



**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.

March 1, 2019  
Date Issued

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

## Schedule A

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

That parcel or tract of land in the vicinity of Yale Division, Yale District, Lot 123, Fraser River Regional District

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

Latitude: 49° 11' 53.77"

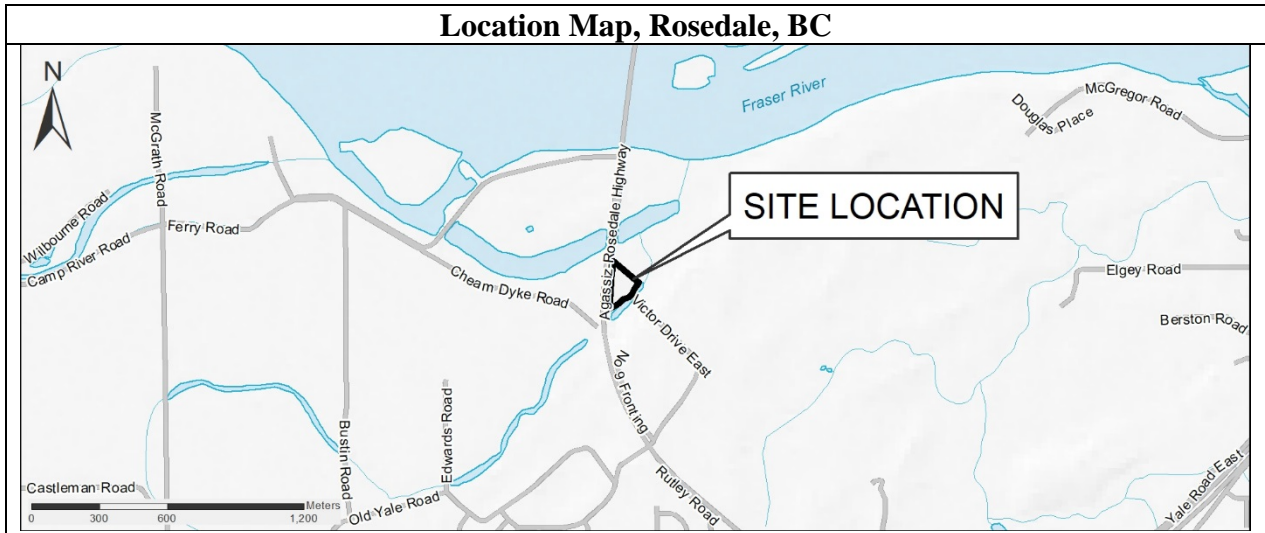
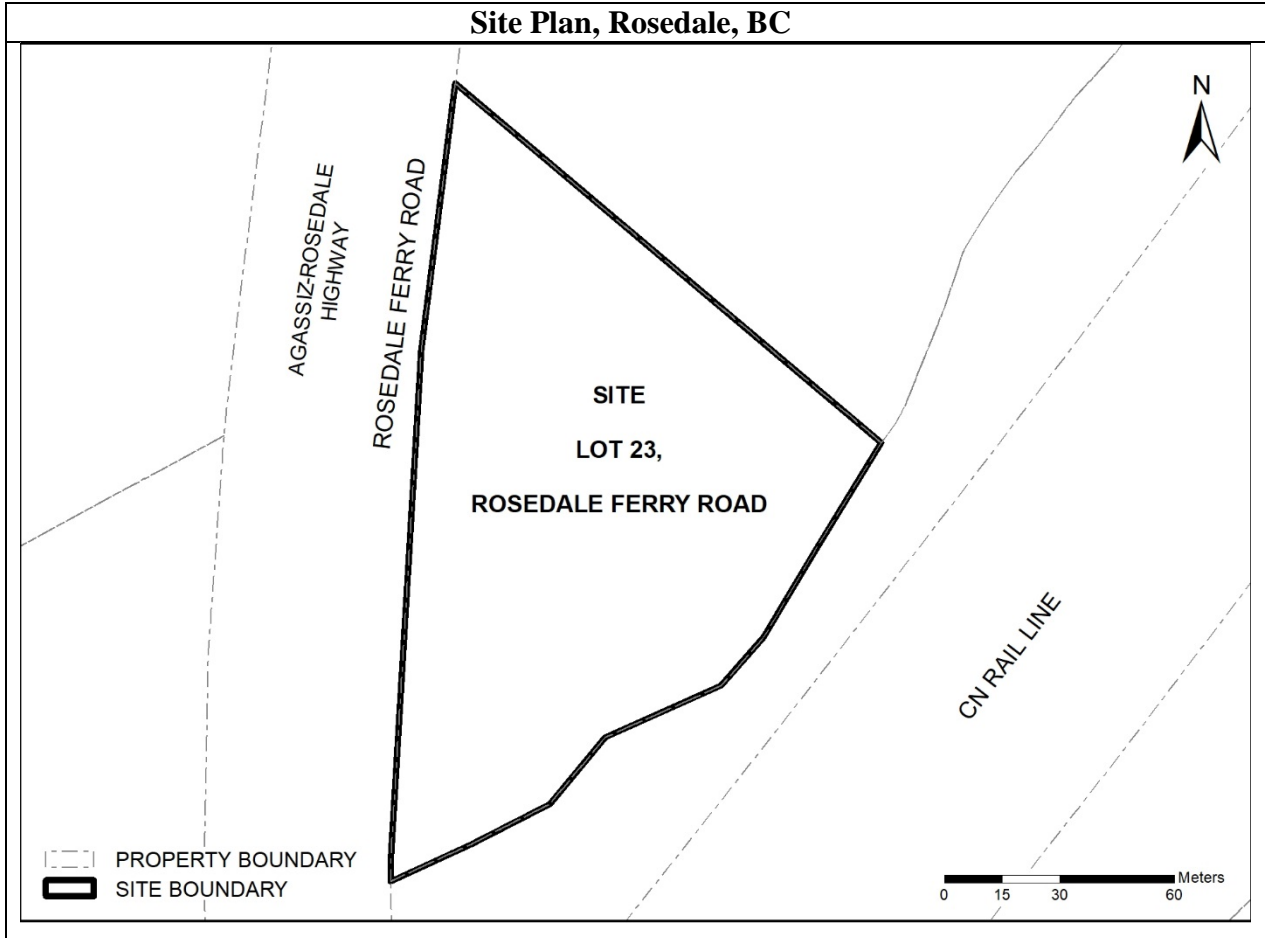
Longitude: 121° 46' 38.44"

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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 commercial land soil use:*

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

#### Schedule 3.1 Part 1: Matrix Numerical Soil Standards

anthracene	120-12-7
barium	7440-39-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
cadmium	7440-43-9
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
lead	7439-92-1
manganese	7439-96-5
mercury	7439-97-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pentachlorophenol [PCP]	87-86-5
selenium	7782-49-2
tetrachloroethylene	127-18-4
thallium	7440-28-0
toluene	108-88-3
trichloroethylene	79-01-6
uranium	7440-61-1
vanadium	7440-62-2
xylenes	1330-20-7
zinc	7440-66-6

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Schedule 3.1 Part 2: Generic Numerical Soil Standards to Protect Human Health

acenaphthene	83-32-9
aluminum	7429-90-5
antimony	7440-36-0
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-82-3
benzo(k)fluoranthene	207-08-9
boron	7440-42-8
bromodichloromethane	75-27-4
bromoform	75-25-2
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chlorophenol, 2-	95-57-8
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-02
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichlorophenol, 2,3-	576-24-9
dichlorophenol, 2,6-	87-65-0
dichlorophenol, 3,4-	95-77-2
dichlorophenol, 3,5-	591-35-5
dichloropropane, 1,2-	78-87-5
fluorene	86-73-7
HEPHs	NA
hexachlorobutadiene	87-68-3
indeno(1,2,3-c,d)pyrene	193-39-5
iron	7439-89-6
LEPHs	NA
lithium	7439-93-2



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methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachlorophenol, 2,3,4,5-	4901-51-3
tetrachlorophenol, 2,3,4,6-	58-90-2
tetrachlorophenol, 2,3,5,6-	935-95-5
tin	7440-31-5
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichlorofluoromethane	75-69-4
trichlorophenol, 2,3,4-	15950-66-0
trichlorophenol, 2,3,5-	933-78-8
trichlorophenol, 2,3,6-	933-75-5
trichlorophenol, 2,4,5-	95-95-4
trichlorophenol, 2,4,6-	88-06-02
trichlorophenol, 3,4,5-	609-19-8
triethylene glycol	112-27-6
tungsten	7440-33-7
vinyl chloride	75-01-4
VPHs	NA

Schedule 3.1 Part 3: Generic Numerical Soil Standards to Protect Ecological Health

antimony	7440-36-0
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-82-3
benzo(k)fluoranthene	207-08-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chlorophenol, 2-	95-57-8
dibenz(a,h)anthracene	53-70-3



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dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-02
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichlorophenol, 2,3-	576-24-9
dichlorophenol, 2,6-	87-65-0
dichlorophenol, 3,4-	95-77-2
dichlorophenol, 3,5-	591-35-5
dichloropropane, 1,2-	78-87-5
HEPHs	NA
indeno(1,2,3-c,d)pyrene	193-39-5
LEPHs	NA
phenanthrene	85-01-8
pyrene	129-00-0
silver	7440-22-4
styrene	100-42-5
tetrachlorophenol, 2,3,4,5-	4901-51-3
tetrachlorophenol, 2,3,4,6-	58-90-2
tetrachlorophenol, 2,3,5,6-	935-95-5
thallium	7440-28-0
tin	7440-31-5
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichlorophenol, 2,3,4-	15950-66-0
trichlorophenol, 2,3,5-	933-78-8
trichlorophenol, 2,3,6-	933-75-5
trichlorophenol, 2,4,5-	95-95-4
trichlorophenol, 2,4,6-	88-06-02
trichlorophenol, 3,4,5-	609-19-8
VPHs	NA

To meet site-specific numerical standards:

arsenic	7440-38-2
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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:

Schedule 3.3 Generic Numerical Vapour Standards

acetone	67-64-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane	75-27-4
bromomethane	74-83-9
butadiene, 1-3	106-99-0
carbon disulfide	75-15-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorodifluoromethane	75-71-8
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis	156-59-2
dichloroethylene, 1,2-trans	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
ethyl acetate	141-78-6
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	108-10-1
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
tetrachloroethylene	127-18-4
tetrachloroethane, 1,1,2,2-	79-34-5



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toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-1-6
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPH	NA
xylenes, total	1330-20-7

***Substances evaluated in water for freshwater aquatic life water use:***

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

Schedule 3.2: Generic Numerical Water Standards, Aquatic Life

acenaphthene	83-32-9
acridine	10127-02-3
aldicarb	116-06-3
aldrin	309-00-2
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
atrazine	1912-24-9
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbaryl	63-25-2
carbofuran	1563-66-2
carbon tetrachloride	56-23-5
chlordane (cis + trans)	5103-71-9 & 5103-74-2



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chlorobenzene	108-90-7
chloroform	67-66-3
chlorophenol, 2-	95-57-8
chlorophenol, 3-	108-43-0
chlorpyrifos	2921-88-2
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
cyanazine	21725-46-2
cyanide	57-12-5
diazinon	333-41-5
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodiphenyltrichloroethane, total [DDT]	NA
dichloroethane, 1,2-	107-06-02
dichloromethane	75-09-2
dichlorophenol, 2,3-	576-24-9
dichlorophenol, 2,6-	87-65-0
dichlorophenol, 3,4-	95-77-2
dichlorophenol, 3,5-	591-35-5
dieldrin	60-57-1
dimethoate	60-51-5
dinitrophenol, 2,4-	51-28-5
endrin	72-20-8
EPHw10-19	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
heptachlor	76-44-8
heptachlor epoxide	1024-57-3
hexachlorobutadiene	87-68-3
hexachlorocyclohexane, alpha	319-84-6
hexachlorocyclohexane, beta	319-85-7
hexachlorocyclohexane, gamma	58-89-1



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lead	7439-92-1
LEPHw	NA
malathion	121-75-5
mercury	7439-97-6
methylphenol, 2-	95-48-7
metolachlor	51215-45-2
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pentachlorophenol [PCP]	87-86-5
phenol	108-95-2
phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
simazine	122-34-9
styrene	100-42-5
tetrachloroethylene	127-18-4
tetrachlorophenol, 2,3,4,5-	4901-51-3
tetrachlorophenol, 2,3,4,6-	58-90-2
tetrachlorophenol, 2,3,5,6-	935-95-5
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
toxaphene (all isomers)	8001-35-2
trillate	2303-17-5
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
trichlorophenol, 2,3,4-	15950-66-0
trichlorophenol, 2,3,5-	933-78-8
trichlorophenol, 2,3,6-	933-75-5
trichlorophenol, 2,4,5-	95-95-4
trichlorophenol, 2,4,6-	88-06-02
trichlorophenol, 3,4,5-	609-19-8
trifluralin	1582-09-8



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uranium	7440-61-1
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

***Substances evaluated in water for drinking water use:***

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

Schedule 3.2: Generic Numerical Water Standards, Drinking Water

acenaphthene	83-32-9
aldicarb	116-06-3
aldrin	309-00-2
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
atrazine	1912-24-9
azinphos-methyl	86-50-0
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbaryl	63-25-2
carbofuran	1563-66-2
carbon tetrachloride	56-23-5
chlordane (cis + trans)	5103-71-9 & 5103-74-2
chlorobenzene	108-90-7
chloroform	67-66-3
chlorophenol, 2-	95-57-8



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chlorpyrifos	2921-88-2
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
copper	7440-50-8
cyanazine	21725-46-2
cyanide	57-12-5
diazinon	333-41-5
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichlorodiphenyltrichloroethane, total [DDT]	NA
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-02
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichlorvos	62-73-7
dieldrin	60-57-1
dimethoate	60-51-5
dimethylphenol, 2,4-	105-67-9
dinitrophenol, 2,4-	51-28-5
endrin	72-20-8
EPHw10-19	NA
ethion	563-12-2
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
fonofos	944-22-9
heptachlor	76-44-8
heptachlor epoxide	1024-57-3



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hexachlorobutadiene	87-68-3
hexachlorocyclohexane, alpha	319-84-6
hexachlorocyclohexane, beta	319-85-7
hexachlorocyclohexane, gamma	58-89-1
lead	7439-92-1
lithium	7439-93-2
malathion	121-75-5
mercury	7439-97-6
methoxychlor	72-43-5
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methylphenol, 2-	95-48-7
metolachlor	51215-45-2
mirex	2385-85-5
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
parathion, methyl	298-00-0
pentachlorophenol [PCP]	87-86-5
phenanthrene	85-01-8
phenol	108-95-2
phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
phorate	298-02-2
phosmet	732-11-6
prometryn	7287-19-6
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
ronnel	299-84-3
selenium	7782-49-2
silver	7440-22-4
simazine	122-34-9
sodium ion	17341-25-2
strontium	7440-25-6
styrene	100-42-5
terbufos	13071-79-9
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5



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tetrachloroethylene	127-18-4
tetrachlorophenol, 2,3,4,6-	58-90-2
tin	7440-31-5
toluene	108-88-3
toxaphene (all isomers)	8001-35-2
triallate	2303-17-5
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trichlorophenol, 2,4,5-	95-95-4
trichlorophenol, 2,4,6-	88-06-02
triethylene glycol	112-27-6
trifluralin	1582-09-8
trimethylbenzene, 1,3,5-	108-67-8
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA
vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

cobalt	7440-48-4
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## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., January 8, 2019;
- *Stage 2 Preliminary Site Investigation, Lot 123 Rosedale Ferry Road, Rosedale BC*, SLR Consulting (Canada) Ltd., December 2018; and
- *Stage 1 Preliminary Site Investigation, Lot 123 Rosedale Ferry Road, Rosedale BC*, SLR Consulting (Canada) Ltd., February 2018.

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