



**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.

August 29, 2019

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 119 Marsh Drive, Quesnel, British Columbia which is more particularly known and described as:

Lot 3, District Lot 704, Cariboo District Plan 29695  
PID: 004-646-517

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

Latitude: 52° 58' 27.12"  
Longitude: 122° 30' 24.55"

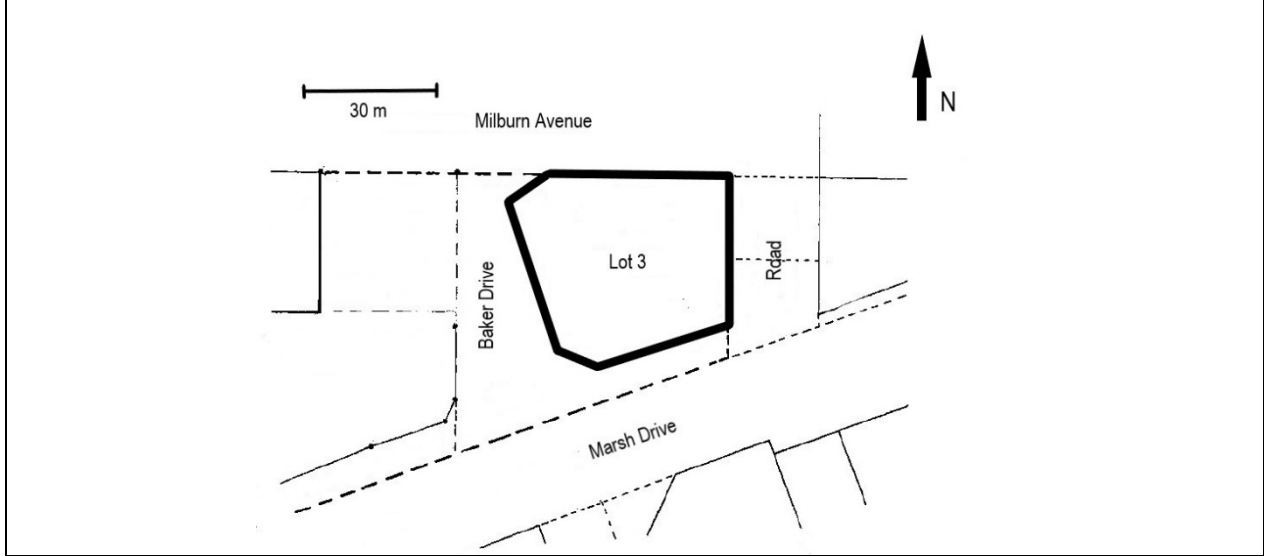
August 29, 2019

Date Issued

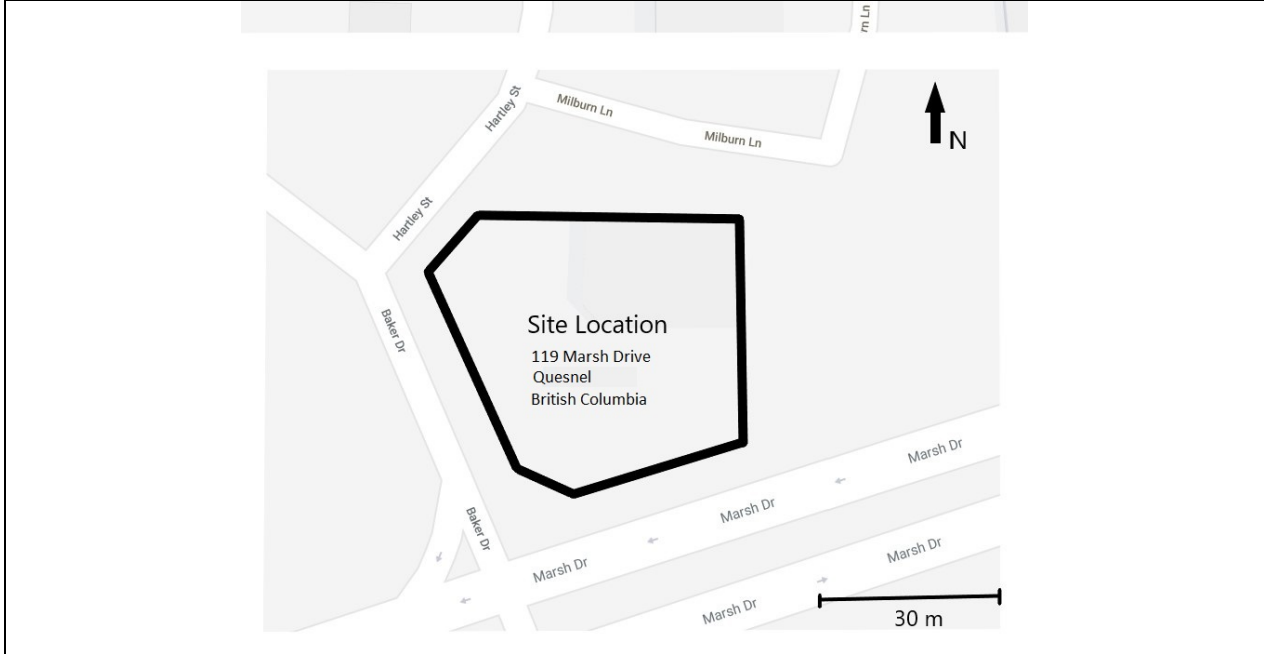


J.A. Brooke  
For Director, *Environmental Management Act*

### Site Plan, Quesnel, BC



### Location Map, Quesnel, BC



August 29, 2019

Date Issued

Site Identification Number 14027

Version 9.0 R

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

3 of 8

## 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 of Contaminated Site 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 expected at and adjacent to the site. These assumptions include the following:

- (a) Consistent with the future land use assumptions of the vapour assessment in the Preliminary Site Investigation, future buildings erected on the subject property will be slab at grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 of Contaminated Site may be necessary.

August 29, 2019

Date Issued

Site Identification Number 14027  
Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

4 of 8

## 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:

acenaphthene	83-32-9	anthracene	120-12-7
arsenic	7440-38-2	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	benzo(k)fluoranthene	207-08-9
1,3-butadiene	106-99-0	cadmium	7440-73-9
chloroethane	75-00-3	chromium	7440-47-3
chrysene	218-01-9	copper	7440-50-8
dibenz(a,h)anthracene	53-70-3	1,2-dibromoethane	106-93-4
1,2-dichloroethane	107-06-2	1,1-dichloroethylene	75-35-4
cis-1,2-dichloroethylene	156-59-2	trans-1,2-dichloroethylene	156-60-5
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluoranthene	206-44-0	fluorene	86-73-7
HEPHs	N/A	ideno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1	LEPHs	N/A
1-methylnaphthalene	90-12-0	2-methylnaphthalene	91-57-6
methyl tert-butyl ether	1634-04-4	naphthalene	91-20-3
phenanthrene	85-01-8	pyrene	129-00-0
quinoline	styrene	styrene	100-42-5
tetrachloroethylene	127-18-4	1,1,1-trichloroethane	71-55-6
trichloroethylene	79-01-06	triethylene glycol	112-27-6
toluene	108-88-3	vinyl chloride	75-01-4
VPHs	N/A	xylene	1330-20-7
zinc	7440-66-6		

#### To meet site-specific numerical standards:

barium 7440-39-3

August 29, 2019

Date Issued

Site Identification Number 14027

Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

5 of 8

***Substances evaluated in vapour for commercial land vapour use:***

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

benzene	71-43-2	1,3-butadiene	106-99-0
chloroethane	75-00-3	n-decane	124-18-5
1,2-dibromoethane	106-93-4	1,2-dichloroethane	107-06-2
1,1-dichloroethylene	75-35-4	cis-1,2-dichloroethylene	156-59-2
trans-1,2-dichloroethylene	156-60-5	ethylbenzene	100-41-4
n-hexane	110-54-3	isopropylbenzene	98-82-8
methylcyclohexane	108-87-2	methyl tert-butyl ether	1634-04-4
naphthalene	91-20-3	styrene	100-42-5
tetrachloroethylene	127-18-4	1,1,1-trichloroethane	71-55-6
trichloroethylene	79-01-06	toluene	108-88-3
1,2,4-trimethylbenzene	95-63-6	1,3,5-trimethylbenzene	108-67-8
vinyl chloride	75-01-4	VPHv	N/A
xylene, total	1330-20-7		

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

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

acenaphthene	83-32-9	anthracene	120-12-7
arsenic	7440-38-2	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
1,3-butadiene	106-99-0	cadmium	7440-73-9
chromium	7440-47-3	chrysene	218-01-9
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
1,2-dibromoethane	106-93-4	1,2-dichloroethane	107-06-2
1,1-dichloroethylene	75-35-4	cis-1,2-dichloroethylene	156-59-2
trans-1,2-dichloroethylene	156-60-5	EPHW <sub>10-19</sub>	N/A
ethylbenzene	100-41-4	ethylene glycol	107-21-1



August 29, 2019

Date Issued

Site Identification Number 14027

Version 9.0 R

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

6 of 8

fluoranthene	206-44-0	fluorene	86-73-7
lead	7439-92-1	1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6	methyl tert-butyl ether	1634-04-4
naphthalene	91-20-3	1,2-propylene glycol	57-55-6
pyrene	129-00-0	quinoline	91-22-5
styrene	100-42-5	tetrachloroethylene	127-18-4
1,1,1-trichloroethane	71-55-6	trichloroethylene	79-01-06
triethylene glycol	112-27-6	toluene	108-88-3
VHW <sub>6-10</sub>	N/A	vinyl chloride	75-01-4
xylenes (total)	1330-20-7	zinc	7440-66-6

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

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

acenaphthene	83-32-9	acridine	260-94-6
anthracene	120-12-7	arsenic	7440-38-2
barium	7440-39-3	benz(a)anthracene	56-55-3
benzene	71-43-2	benzo(a)pyrene	50-32-8
cadmium	7440-73-9	chromium	7440-47-3
chrysene	218-01-9	copper	7440-50-8
1,2-dichloroethane	107-06-2	EPHW <sub>10-19</sub>	N/A
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluoranthene	206-44-0	fluorene	86-73-7
lead	7439-92-1	LEPHw	N/A
methyl tert-butyl ether	1634-04-4	naphthalene	91-20-3
phenanthrene	85-01-8	1,2-propylene glycol	57-55-6
pyrene	129-00-0	quinoline	91-22-5
styrene	100-42-5	tetrachloroethylene	127-18-4
trichloroethylene	79-01-06	toluene	108-88-3
VHW <sub>6-10</sub>	N/A	VPHw	N/A
xylenes (total)	1330-20-7	zinc	7440-66-6

August 29, 2019

Date Issued

Site Identification Number 14027

Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

7 of 8

## Schedule D

### Documents

- *Summary of Site Conditions 119 Marsh Drive, Quesnel, British Columbia* by Parsons Inc. (July 26, 2019); and
- *Stage 1 and Stage 2 Preliminary Site Investigation 119 Marsh Drive, Quesnel, British Columbia* by Parsons Inc. (July 25, 2019).

August 29, 2019

Date Issued

Site Identification Number 14027

Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

8 of 8