



VIA EMAIL: heinz@persona.ca and
aedawn60@yahoo.com

Victoria File: 26250-20/27970
Site ID: 27970

Date: August 9, 2023

Heinz Albert Ebenau Jr.
and Dawn Grace Rae
Box 898
Princeton, BC V0X 1W0

Dear Mr. Ebenau and Ms. Rae:

Re: Preliminary Determination - 472 Similkameen Avenue, Princeton, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulationand may be encountered during any future work at the site.
5. Groundwater at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW₆₋₁₀ and/or EPH_{w10-19}. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create

preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
8. 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: Mark McNaughton, Development Coordinator, Town of Princeton
mmcnaughton@princeton.ca

CSAP Society
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenviro.com

Client Information Officer, Land Remediation Section, ENV
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.

August 9, 2023

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Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 472 Similkameen Avenue, Princeton, British Columbia, which is more particularly known and described as:

Lot C District Lot 706 Yale Division Yale District Plan 27898
PID: 004-688-961

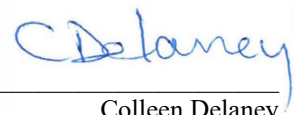
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 27' 08.3"
Longitude: 120° 30' 59.8"

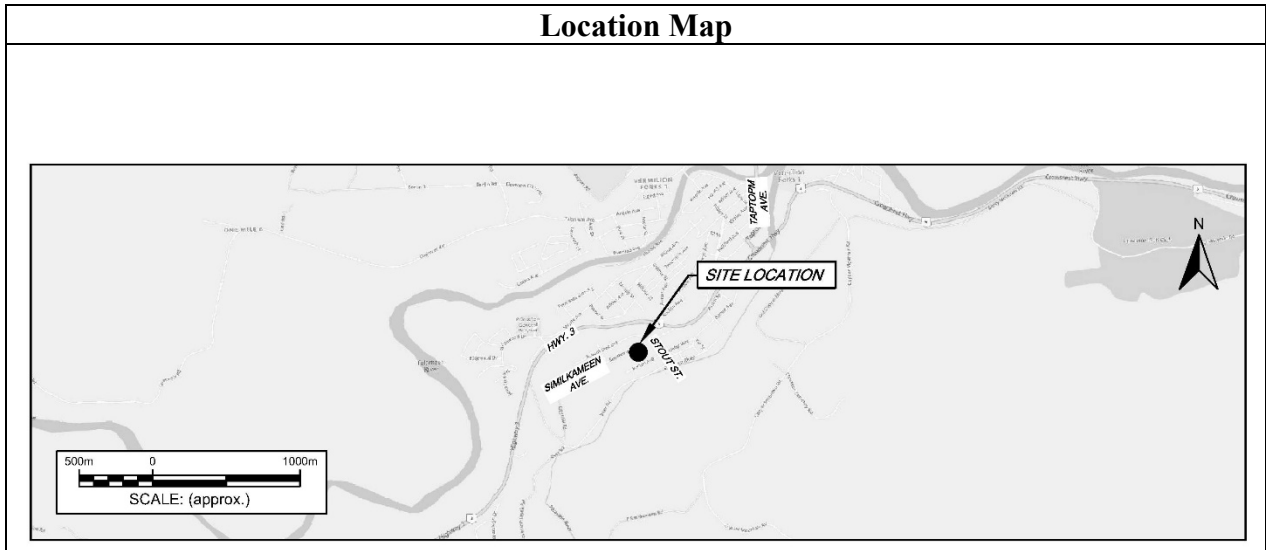
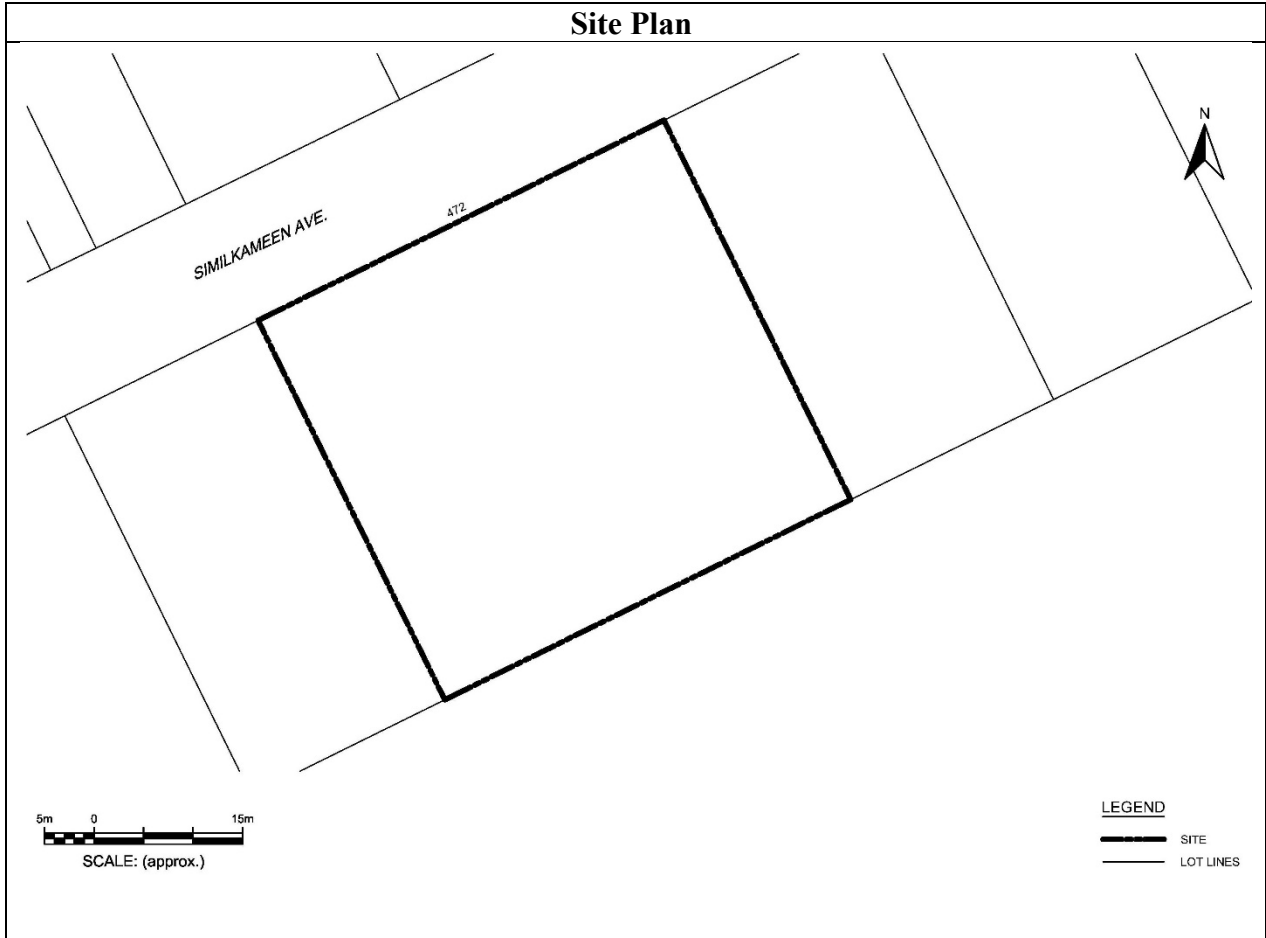
August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R



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August 9, 2023

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Site Identification Number 27970
Version 9.0 R

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3 of 10

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

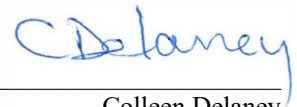
- a) Future buildings at the site will be slab-on-grade foundation construction with concrete foundation footings 0.6 m deep or less.

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R



Colleen Delaney
For Director, *Environmental Management Act*
4 of 10

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	dibromochloromethane [DBCM]	124-48-1
acetone	67-64-1	dibromoethane, 1,2-	106-93-4
aluminum	7429-90-5	dichlorobenzene, 1,2-	95-50-1
anthracene	120-12-7	dichlorobenzene, 1,3-	541-73-1
antimony	7440-36-0	dichlorobenzene, 1,4-	106-46-7
arsenic	7440-38-2	dichlorodifluoromethane	75-71-8
barium	7440-39-3	dichloroethane, 1,1-	75-34-3
benz(a)anthracene	56-55-3	dichloroethane, 1,2-	107-06-2
benzene	71-43-2	dichloroethylene, 1,1-	75-35-4
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2 cis-	156-59-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloroethylene, 1,2 trans-	156-60-5
benzo(k)fluoranthene	207-08-9	dichloromethane	75-09-2
beryllium	7440-41-7	dichloropropane, 1,2-	78-87-5
boron	7440-42-8	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane [BDCM]	75-27-4	ethylene glycol	107-21-1
bromoform	75-25-2	fluoranthene	206-44-0
bromomethane	74-83-9	fluorene	86-73-7
butadiene, 1,3-	106-99-0	HEPH _s	NA
cadmium	7440-43-9	hexachlorobutadiene	87-68-3
carbon tetrachloride	56-23-5	indeno(1,2,3-cd)pyrene	193-39-5
chlorobenzene	108-90-7	iron	7439-89-6
chloroform	67-66-3	isopropylbenzene	98-82-8
chromium	7440-47-3	lead	7439-9-1
chrysene	218-01-9	LEPH _s	NA
cobalt	7440-48-4	lithium	7439-93-2
copper	7440-50-8	manganese	7439-96-5
dibenz(a,h)anthracene	53-70-3	mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3	thallium	7440-28-0

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R

Colleen Delaney

For Director, *Environmental Management Act*
5 of 10

methyl tert-butyl ether [MTBE]	1634-04-4	tin	7440-31-5
methylnaphthalene, 1-	90-12-0	toluene	108-88-3
methylnaphthalene, 2-	91-57-6	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
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	79-01-6
phenanthrene	85-01-8	trichlorofluoromethane	75-69-4
pyrene	129-00-0	triethylene glycol	112-27-6
quinoline	91-22-5	trimethylbenzene, 1,3,5-	108-67-8
selenium	7782-49-2	tungsten	7440-33-7
silver	7440-22-4	uranium	7440-61-1
strontium	7440-24-6	vanadium	7440-62-2
styrene	100-42-5	vinyl chloride	75-01-4
tetrachloroethane, 1,1,1,2-	630-20-6	VPHs	NA
tetrachloroethane, 1,1,2,2-	79-34-5	xylenes	1330-20-7
tetrachloroethylene	127-18-4	zinc	7440-66-6

Substances evaluated in vapour for residential land vapour use:

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

acetone	67-64-1	chlorotoluene, 2-	95-49-8
benzene	71-43-2	dibromo-3-chloropropane, 1,2-	96-12-8
bromobenzene	108-86-1	dibromochloromethane [DBCM]	124-48-1
bromodichloromethane [BDCM]	75-27-4	dibromoethane, 1,2-	106-93-4
bromoform	75-25-2	dibromomethane	74-95-3
bromomethane	74-83-9	dichlorobenzene, 1,2-	95-50-1
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,3-	541-73-1
carbon tetrachloride	56-23-5	dichlorobenzene, 1,4-	106-46-7
chlorobenzene	108-90-7	dichlorodifluoromethane	75-71-8
chloroethane	75-00-3	dichloroethane, 1,1-	75-34-3
chloroform	67-66-3	dichloroethane, 1,2-	107-06-2
chloromethane	74-87-3	dichloroethylene, 1,1-	75-35-4
chlorophenol, 2-	95-57-8	dichloroethylene, 1,2 cis-	156-59-2
dichloroethylene, 1,2 trans-	156-60-5	styrene	100-42-5
dichloromethane	75-09-2	tetrachloroethane, 1,1,1,2-	630-20-6

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R

Colleen Delaney
For Director, *Environmental Management Act*
6 of 10

dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,3	142-28-9	tetrachloroethylene	127-18-4
dichloropropene, 1,3- (cis + trans)	542-75-6	toluene	108-88-3
ethyl acetate	141-78-6	trichlorobenzene,1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
isopropylbenzene	98-82-8	trichloroethylene	79-01-6
methyl ethyl ketone [MEK]	78-93-3	trichlorofluoromethane	75-69-4
methyl isobutyl ketone [MIBK]	108-10-1	trichloropropane,1,2,3-	96-18-4
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,2,4-	95-63-6
methylcyclohexane	108-87-2	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	vinyl chloride	75-01-4
n-decane	124-18-5	VPHv	NA
n-hexane	110-54-3	xylenes	1330-20-7

Substances evaluated in water for drinking water use:

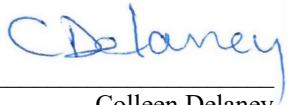
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	bromoform	75-25-2
acetone	67-64-1	bromomethane	74-83-9
aluminum	7429-90-5	butadiene, 1,3-	106-99-0
anthracene	120-12-7	cadmium	7440-43-9
antimony	7440-36-0	carbon tetrachloride	56-23-5
arsenic	7440-38-2	chlorobenzene	108-90-7
barium	7440-39-3	chloroform	67-66-3
benz(a)anthracene	56-55-3	chromium, hexavalent	18540-29-9
benzene	71-43-2	chromium, trivalent	16065-83-1
benzo(a)pyrene	50-32-8	chrysene	218-01-9
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	cobalt	7440-48-4
beryllium	7440-41-7	copper	7440-50-8
boron	7440-42-8	dibenz(a,h)anthracene	53-70-3
bromobenzene	108-86-1	dibromochloromethane [DBCM]	124-48-1
bromodichloromethane [BDCM]	75-27-4	dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1	naphthalene	91-20-3
dichlorobenzene, 1,4-	106-46-7	nickel	7440-02-0
dichlorodifluoromethane	75-71-8	propylene glycol, 1,2-	57-55-6

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R



Colleen Delaney

For Director, *Environmental Management Act*

7 of 10

dichloroethane, 1,1-	75-34-3	pyrene	129-00-0
dichloroethane, 1,2-	107-06-2	quinoline	91-22-5
dichloroethylene, 1,1-	75-35-4	selenium	7782-49-2
dichloroethylene, 1,2 cis-	156-59-2	silver	7440-22-4
dichloroethylene, 1,2 trans-	156-60-5	strontium	7440-24-6
dichloromethane	75-09-2	styrene	100-42-5
dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,1,2-	630-20-6
dichloropropane, 1,3	142-28-9	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropene, 1,3- (cis + trans)	542-75-6	tetrachloroethylene	127-18-4
EPHw10-19	NA	toluene	108-88-3
ethylbenzene	100-41-4	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
ethylene glycol	107-21-1	trichlorobenzene,1,2,3-	87-61-6
fluoranthene	206-44-0	trichlorobenzene,1,2,4-	120-82-1
fluorene	86-73-7	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
iron	7439-89-6	trichloroethylene	79-01-6
isopropylbenzene	98-82-8	trichlorofluoromethane	75-69-4
lead	7439-9-1	triethylene glycol	112-27-6
lithium	7439-93-2	trimethylbenzene, 1,3,5-	108-67-8
manganese	7439-96-5	uranium	7440-61-1
mercury	7439-97-6	vanadium	7440-62-2
methyl ethyl ketone [MEK]	78-93-3	VHw6-10	NA
methyl tert-butyl ether [MTBE]	1634-04-4	vinyl chloride	75-01-4
methylnaphthalene, 1-	90-12-0	xylenes	1330-20-7
methylnaphthalene, 2-	91-57-6	zinc	7440-66-6
molybdenum	7439-98-7		

Substances evaluated in water for freshwater aquatic life use:

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

acenaphthene	83-32-9	anthracene	120-12-7
acridine	260-94-6	antimony	7440-36-0
arsenic	7440-38-2	lead	7439-9-1
barium	7440-39-3	LEPHw	NA
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R

Colleen Delaney
For Director, *Environmental Management Act*
8 of 10

benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
beryllium	7440-41-7	naphthalene	91-20-3
boron	7440-42-8	nickel	7440-02-0
cadmium	7440-43-9	phenanthrene	85-01-8
carbon tetrachloride	56-23-5	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	pyrene	129-00-0
chloroform	67-66-3	quinoline	91-22-5
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethylene	127-18-4
copper	7440-50-8	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,3-	87-61-6
dichloroethane, 1,2-	107-06-2	trichlorobenzene, 1,2,4-	120-82-1
dichloromethane	75-09-2	trichloroethylene	79-01-6
EPHw10-19	NA	uranium	7440-61-1
ethylbenzene	100-41-4	VHw6-10	NA
ethylene glycol	107-21-1	VPHw	NA
fluorene	86-73-7	xylenes	1330-20-7
hexachlorobutadiene	87-68-3	zinc	7440-66-6

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R

Colleen Delaney
For Director, *Environmental Management Act*
9 of 10

Schedule D

Documents

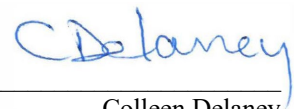
Summary of Site Condition – 472 Similkameen Avenue, Princeton, BC, Keystone Environmental Ltd. May 18, 2023; and

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 472 Similkameen Avenue, Princeton, BC, Keystone Environmental Ltd. March 24, 2023.

August 9, 2023

Date Issued

Site Identification Number 27970
Version 9.0 R



Colleen Delaney
For Director, *Environmental Management Act*
10 of 10