



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.

SEP 29 2016

Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 1403 Victoria Road, Revelstoke, British Columbia which is more particularly known and described as:

Lots, 7, 8, 9 Block 31, Section 34, Township 23, Range 2 West of the 6th Meridian, Kootenay District Plan 9504 except part included in Plan R257

PID: 010-653-309 (Lot 7), 010-653-384 (Lot 8) and 010-653-422 (Lot 9)

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

Latitude: 51° 0' 28.00"

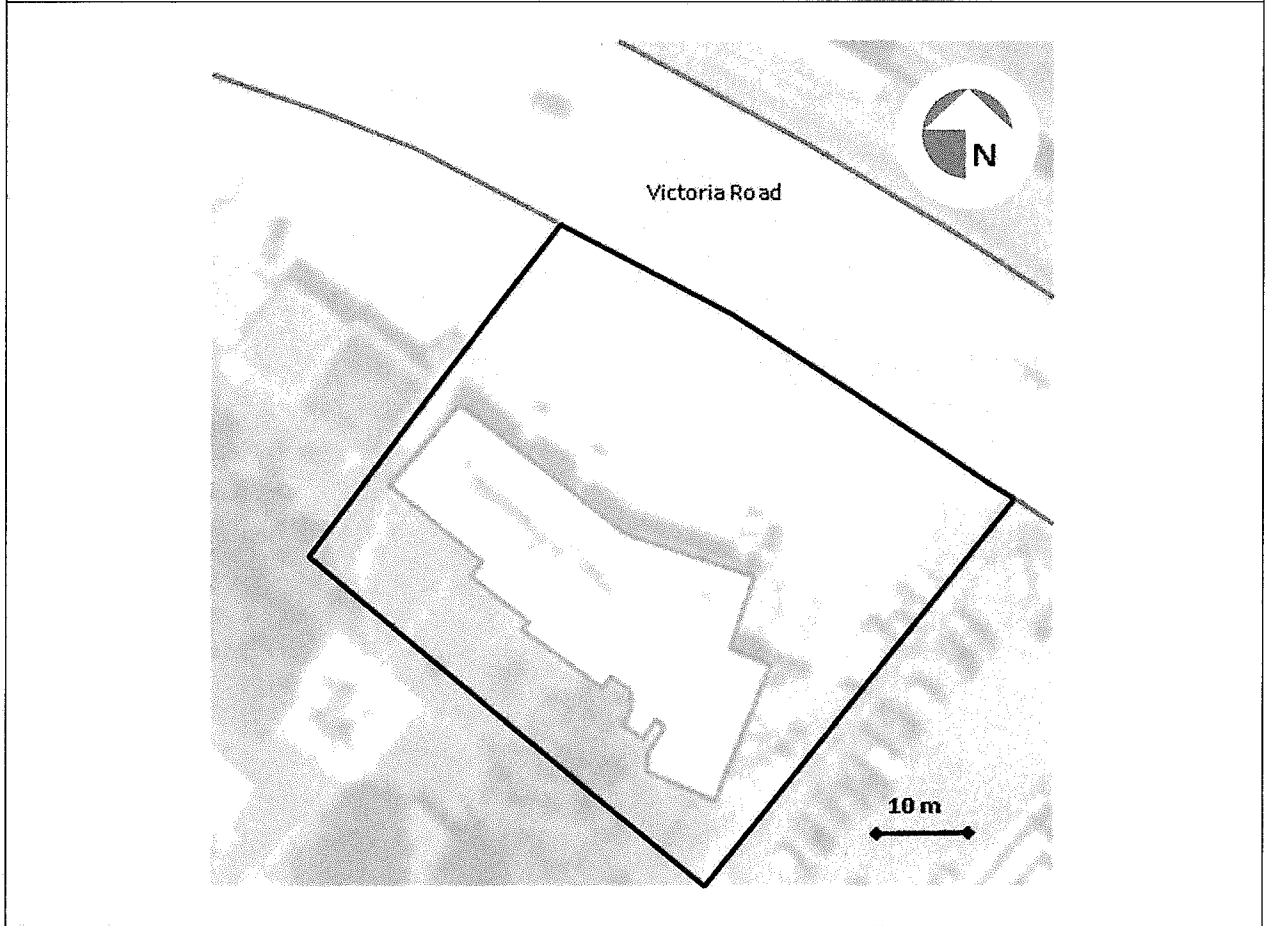
Longitude: 118° 12' 32.50"

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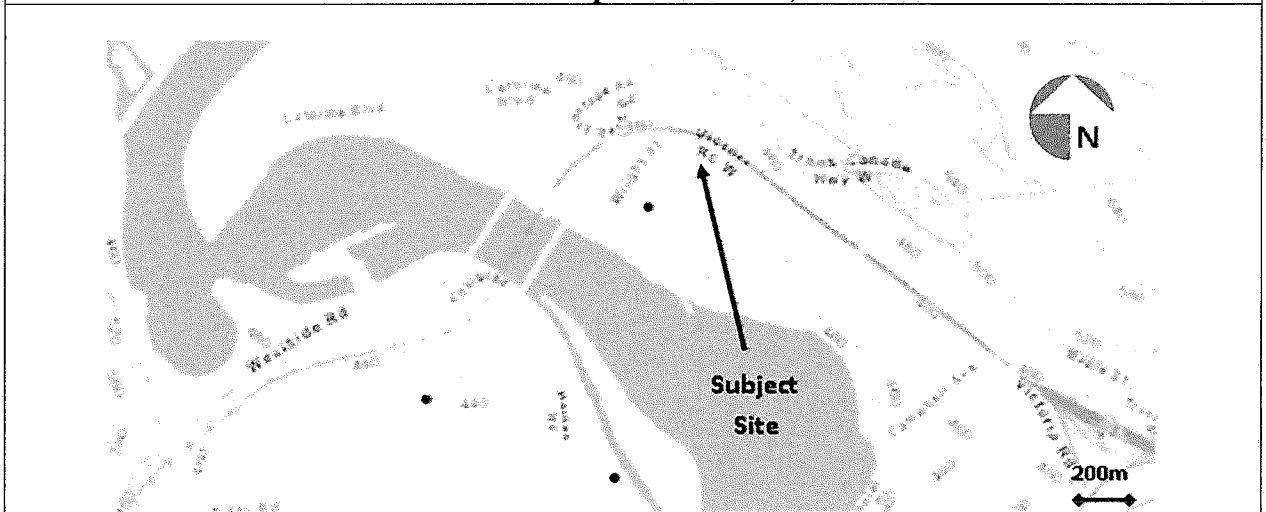
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Site Plan – Revelstoke, BC



Location Map – Revelstoke, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination may be necessary. The uses 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 standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- a) No trench work will be conducted at the Subject Site at depths greater than 15m below grade.

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

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

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

- Lead;
- LEPHs, HEPHs, methyl tert-butyl ether, VPHs;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and
- Benzene, ethylbenzene, toluene and xylene.

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, n-decane, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methyl tert-butyl ether, naphthalene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes, mixture.

Substances evaluated in water for freshwater aquatic life water use:

- Lead;
- EPHw₁₀₋₁₉, methyl tertiary butyl ether, LEPHw, VHw₆₋₁₀, and VPHw;
- Benzene, ethylbenzene, and toluene;
- Acenaphthene, acridine, anthracene, benz[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

Substances evaluated in water drinking water use:

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

- Lead;
- EPHw₁₀₋₁₉, methyl tertiary butyl ether, VHw₆₋₁₀;
- Benzene, ethylbenzene, toluene and xylenes (total); and
- Benzo[a]pyrene.

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Schedule D

Documents

Summary of Site Condition, prepared by Efficient Environmental Consultants Ltd, dated June 9, 2016;

PSI Additional Information Report – 1403 Victoria Road, Revelstoke, BC, prepared by Efficient Environmental Consultants Ltd, dated June 9, 2016;

Stage 1&2 Preliminary Site Investigation – 1403 Victoria Road, Revelstoke, BC, prepared by Efficient Environmental Consultants Ltd., dated December 7, 2015;

Stage 2 Preliminary Site Investigation: 1403 Victoria Road, Revelstoke, BC, prepared by Summit Environmental Consultants Ltd. for RE/MAX Revelstoke Realty, dated May 2006; and

Stage 1 Preliminary Site Investigation – 1403 Victoria Road, Revelstoke, British Columbia, prepared by EBA Engineering Consultants Ltd. for RE/MAX Revelstoke Realty, dated March 2006.

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