



VIA EMAIL: manhasgur@gmail.com

File: 26250-20/1731
Site ID: 1731

February 4, 2021

Gurpreet Manhas
1204830 BC Ltd.
10729 71 Ave NW
Edmonton, AB TOE 0X5

Dear Gurpreet Manhas:

Re: Preliminary Determination - 1421 9th Avenue South, Golden, British Columbia

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.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Phil Armstrong, Manager of Development Services/Planner, Town of Golden
Phil.Armstrong@golden.ca

Greg Danyluk, Approved Professional, GD Assessments Inc.
gd@gdassessments.ca

Columbia Valley Credit Union, Mortgage and Assignments of Rents for CA8037839 and CA8037840
Shawna.degagne@cvcu.bc.ca

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca



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.

February 4, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1421 9th Avenue South, Golden, British Columbia which is more particularly known and described as:

Lot 4 Section 12 Township 27 Range 22 West of the 5th Meridian Kootenay District Plan 4725, Except (1) Parts Included in Plans 10306 and 11054 and (2) Part Included in SRW Plan 16417

PID: 013-347-616

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

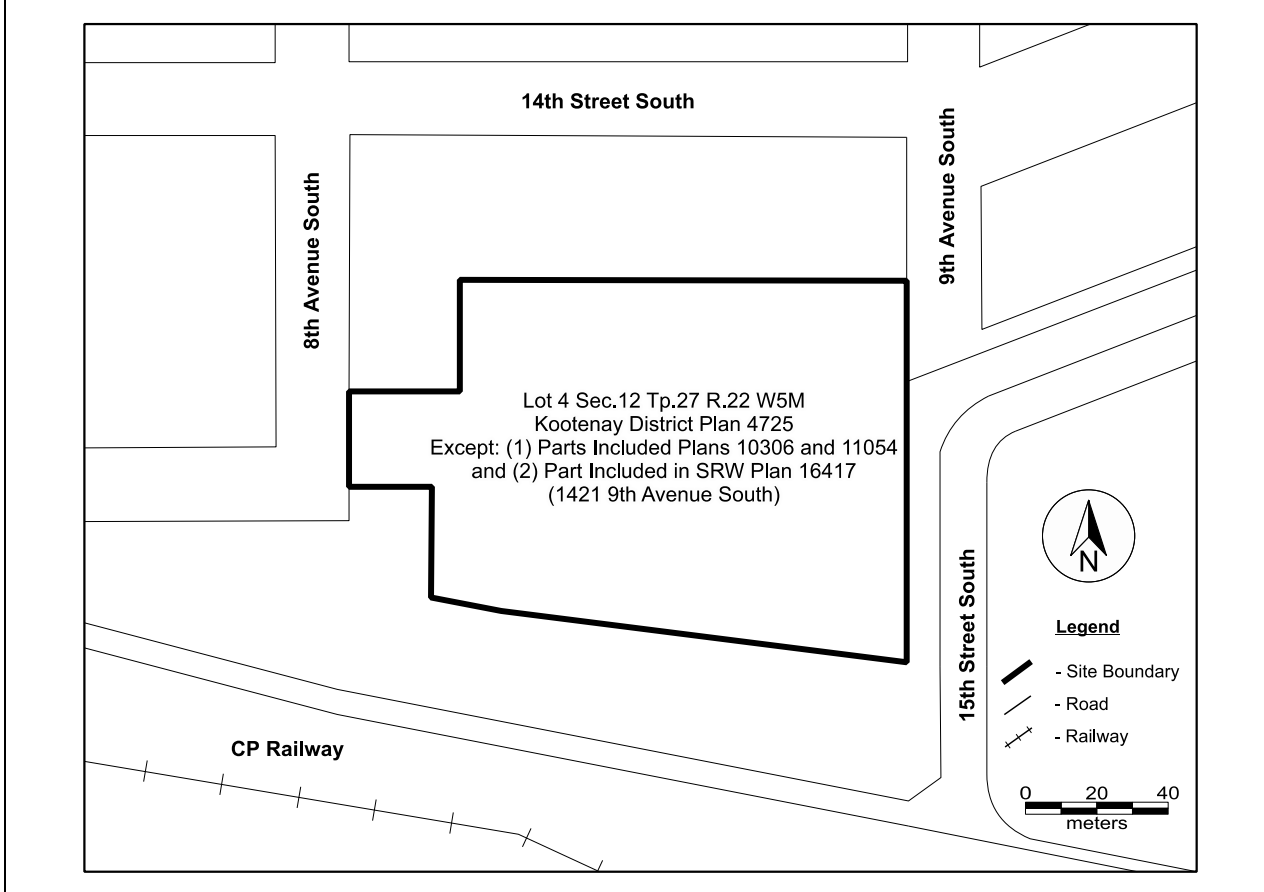
Latitude: 51° 17' 25.20"
Longitude: 116° 58' 01.80"

February 4, 2021
Date Issued

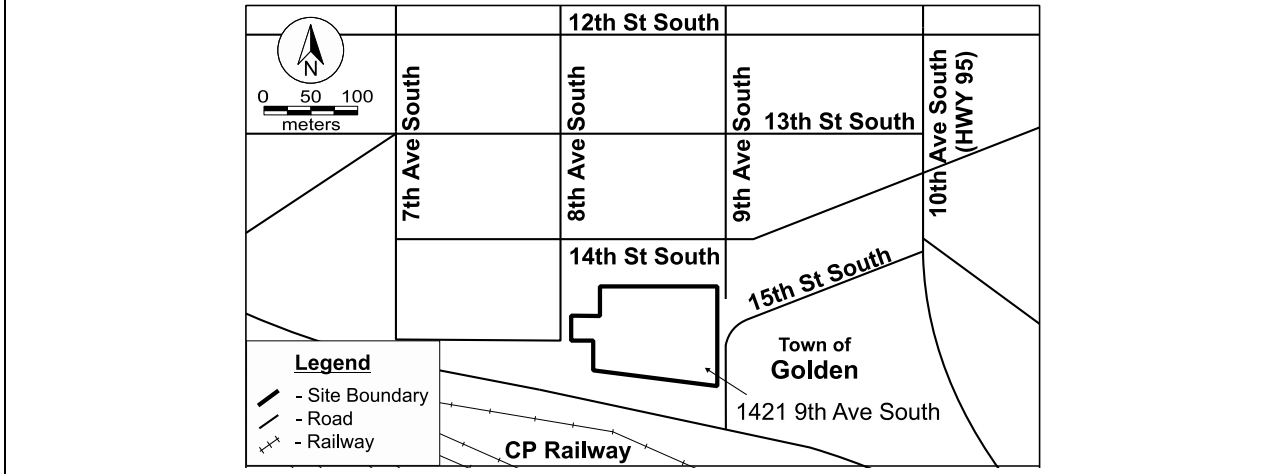

Janet Barrett
For Director, *Environmental Management Act*

Site Identification Number 1731
Version 9.0 R

Site Plan, Golden, BC



Location Map, Golden, BC




February 4, 2021
Date Issued

Janet Barrett
Janet Barrett
For Director, Environmental Management Act

Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

February 4, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

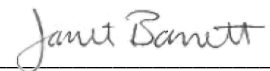
Substances evaluated in soil for industrial land soil use:

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

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
benzo(k)fluoranthene	207-08-9
bromodichloromethane	75-27-4
bromoform	75-25-2
1,3-butadiene	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane	124-48-1
1,2 dibromoethane	106-93-4
1,2-dichlorobenzene	95-50-1
1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7
1,1-dichloroethane	75-34-3
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
dichloromethane	75-09-2
1,2-dichloropropane	78-87-5

February 4, 2021

Date Issued



Janet Barrett

For Director, *Environmental Management Act*

1,3-dichloropropene (cis & trans)	542-75-6
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	
indeno(1,2,3-c,d)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-9-1
LEPHs	
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone	78-93-3
methyl t-butyl ether	1634-04-4
1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
styrene	100-42-5
tetrachloroethylene	121-18-4
tin	7440-31-5
toluene	108-88-3
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
1,3,5-trimethylbenzene	108-97-8
vinyl chloride	75-01-4
VPHs	
xylenes	1330-20-7
zinc	7440-66-6

Substances evaluated in vapour for industrial land vapour use:

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

acetone	67-64-1
benzene	71-43-2

February 4, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

bromodichloromethane	75-27-4
bromoform	75-25-2
bromobenzene	108-86-1
bromomethane	74-83-9
1,3-butadiene	106-99-0
carbon disulfide	75-15-1
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chloromethane	74-87-3
2-chlorophenol	95-57-8
2-chlorotoluene	95-49-8
dibromochloromethane	124-48-1
1-2 Dibromo-3-chloropropane	96-12-8
1,2-dibromoethane	106-93-4
dibromomethane	74-95-3
1,2-dichlorobenzene	95-50-1
1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7
dichlorodifluoromethane	75-71-8
1,1-dichloroethane	75-34-3
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
dichloromethane	75-09-2
1,2-dichloropropane	78-87-5
1,3-dichloropropane	142-28-9
1,3-dichloropropene (cis & trans)	542-75-6
ethyl acetate	141-78-6
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
methyl ethyl ketone	78-93-3
methyl t-butyl ether	1634-04-4
methyl isobutyl ketone (MIBK)	108-10-1
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3

February 4, 2021

Date Issued



Janet Barrett

For Director, *Environmental Management Act*

styrene	100-42-5
1,1,1,2-tetrachloroethane	630-20-6
1,1,2,2-tetrachloroethane	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
1,2,4-Trichlorobenzene	120-82-1
1,1,1-Trichloroethane	71-55-6
1,1,2-Trichloroethane	79-00-5
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
1,2,3-trichloropropane	76-19-5
1,2,4-trimethylbenzene	95-63-6
1,3,5-trimethylbenzene	108-67-8
vinyl chloride	75-01-4
VPHv	
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:

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	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
copper	7440-50-8
1,2-dichlorobenzene	95-50-1
1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7
1,2-dichloroethane	107-06-2

February 4, 2021

Date Issued



Janet Barrett

For Director, *Environmental Management Act*

dichloromethane	75-09-2
EPHw10-19	
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-9-1
LEPHw	
mercury	7439-97-6
methyl t-butyl ether	1634-04-4
naphthalene	91-20-3
nickel	7440-02-0
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
toluene	108-88-3
trichloroethylene	79-01-06
VHw6-10	
VPHw	
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:

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
bromodichloromethane	75-27-4
bromoform	75-25-2

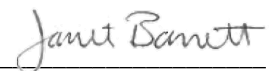
February 4, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
copper	7440-50-8
1,2 dibromoethane	106-93-4
1,2-dichloroethane	107-06-2
dibenz(a,h)anthracene	53-70-3
dibromochloromethane	124-48-1
1,2-dichlorobenzene	95-50-1
1,4-dichlorobenzene	106-46-7
1,1-dichloroethane	75-34-3
1,1-dichloroethylene	75-35-4
cis-1,2-dichloroethylene	156-59-2
trans-1,2-dichloroethylene	156-60-5
1,3-dichloropropene (cis & trans)	542-75-6
EPHw10-19	
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
isopropylbenzene	98-82-8
Lead	7439-9-1
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone	78-93-3
methyl t-butyl ether	1634-04-4
1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6
naphthalene	91-20-3
nickel	7440-02-0
1,2-propylene glycol	57-55-6
pyrene	129-00-0
quinoline	91-22-5
styrene	100-42-5
1,1,1,2-Tetrachloroethane	630-20-6

February 4, 2021

Date Issued



Janet Barrett

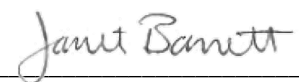
For Director, *Environmental Management Act*

1,1,2,2-Tetrachloroethane	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
toluene	108-88-3
1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
1,3,5-trimethylbenzene	108-97-8
VHw6-10	
vinyl chloride	75-01-4
VPHw	
xylene	1330-20-7
zinc	7440-66-6

February 4, 2021

Date Issued

Site Identification Number 1731
Version 9.0 R



Janet Barrett

For Director, *Environmental Management Act*

11 of 12

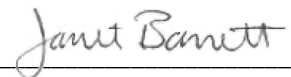
Schedule D

Documents

- *Summary of Site Condition*, prepared by Greg Danyluk / GD Assessments Inc., dated January 8, 2021;
- *Second Addendum to “Stage 1 and 2 Preliminary Site Investigation, 1421 9th Avenue South, Golden, BC”*, prepared by Greg Danyluk / GD Assessments Inc., dated January 8, 2021;
- *Addendum to “Stage 1 and 2 Preliminary Site Investigation, 1421 9th Avenue South, Golden, BC”*, prepared by Greg Danyluk / GD Assessments Inc., dated October 20, 2020;
- *Stage 1 and 2 Preliminary Site Investigation 1421 9th Avenue South, Golden, British Columbia*, prepared by Greg Danyluk / GD Assessments Inc., dated May 28, 2020;
- *Environmental Site Assessment, Golden Truck Terminal+ District Co. Ltd.*, prepared by Kucera Engineers Inc., dated May 31, 1995; and
- *Environmental Site Assessment, Golden Truck Terminal+ District Co. Ltd.*, prepared by Kucera Engineers Inc., dated February 16, 1995.

February 4, 2021

Date Issued



Janet Barrett

For Director, *Environmental Management Act*