



Ministry of
Environment

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.

Dec. 22, 2015
Date Issued

J.A. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at Lots 1 to 6 and 8 to 11 of Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922, Taylor, British Columbia, which is more particularly known and described as:

Lot 1, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-393

Lot 2, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-407

Lot 3, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-415

Lot 4, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-423

Lot 5, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-431

Lot 6, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-440

Lot 8, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-466

Lot 9, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-474

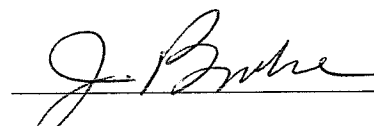
Lot 10, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-482

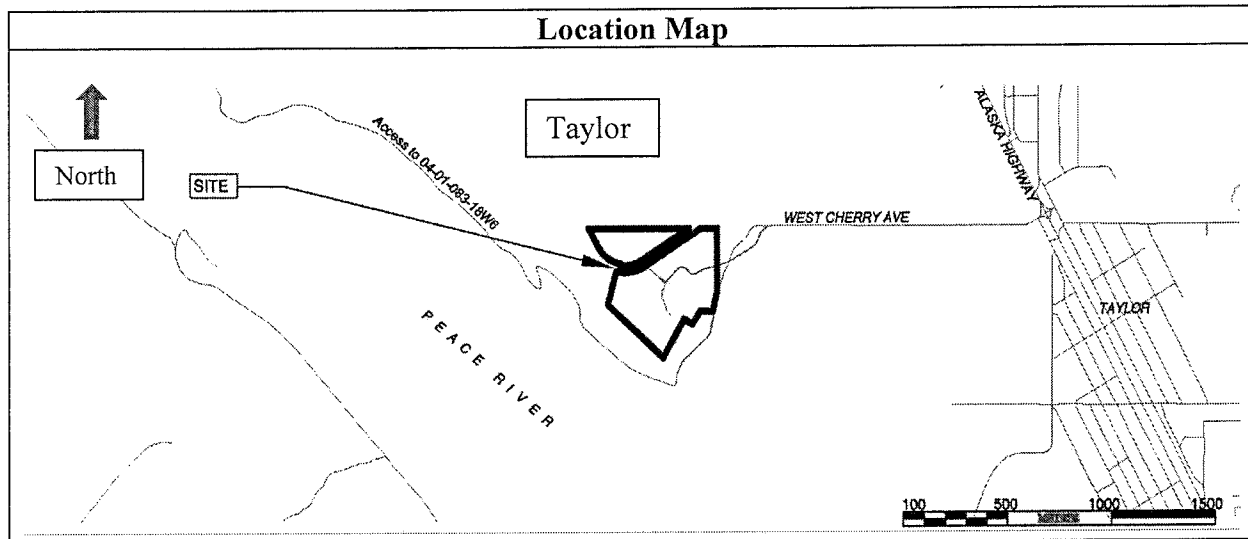
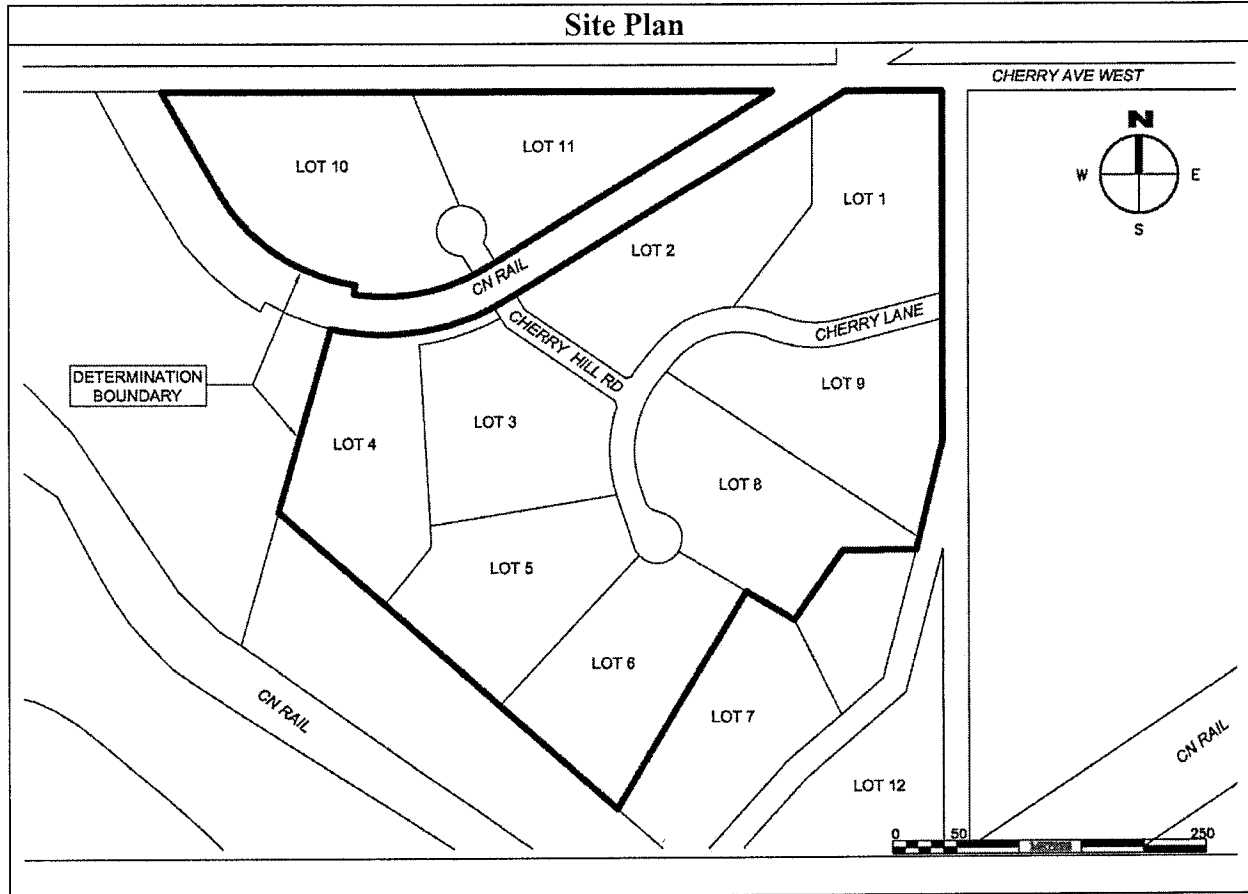
Lot 11, Section 34 Township 82, Range 18 West of the 6th Meridian, Peace River District, Plan BCP35922. PID: 027-487-491

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

Latitude: 56° 9' 26.05"
Longitude: 120° 43' 3.86"

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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

Substances evaluated in soil for residential land soil use:

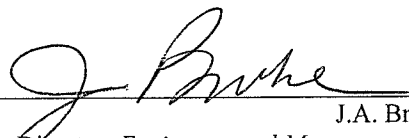
To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, vanadium and zinc;
- LEPHs, and HEPHs; and
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene.

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Schedule D


Documents

- *Summary of Site Condition*, prepared by Jason Chalifour, SynergyAspen Environmental, August 18, 2015;
- *Stage 1 Preliminary Site Investigation for Cherry Lane Estates, Taylor, BC*, prepared by Kevin Vaughan & Cal Faminow, Ghostpine Environmental Services Ltd., August 2015; and
- *Stage 2 Preliminary Site Investigation for Cherry Lane Estates, Taylor, BC*, prepared by Kevin Vaughan & Cal Faminow, Ghostpine Environmental Services Ltd., August 2015.

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