



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.

June 16, 2007
Date Issued

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 3111 Kenney Street, 5014 Keith Avenue, and 5020 Keith Avenue, Terrace, British Columbia which is more particularly known and described as:

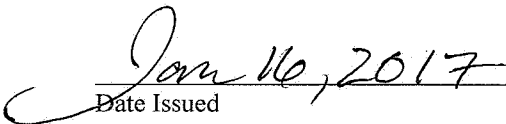
3111 Kenney Street: Block 5 District Lot 362 Range 5 Coast District Plan 967 Except Plan EPP42317
PID: 004-403-070 3111 Kenney Street

5014 Keith Avenue: Lot A District Lot 362 Range 5 Coast District Plan 3610
PID: 004-403-100 5014 Keith Avenue

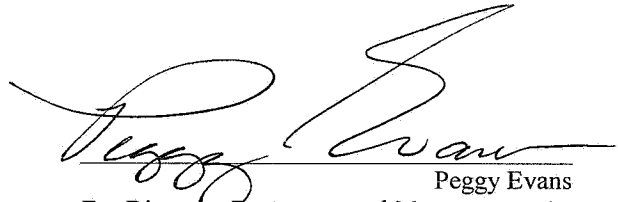
5020 Keith Avenue: Lot B District Lot 362 Range 5 Coast District Plan 3610
PID: 004-403-126 5020 Keith Avenue

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

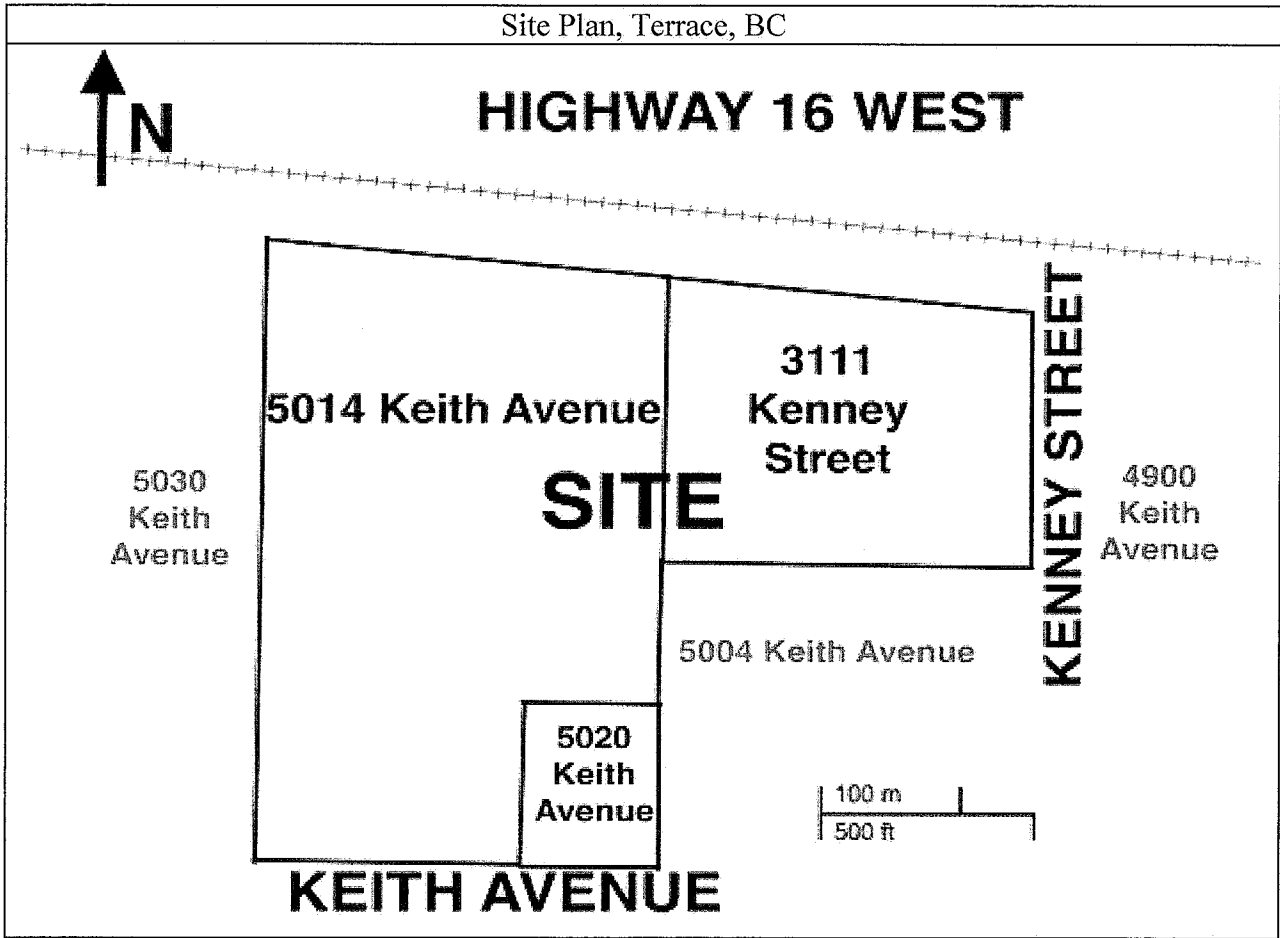
Latitude: 54° 30' 54.2"
Longitude: 128° 36' 53.3"


Date Issued

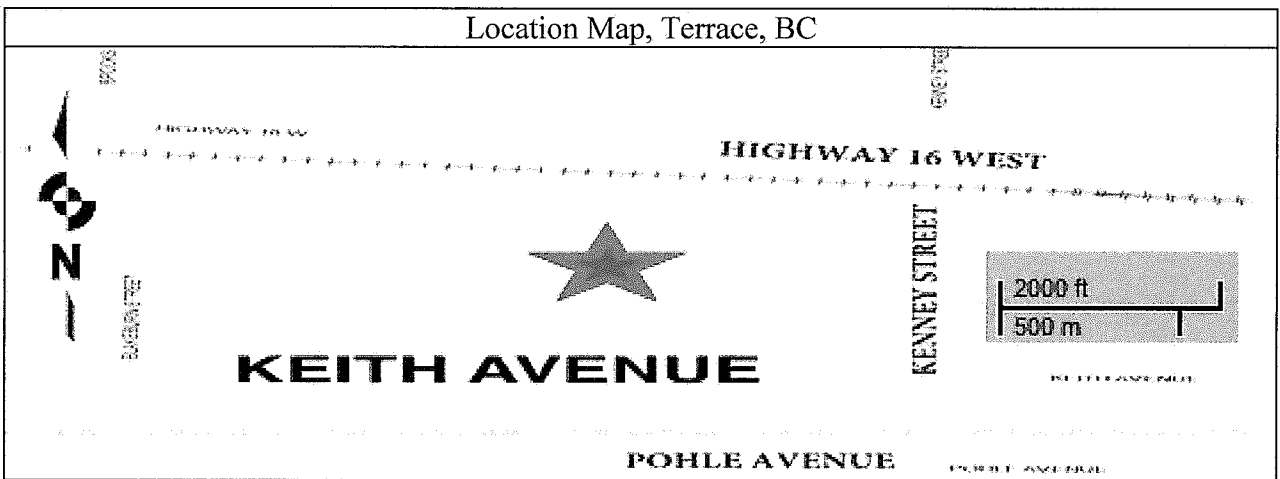
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Site Plan, Terrace, BC



Location Map, Terrace, BC



Jan 16, 2017
Date Issued

Peggy Evans
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For Director, Environmental Management Act

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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet 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 expect at the site. These assumptions include the following:

- (a) Any future buildings on the site must be constructed with a concrete floor slab located at or above the site grade as of December 2016.

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

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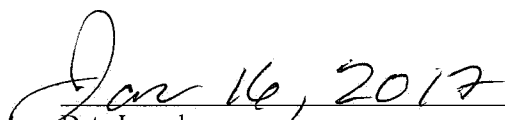
Schedule C

Substances and Uses

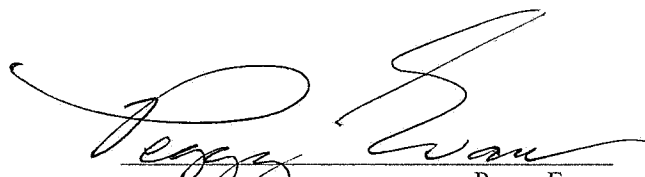
Substances evaluated in soil for commercial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium and zinc;
- LEPHs, HEPHs, VPHs, and methyl tert-butyl ether (MTBE);
- Bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, styrene, toluene, and xylene;
- 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;
- Ethylene glycol, and propylene glycol; and,
- 2-Chlorophenol, 3-chlorophenol, 4-chlorophenol, Pentachlorophenol, 2,6-dichlorophenol, 2,5-dichlorophenol, 2,4-dichlorophenol, 3,5-dichlorophenol, 2,3-dichlorophenol, 3,4-dichlorophenol, 2,4,6-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,3,5-trichlorophenol, 2,3,4-trichlorophenol, 3,4,5-trichlorophenol, 2,3,5,6-tetrachlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol.


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Substances evaluated in vapour for commercial land vapour use:

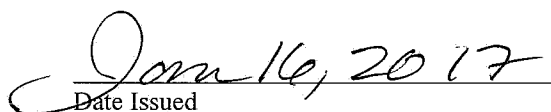
To meet numerical standards prescribed for defining whether a site is contaminated:

- Benzene, bromobenzene, bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, cumene, n-decane, dibromochloromethane, 1,2-dibromo-3-chloropropane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, dichloromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis- and trans-), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene (cis- and trans-)ethylbenzene, hexachlorobutadiene, n-hexane, methyl ethyl ketone, methyl isobutyl ketone, methyl tert-butyl ether (MTBE), naphthalene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane, 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, and xylenes (mixture).

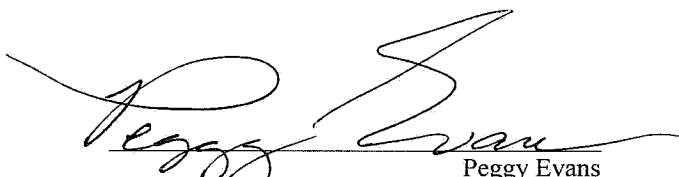
Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VH_{w6-10} , and EPH_{w10-19} ;
- 1,3-Butadiene, bromobenzene, bromomethane, chloroethane, chloromethane, dibromomethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,2-dichloropropane, 1,2-dibromoethane, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,1,2-trichloro-1,2,2-trifluoroethane, trichlorofluoromethane, and vinyl chloride;
- Bromodichloromethane, bromoform, dibromochloromethane, carbon tetrachloride, chloroform, and dichloromethane;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene; and,
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol.


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Schedule D

Documents

- *Summary of Site Condition*, prepared by David Mitchell / Active Earth Engineering Ltd., dated October 2016.
- *Stage 1 Preliminary Site Investigation Update and Supplemental Site Investigation – 3111 Kenney Street, 5014 Keith Avenue, and 5020 Keith Avenue, Terrace, BC*, prepared by Active Earth Engineering Ltd., dated October 2016.
- *Stage 2 Preliminary Site Investigation – 5004, 5014, and 5020 Keith Avenue, Terrace, BC*, prepared by Golder Associates Ltd., dated January 2012.
- *Stage 1 Preliminary Site Investigation – 5004, 5014, and 5020 Keith Avenue, Terrace, BC*, prepared by Golder Associates Ltd., dated September 2011.

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