



Victoria File: 26250-20/2097
Site ID: 2097

February 22, 2023

Mr. Sal Toor
S&S Bros PG Real Estate Inc.
2904 Ellwood Drive SW
Edmonton, AB, T6X 0A9
toorsal@hotmail.com

Dear Mr. Toor:

Re: Preliminary Determination - 4390 15th Avenue, Prince George, 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 and criteria 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 Regulationand 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 James.Plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Environment, City of Prince George
environment@princegeorge.ca

Shad Shoranick, Interior Savings Credit Union Incorporation No. F1 – 151,
SShoranick@interiorsavings.com

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

CSAP Society
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.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 22, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 4390 15th Avenue, Prince George, British Columbia which is more particularly known and described as:

Lot A District Lot 2507 Cariboo District Plan 31399
003-648-524

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

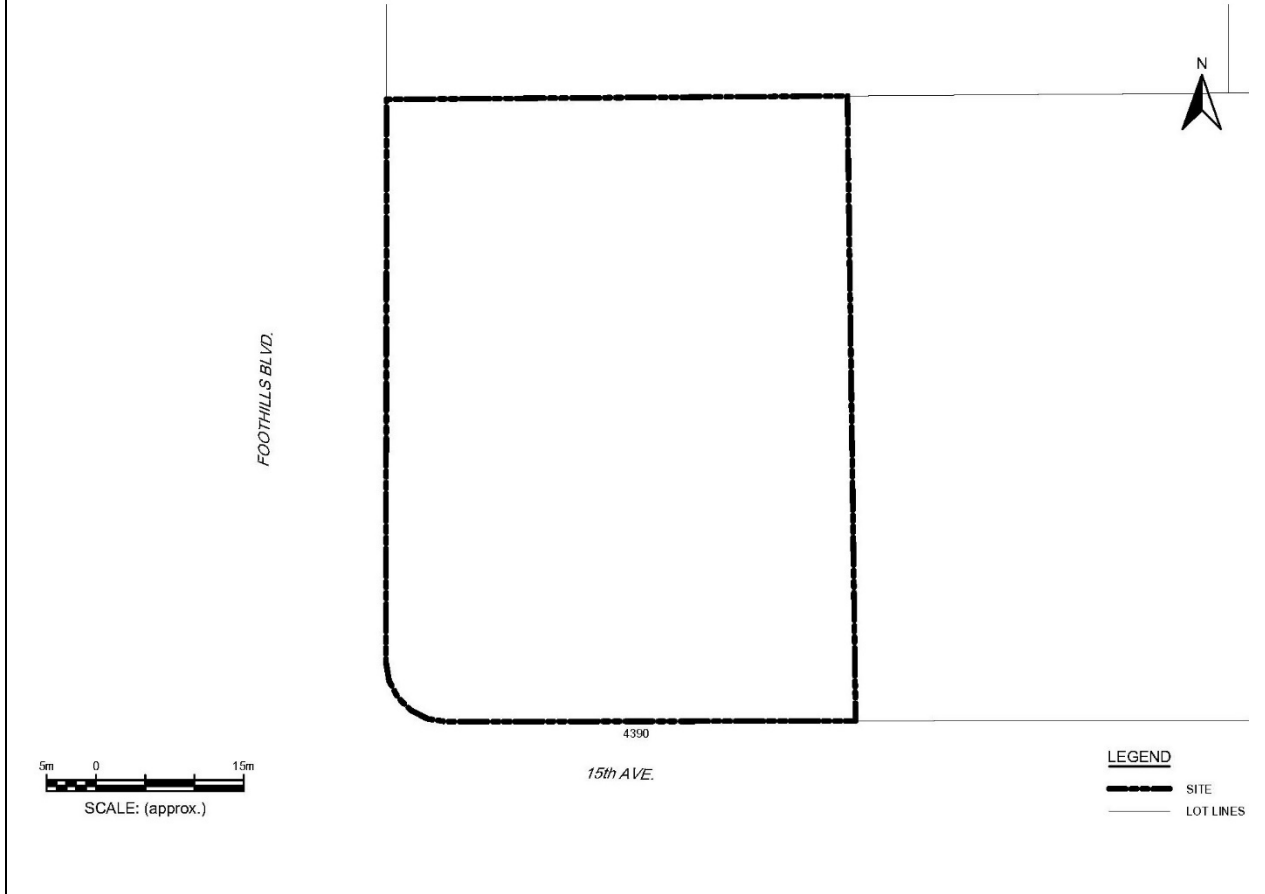
Latitude: 53° 54' 38.90"
Longitude: 122° 48' 39.60"

February 22, 2023
Date Issued

Site Identification Number 2097
Version 9.0 R


James Plett
For Director, *Environmental Management Act*
2 of 11

Site Plan

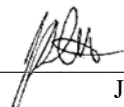


Location Map



February 22, 2023
Date Issued

Site Identification Number 2097
Version 9.0 R


James Plett
For Director, Environmental Management Act
3 of 11

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 the site. These assumptions include the following:

- (a) "A slab-on-grade building or a building with a basement can be constructed on the site."

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 of Contaminated Site may be necessary.

February 22, 2023

Date Issued

Site Identification Number 2097

Version 9.0 R


James Plett
For Director, *Environmental Management Act*
4 of 11

Schedule C

Substances and Uses

Substances evaluated in soil for low density residential land soil use:

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

acenaphthene	83-32-9	chloroform	67-66-3
acetone	67-64-1	chromium	7440-47-3
aluminum	7429-90-5	chrysene	218-01-9
anthracene	120-12-7	cobalt	7440-48-4
antimony	7440-36-0	copper	7440-50-8
arsenic	7440-38-2	cyclohexene	110-83-8
barium	7440-39-3	dibenz(a,h)anthracene	53-70-3
benzene	71-43-2	dibromochloromethane	124-48-1
benz(a)anthracene	56-55-3	dibromoethane, 1,2-	106-93-4
benzo(a)pyrene	50-32-8	dichlorobenzene, 1,2-	95-50-1
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichlorobenzene, 1,3-	541-73-1
benzo(k)fluoranthene	207-08-9	dichlorobenzene, 1,4-	106-46-7
beryllium	7440-41-7	dichlorodifluoromethane	75-71-8
boron	7440-42-8	dichloroethane, 1,1-	75-34-3
bromobenzene	108-86-1	dichloroethane, 1,2-	107-06-2
bromodichloromethane	75-27-4	dichloroethylene, 1,1	75-35-4
bromoform	75-25-2	dichloroethylene, 1,2- cis-	156-59-2
bromomethane	74-83-9	dichloroethylene, 1,2- trans-	156-60-5
butadiene, 1,3-	106-99-0	dichloromethane	75-09-2
butylbenzene, n-	104-51-8	dichloropropane, 1,2-	78-87-5
butylbenzene, sec-	135-98-8	dichloropropene, 1,3- (cis + trans)	542-75-6
butylbenzene, tert-	98-06-6	dicyclopentadiene	77-73-6
cadmium	7440-43-9	ethylene glycol	107-21-1
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	fluorathene	206-44-0

February 22, 2023

Date Issued

Site Identification Number 2097

Version 9.0 R


James Plett
For Director, *Environmental Management Act*
5 of 11

fluorene	86-73-7	trichloro-1,2,2-	76-13-1
HEPHs	NA	trifluoroethane, 1,1,2-	
hexachlorobutadiene	87-68-3	trichlorobenzene, 1,2,3-	87-61-1
indeno(1,2,3-cd)pyrene	193-39-5	trichlorobenzene, 1,2,4-	120-82-1
isopropylbenzene	98-82-8	trichloroethane, 1,1,1-	71-55-6
lead	7439-92-1	trichloroethane, 1,1,2-	79-00-5
LEPHs	NA	trichloroethylene	79-01-6
lithium	7439-93-2	trichlorofluoromethane	75-69-4
mercury	7439-97-6	triethylene glycol	112-27-6
methyl ethyl ketone [MEK]	78-93-3	trimethylbenzene, 1,3,5-	108-67-8
methyl tert-butyl ether [MTBE]	1634-04-4	tungsten	7440-33-7
methylnaphthalene, 1-	90-12-0	uranium	7440-61-1
methylnaphthalene, 2-	91-57-6	vanadium	7440-62-2
molybdenum	7439-98-7	vinyl chloride	75-01-4
naphthalene	91-20-3	VPHs	NA
nickel	7440-02-0	xylenes	1330-20-7
phenanthrene	85-01-8	zinc	7440-66-6
propylbenzene, 1-	103-65-1		
pyrene	129-00-0		
quinoline	91-22-5		
selenium	7782-49-2		
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		
tetrachloroethylene	127-18-4		
tetraethyl lead	78-00-2		
thallium	7440-28-0		
tin	7440-31-5		
toluene	108-88-3		

February 22, 2023

Date Issued

Site Identification Number 2097
Version 9.0 R


James Plett
For Director, *Environmental Management Act*
6 of 11

Substances evaluated in vapour for parkade vapour use:

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

benzene	71-43-2	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
dibromoethane, 1,2-	106-93-4	n-hexane	110-54-3
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
ethylbenzene	100-41-4	trimethylbenzene, 1,2,4-	95-63-6
isopropylbenzene	98-82-8	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
methyl tert-butyl ether [MTBE]	1634-04-4	VPHV	NA

Substances evaluated in vapour for residential land vapour use:

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

benzene	71-43-2	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
dibromoethane, 1,2-	106-93-4	n-hexane	110-54-3
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
ethylbenzene	100-41-4	trimethylbenzene, 1,2,4-	95-63-6
isopropylbenzene	98-82-8	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
methyl tert-butyl ether [MTBE]	1634-04-4	VPHV	NA

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	chrysene	218-01-9
acetone	67-64-1	cobalt	7440-48-4
aluminum	7429-90-5	copper	7440-50-8

February 22, 2023

Date Issued

Site Identification Number 2097

Version 9.0 R


James Plett
For Director, *Environmental Management Act*
7 of 11

anthracene	120-12-7	cyclohexene	110-83-8
antimony	7440-36-0	dibenz(a,h)anthracene	53-70-3
arsenic	7440-38-2	dibromoethane, 1,2-	106-93-4
barium	7440-39-3	dibromochloromethane [DBCM]	124-48-1
benz(a)anthracene	56-55-3	dichlorobenzene, 1,2-	95-50-1
benzene	71-43-2	dichlorobenzene, 1,4-	106-46-7
benzo(a)pyrene	50-32-8	dichlorodifluoromethane	75-71-8
benzo(b+j)fluoranthenes	205-99-2 &205-82-3	dichloroethane, 1,1-	75-34-3
beryllium	7440-41-7	dichloroethane, 1,2-	107-06-2
boron	7440-42-8	dichloroethylene, 1,1-	75-35-4
bromobenzene	108-86-1	dichloroethylene, 1,2- cis-	156-59-2
bromodichloromethane [BDCM]	75-27-4	dichloroethylene, 1,2- trans-	156-60-5
bromoform	75-25-2	dichloromethane	75-09-2
bromomethane	74-83-9	dichloropropane, 1,2-	78-87-5
butadiene, 1,3-	106-99-0	dichloropropane, 1,3-	142-28-9
butylbenzene, n-	104-51-8	dichloropropene, 1,3- (cis+trans)	542-75-6
butylbenzene, sec-	135-98-8	dicyclopentadiene	77-73-6
butylbenzene, tert-	98-06-6	EPHW ₁₀₋₁₉	NA
cadmium	7440-43-9	ethylbenzene	100-41-4
carbon tetrachloride	56-23-5	ethylene glycol	107-21-1
chloride ion	16887-00-6	fluoranthene	206-44-0
chlorobenzene	108-90-7	fluorene	86-73-7
chloroform	67-66-3	hexachlorobutadiene	87-68-3
chromium, hexavalent	18540-29-9	isopropylbenzene	98-82-8
chromium, trivalent	16065-83-1	lead	7439-92-1

February 22, 2023

Date Issued

Site Identification Number 2097

Version 9.0 R


 James Plett
 For Director, *Environmental Management Act*
 8 of 11

lithium	7439-93-2	tetrachloroethylene	127-18-4
mercury	7439-97-6	tetraethyl lead	78-00-2
methanol	67-56-1	tin	7440-31-5
methyl ethyl ketone [MEK]	78-93-3	toluene	108-88-3
methylnaphthalene, 1-	90-12-0	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
methylnaphthalene, 2-	91-57-6	trichlorobenzene, 1,2,3-	87-61-6
methyl tert-butyl ether [MTBE]	1634-04-4	trichlorobenzene, 1,2,4-	120-82-1
molybdenum	7439-98-7	trichloroethane, 1,1,1-	71-55-6
naphthalene	91-20-3	trichloroethane, 1,1,2-	79-00-5
nickel	7440-02-0	trichloroethylene	79-01-06
propylbenzene, 1-	103-65-1	trichlorofluoromethane	75-69-4
propylene glycol, 1,2-	57-55-6	triethylene glycol	112-27-6
pyrene	129-00-0	trimethylbenzene, 1,3,5-	108-67-8
quinoline	91-22-5	uranium	7440-61-1
selenium	7782-49-2	vanadium	7440-62-2
silver	7440-22-4	VHw6-10	NA
sodium ion	17341-25-2	vinyl chloride	75-01-04
strontium	7440-24-6	xylenes, total	1330-20-7
styrene	100-42-5	zinc	7440-66-6
tetrachloroethane, 1,1,1,2-	630-20-6		
tetrachloroethane, 1,1,2,2-	79-34-5		

To meet local background concentrations:

cobalt 7440-48-4

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	anthracene	120-12-7
acetone	67-64-1	antimony	7440-36-0

February 22, 2023

Date Issued

Site Identification Number 2097
Version 9.0 R


James Plett
For Director, *Environmental Management Act*
9 of 11

arsenic	7440-38-2	methyl tert-butyl ether [MTBE]	1634-04-4
barium	7440-39-3	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	molybdenum	7439-98-7
benzo(a)pyrene	50-32-8	naphthalene	91-20-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	propylene glycol, 1,2-	57-55-6
bromobenzene	108-86-1	pyrene	129-00-0
cadmium	7440-43-9	quinoline	91-22-5
carbon tetrachloride	56-23-5	selenium	7782-49-2
chloride ion	16887-00-6	silver	7440-22-4
chromium (all species)	7440-47-3	styrene	100-42-5
chlorobenzene	108-90-7	sodium ion	17341-25-2
chloroform	67-66-3	tetrachloroethylene	127-18-4
chrysene	218-01-9	thallium	7440-28-0
cobalt	7440-48-4	titanium	7440-32-6
copper	7440-50-8	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,3-	87-61-6
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-06
dichloromethane	75-09-2	uranium	7440-61-1
EPH _{w10-19}	NA	VHw6-10	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7
ethylene glycol	107-21-1	zinc	7440-66-6
fluoranthene	206-44-0		
fluorene	86-73-7		
formaldehyde	50-00-0		
hexachlorobutadiene	87-68-3		
isopropylbenzene	98-82-8		
lead	7439-92-1		
mercury	7439-97-6		
methyl ethyl ketone [MEK]	78-93-3		

February 22, 2023

Date Issued

Site Identification Number 2097
Version 9.0 R


James Plett
For Director, *Environmental Management Act*
10 of 11

Schedule D

Documents

- *Summary of Site Conditions, 4390 15th Avenue, Prince George, BC.* Keystone Environmental Ltd. November 22, 2022;
- *Report of Findings, Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation, 4390 15th Avenue, Prince George, BC.* Keystone Environmental Ltd. November 17, 2022;
- *Report of Findings – Supplemental Site Investigation, 4390 15th Avenue, Prince George, BC,* Keystone Environmental Ltd., March 16, 2022;
- *Supervision of Underground Storage Tank Removal with Soil and Groundwater Investigation 4390 15th Avenue, Prince George, British Columbia, Report #3085-BC10, A&A* Environmental Consulting Inc. (A&A), January 22, 2020;
- *Phase I & II Environmental Site Assessment, Canadian Turbo Service Station, 4390 15th Avenue, Prince George, BC, Location Code: C44023, SNC Lavalin Inc. (SNC),* October 21, 2010; and
- *Environmental Site Assessment, Canadian Turbo Station No. 8565, Prince George, British Columbia,* SEACOR Environmental Engineering Inc., December 14, 1992.

February 22, 2023

Date Issued

Site Identification Number 2097

Version 9.0 R


James Plett
For Director, *Environmental Management Act*
11 of 11