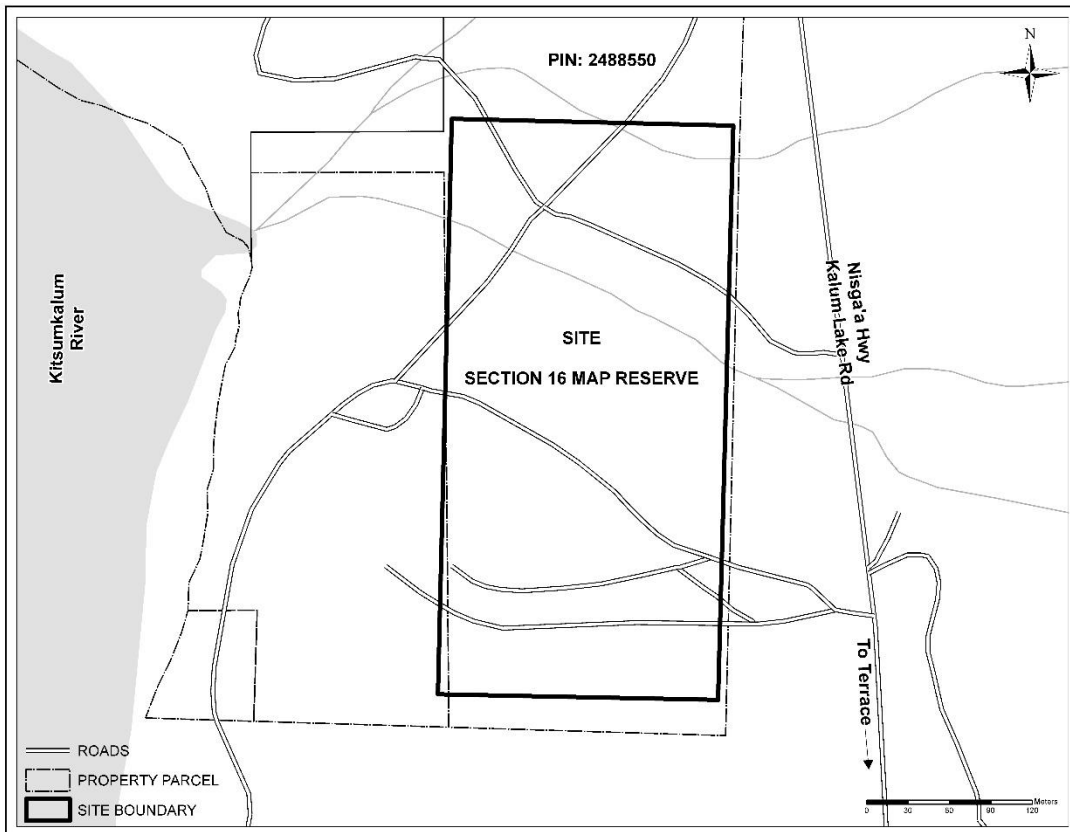
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 42' 35.80"
Longitude: 128° 45' 55.50"

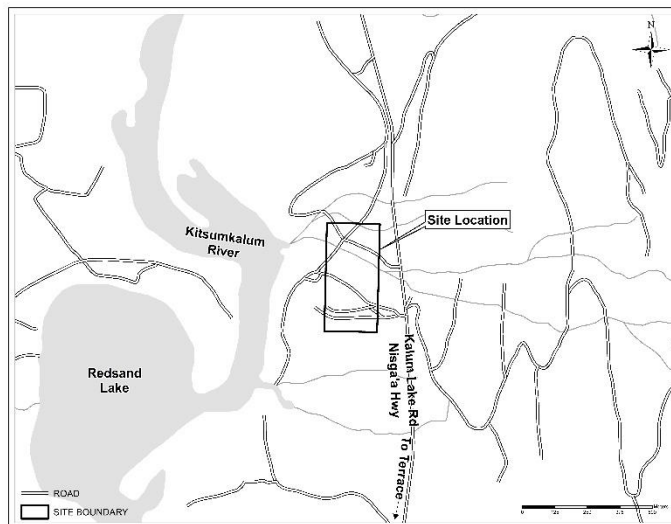
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Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, Terrace, BC



Location Map, Terrace, BC



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Schedule B

Requirements and Conditions

1. Any changes in land use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the site. These assumptions include the following:

- (a) Current and future outdoor use; and
- (b) There are no existing or planned indoor air uses at the Site.

Any inconsistencies that arise between the structures, locations and depths of proposed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for industrial land soil use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	iron	7439-89-6
aluminum	7429-90-5	lead	7439-92-1
anthracene	120-12-7	LEPHs	NA
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2	molybdenum	7439-98-7
	& 205-82-3	naphthalene	91-20-3
benzo(k)fluoranthene	207-08-9	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
cadmium	7440-43-9	quinoline	91-22-5
chloride ion	16887-00-6	selenium	7782-49-2
chloronaphthalene, 2-	91-58-7	silver	7440-22-4
chromium	7440-47-3	sodium ion	7440-23-5
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	tin	7440-31-5
dibenz(a,h)anthracene	53-70-3	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	NA	zinc	7440-66-6
indeno(1,2,3-cd)pyrene	193-39-5		

Substances evaluated in vapour for industrial land vapour use:

To meet numerical standards prescribed for defining whether a site is contaminated:

naphthalene	91-20-3
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Schedule D

Documents

- *Summary of Site Condition, Cobbs Landing Pit (#2023)-Section 16 Map Reserve*, prepared by Chad M. Taylor, SNC-Lavalin Inc., dated January 15, 2021;
- *Stage 1 Preliminary Site Investigation, Cobbs Landing Pit (#2023)*, prepared by SNC-Lavalin Inc., dated November 30, 2020; and
- *Stage 2 Preliminary Site Investigation, Cobbs Landing Pit (#2023)*, prepared by SNC-Lavalin Inc., dated November 30, 2020.

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