



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

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


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

2017-08-18
Date Issued


Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is comprised of two (2) legal lots and a section of Yew Street and an adjoining laneway. The two (2) lots belong to the following addresses and land descriptions:

4188 Yew Street: Lot 1, District Lot 526, Group 1, NWD Plan EPP59809
(PID: 029-960-835)

2133 Nanton Avenue: Lot 2, District Lot 526, Group 1, NWD Plan EPP59809
(PID: 029-960-843)

The section of Yew Street and adjoining laneway is defined as:


Starting at northeast corner of Lot 1, thence S 91°31'13" West for 82.344 metres, thence S 1°31'19" West for 167.907 metres, thence S 91°28'27" West for 20.00 metres, thence N 1°31'19" East for 179.923 metres, thence N 91°31'13" East for 102.344 metres, thence S 1°31'19" West for 12.00 metres

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

Latitude:	49°	14'	54.94"	North
Longitude:	123°	09'	16.21"	West

2017-08-18
Date Issued

SITE Identification Number 12194
Version 8.0 R



Alan W. McCammon
For Director, *Environmental Management Act*
2 of 6

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person 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.

2017-08-18
Date Issued

SITE Identification Number 12194
Version 8.0 R



Alan W. McCammon
For Director, *Environmental Management Act*
4 of 6

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;
- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride; and
- Polychlorinated biphenyls (PCBs).

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, calcium, chromium, copper, iron, lead, magnesium, manganese, mercury, molybdenum, selenium, sodium, uranium, zinc; and
- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene, 1,1,1-trichloroethane, trichloroethylene, and vinyl chloride.


Substances evaluated in soil vapour for residential land use:

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

- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene, 1,1,1-trichloroethane, trichloroethylene, and vinyl chloride.

2017-08-18
Date Issued

SITE Identification Number 12194
Version 8.0 R


Alan W. McCammon
For Director, *Environmental Management Act*

5 of 6

Schedule D

Documents

- *Summary of Site Condition*, prepared by Efficient Environmental Consultants Ltd., dated 20 June, 2017;
- *Stage 1 Preliminary Site Investigation Update Letter*, prepared by TRI Environmental Consulting Ltd., dated 12 June, 2017
- *Soil Vapour Investigation, prepared by TRI Environmental Consulting Ltd.*, prepared by TRI Environmental Consulting Ltd., dated 5 May, 2017.
- *Stage 1 Preliminary Site Investigation Update Letter*, prepared by TRI Environmental Consulting Ltd., dated 24 February 2016.
- *Stage 2 Preliminary Site Investigation*, prepared by TRI Environmental Consulting Ltd., dated 19 February 2015 (amended 12 January 2016).
- *Stage 1 Preliminary Site Investigation*, prepared by TRI Environmental Consulting Ltd., dated 25 September 2014.

2017-08-18
Date Issued

SITE Identification Number 12194
Version 8.0 R



Alan W. McCammon
For Director, *Environmental Management Act*
6 of 6