



REGISTERED MAIL

Victoria File: 26250-20/23227
Site ID: 23227
Associated Site ID: 9656

January 8, 2020

Don Loewen
682703 BC Ltd.
PO Box 136
Rose Prairie, BC V0C 2H0

Dear : Mr. Loewen

Re: Preliminary Determination – 8265 Dallas Drive, Kamloops, BC

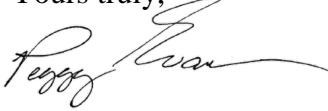
Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at 778-698-4855 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in black ink, appearing to read "Peggy Evans", with a long horizontal flourish extending to the right.

Peggy Evans
Manager, Risk Assessment and Remediation

Enclosure

cc: City of Kamloops, Environmental Services
955 Concordia Way, Kamloops, BC V2C 6V3

BC Hydro and Power Authority
18th Floor, 333 Dunsmuir Street, Vancouver, BC V6B 5R3

Catherine Schachtel, CSAP Society
613-744 West Hastings Street Vancouver, BC V6C 1A5

Erin Robson, Approved Professional, SLR Consulting (Canada) Ltd.
8 West St Paul Street, Kamloops, BC V2C 1G1



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.

January 8, 2020

Date Issued

Peggy Evans

For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 8265 Dallas Drive, Kamloops, British Columbia which is more particularly known and described as:

Lot B, District Lots 268 and 269, Kamloops Division Yale District, Plan KAP68024, Except Plan KAP84021 and KAP92897.

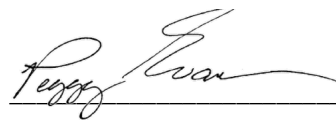
PID: 024-909-491

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

Latitude: 50° 39' 17.7"
Longitude: 120° 06' 09.8"

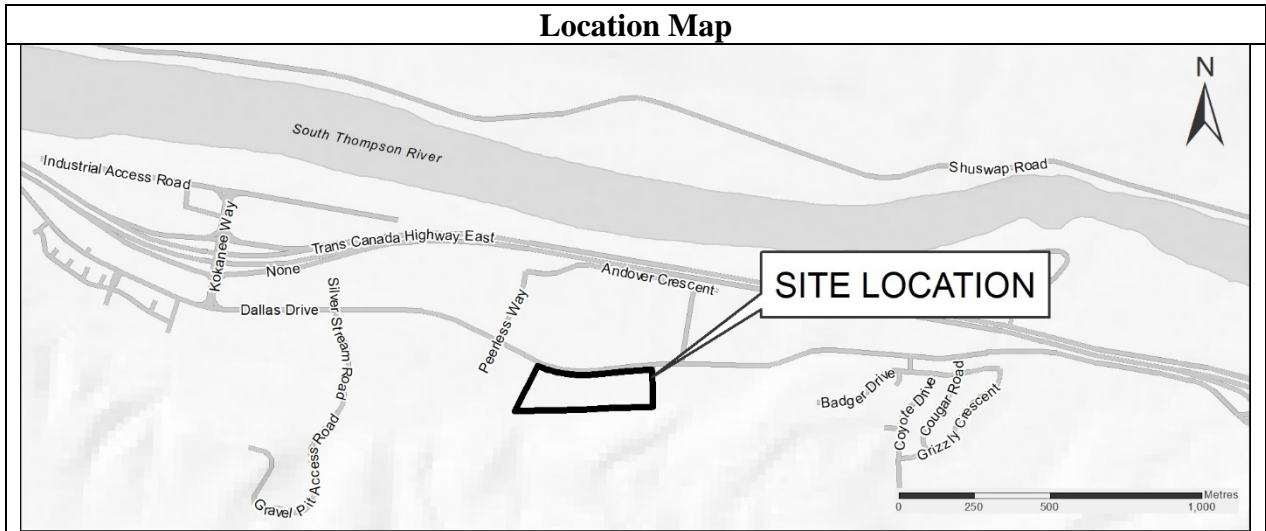
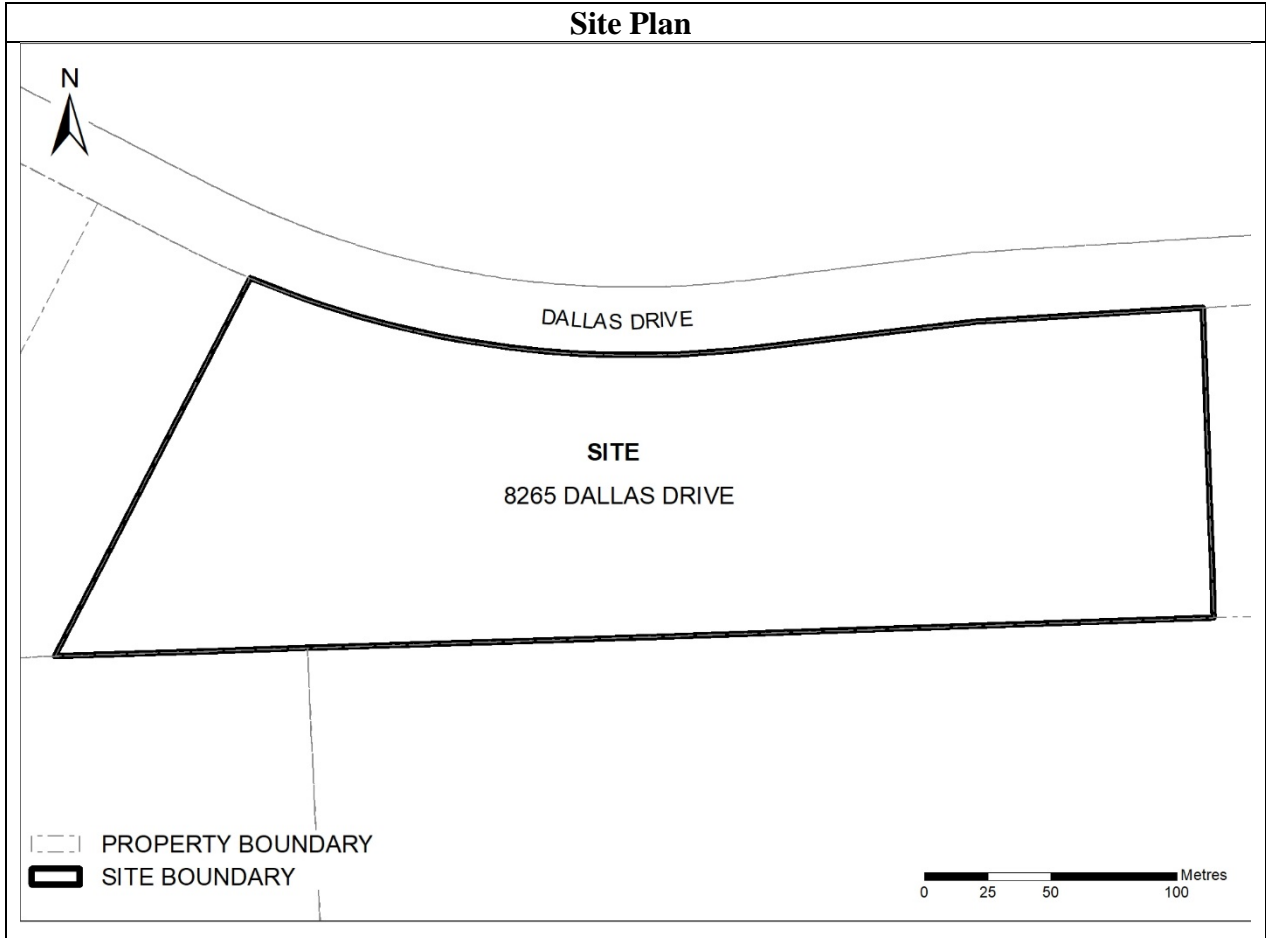
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Schedule B
Requirements and Conditions

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

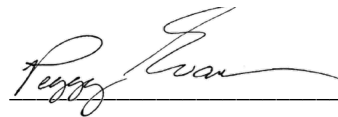
anthracene	120-12-7
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
cadmium	7440-43-9
chloride ion	16887-00-6
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
lead	7439-92-1
manganese	7439-96-5
mercury	7439-97-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pentachlorophenol [PCP]	87-86-5
phenol	108-95-2
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
acetone	67-64-1
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
bromobenzene	108-86-1
bromodichloromethane	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon disulfide	75-15-0
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
dichlorodifluor-methane	75-71-8
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
dimethylphenol, 2,4-	105-67-9

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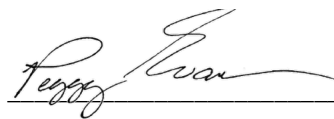
dimethylphenol, 2,6-	576-23-1
dimethylphenol, 3,4-	95-65-8
dinitrophenol, 2,4-	51-28-5
fluorene	86-73-7
formaldehyde	50-00-0
HEPHs	NA
hexachlorobutadiene	87-68-3
hydroquinone	123-31-9
indeno(1,2,3-c,d)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
LEPHs	NA
lithium	7439-93-2
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methylphenol, 2-	95-48-7
methylphenol,4-chloro-3-	59-50-7
nitrate (as N)	14797-55-8
nitrite (as N)	14797-65-0
nitrophenol, 2-	88-75-5
nitrophenol, 4-	100-02-7
phenanthrene	85-01-8
phenol, 2-methyl-4,6-dinitro-	534-52-1
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
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6

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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
trimethylbenzene, 1,3,5-	108-67-8
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
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
dimethylphenol, 2,4-	105-67-9
dinitrophenol, 2,4-	51-28-5

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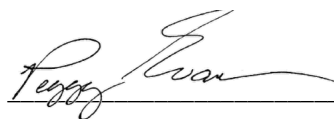
HEPHs	NA
indeno(1,2,3-c,d)pyrene	193-39-5
LEPHs	NA
methylphenol, 2-	91-57-6
nitrophenol, 2-	88-75-5
nitrophenol, 4-	100-02-7
phenanthrene	85-01-8
phenol, 2-methyl-4,6-dinitro-	534-52-1
pyrene	129-00-0
silver	7440-22-4
styrene	100-42-5
tetrachlorophenol, 2,3,4,5-	4901-51-3
tetrachlorophenol, 2,3,4,6-	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

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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


acetaldehyde	75-07-0
acetone	67-64-1
ammonia (as N)	7664-41-7
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane [BDCM]	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, 1,1-	75-34-3
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

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styrene	100-42-5
tetrachloroethylene	127-18-4
tetrachloroethane, 1,1,2,2-	79-34-5
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
VPHv	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

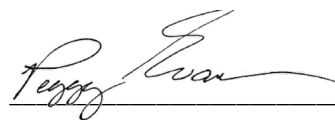
acenaphthene	83-32-9
acridine	10127-02-3
ammonia, total (as N)	7664-41-7
anthracene	120-12-7
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
catechol	120-80-9
chloride ion	16887-00-6
chlorobenzene	108-90-7
chrysene	218-01-9
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1

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dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-02
dichloromethane	75-09-2
dinitrophenol, 2,4-	51-28-5
EPHw ₁₀₋₁₉	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
hydroquinone	123-31-9
lead	7439-92-1
LEPHw	NA
methyl tert-butyl ether [MTBE]	1634-04-4
methylphenol, 2-	95-48-7
naphthalene	91-20-3
nitrate (as N)	14797-55-8
nitrate and nitrite (as N)	NA
nitrite (as N)	14797-65-0
phenanthrene	85-01-08
phenol	108-95-2
phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
pyrene	129-00-0
quinoline	91-22-5
resorcinol	108-46-3
styrene	100-42-5
sulfate	14808-79-8
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

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Substances evaluated in water for drinking water use:

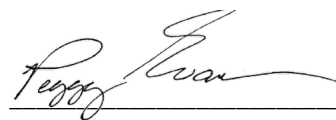
To meet numerical standards prescribed for defining whether a site is contaminated:

Schedule 3.2: Generic Numerical Water Standards, Drinking Water

acenaphthene	83-32-9
acetone	67-64-1
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
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chloride	7647-14-5
chlorobenzene	108-90-7
chloroform	67-66-3
chrysene	218-01-9
copper	7440-50-8
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
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

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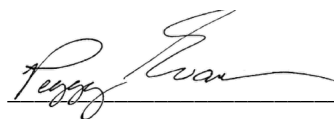
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9
dimethylphenol, 2,4-	105-67-9
dimethylphenol, 2,6-	576-26-1
dimethylphenol, 3,4-	95-65-8
dinitrophenol, 2,4-	51-28-5
EPHW ₁₀₋₁₉	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
formaldehyde	50-00-0
hexachlorobutadiene	87-68-3
hydroquinone	123-31-9
isopropylbenzene	98-82-8
lead	7439-92-1
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methylphenol, 2-	95-48-7
naphthalene	91-20-3
nitrate (as N)	14797-55-8
nitrate and nitrite (as N)	NA
nitrite (as N)	14797-65-0
phenol	108-95-2
phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
pyrene	129-00-0
quinoline	91-22-5
resorcinol	108-46-3
styrene	100-42-5
sulfate	14808-79-8
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3

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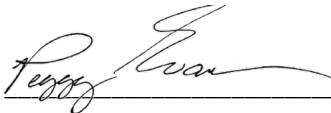
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trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trimethylbenzene, 1,3,5-	108-67-8
VHw6-10	NA
vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, SLR Consulting (Canada) Ltd., December 2019;

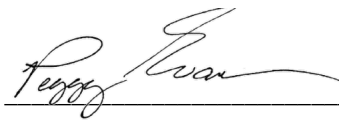
Stage 1 and 2 Preliminary Site Investigation, 8265 Dallas Drive, Kamloops, BC, SLR Consulting (Canada) Ltd., December 2019.

January 8, 2020

Date Issued

Site Identification Number 23227

Version 9.0 R



Peggy Evans
For Director, *Environmental Management Act*

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