



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 30 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.

Jan 16, 2017
Date Issued

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

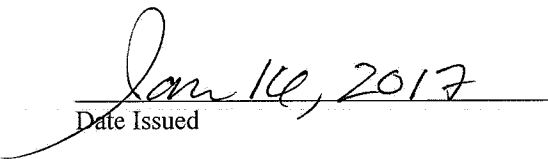
Schedule A

The site covered by this Preliminary Determination is located at 10507 – 100 Street, Fort St. John, British Columbia which is more particularly known and described as:

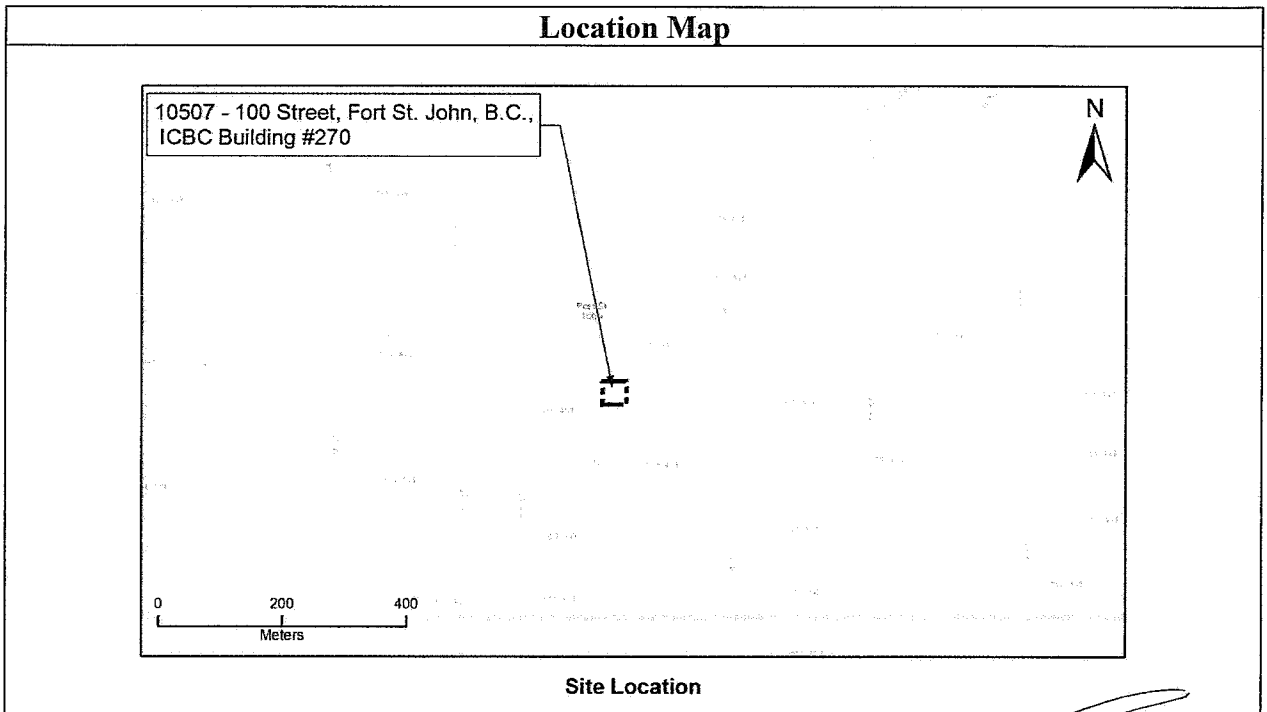
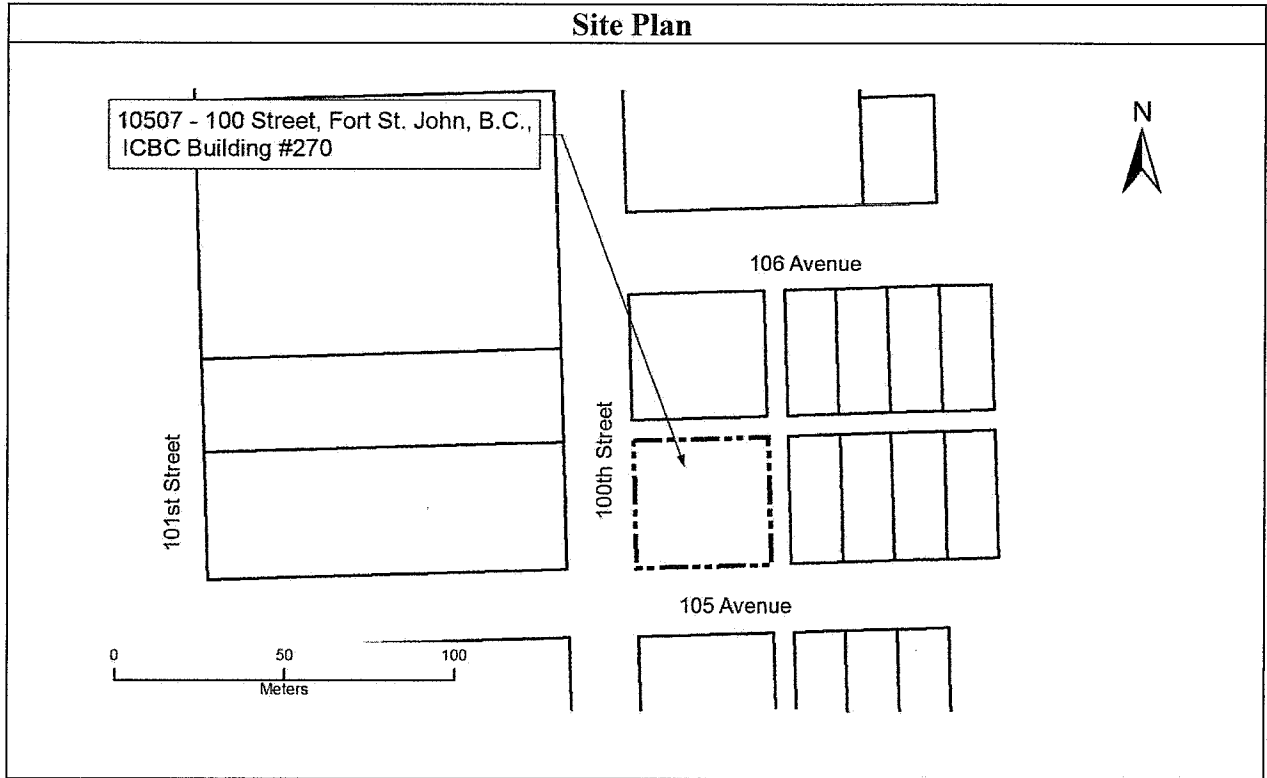
Parcel 1, Section 6, Township 84, Range 18, West of the 6th Meridian Peace River District Plan 31975
PID: 005-850-177

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

Latitude: 56° 15' 04.6"
Longitude: 120° 50' 49.1"


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Schedule B

Requirements and Conditions

1. Any changes in land, or vapour 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 a Contaminated Sites Regulation numerical standard 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) Any future buildings on the site must be constructed with a concrete floor slab located at or above the site grade as of November 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 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 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, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Styrene;
- Carbon tetrachloride, chloroform, dichloroethane (1,1-, 1,2-), 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), tetrachloroethylene (PERC), trichloroethane (1,1,1-, 1,1,2-), and trichloroethylene (TCE);
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and monochlorobenzene;
- 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;
- Benzene, ethylbenzene, toluene, and xylene;
- Ethylene glycol and propylene glycol;
- Bromobenzene, bromodichloromethane (BDCM), bromomethane (methyl bromide), 1,3-butadiene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), dibromochloromethane (DBCM), dibromomethane (methylene bromide), methyl chloride (chloromethane), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tribromomethane (bromoform), and trichlorofluoromethane (Freon 11);
- Methyl tert-butyl ether (MTBE).

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, 1,3-butadiene, carbon tetrachloride, chloroethane, chloroethene (vinyl chloride), chloroform, cumene, n-decane, 1,2-dibromoethane, dichloromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis- and trans-), ethylbenzene, n-hexane, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, styrene, tetrachloroethylene (PERC), toluene, 1,1,1-trichloroethane, trichloroethylene (TCE), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes (mixture).

Substances evaluated in water for no specified water use:

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

- VHW6-10 and EPHW10-19.


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Schedule D

Documents

Summary of Site Condition, prepared by Hemmera, dated November 2016;

Stage 2 Preliminary Site Investigation; 10507 – 100 Street, Fort St. John, BC; ICBC Building ID 270, prepared by Hemmera, dated November 2016;

Stage 1 Preliminary Site Investigation (PSI) Update – Fort St. John Claim Centre, 2011, prepared by EBA Tetra Tech, dated July 2011;

Stage 1 Preliminary Site Investigation Fort St. John Claim Centre 10507 – 100th Street Fort St. John, British Columbia ICBC Building ID #270, prepared by EBA Engineering Consultants Ltd, dated November 2007; and

Stage 1 Preliminary Site Investigation, Fort St. John Claim Centre, ICBC Building ID #270 10507 – 100th Street, Fort St. John, British Columbia prepared by AMEC Earth and Environmental, dated October 2004.

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