



VIA EMAIL: info@cltc.tech

Victoria File: 26250-20/11543
Site ID: 11543

April 20, 2022

Columbia Technology Center
9006 Grainger Road
Canal Flats, BC V0B 1B0
Attn. Lori Fehr

Dear Ms. Lori Fehr:

Re: Preliminary Determination – 9111 Highway 93/95, Canal Flats, 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 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. A streamside protection and enhancement area bordering the Kootenay River may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.
6. 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: CSAP Society, apopova@csapsociety.bc.ca

Robert Lauman, PChem, CSAP, Ecora Engineering and Resource Group Ltd.
2045 Enterprise Way, Kelowna, BC V1Y 9T5
rob.lauman@ecora.ca

Dave Diplock, PEng, Owner's Agent, Bear Environmental Limited
PO Box 76, Rossland, BC V0G 1Y0
davediplock@bearenviro.ca

Village of Canal Flats
8866 Grainger Road, PO Box 159, Canal Flats, BC V0B 1B
village@canalflats.ca

Regional District of East Kootenay [Covenant KN4472]
19 -24th Avenue South, Cranbrook, BC V1C 3H8
info@rdek.bc.ca

BC Hydro [Right of Way 71528D]
PO Box 8910, Vancouver, BC V6B 4X3
properties.helpdesk@bhydro.com

Canadian Pacific [Undersurface Rights 29951D, Right of Way 29953D]
7550 Ogden Dale Road SE, Calgary, AB T2C 4X9
contact_dpfc@cpr.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.

April 20, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 9111 Highway 93/95, Canal Flats, British Columbia which is more particularly known and described as:

Lot 1, District Lot 110, Kootenay District Plan 5329
PID: 014-462-371

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

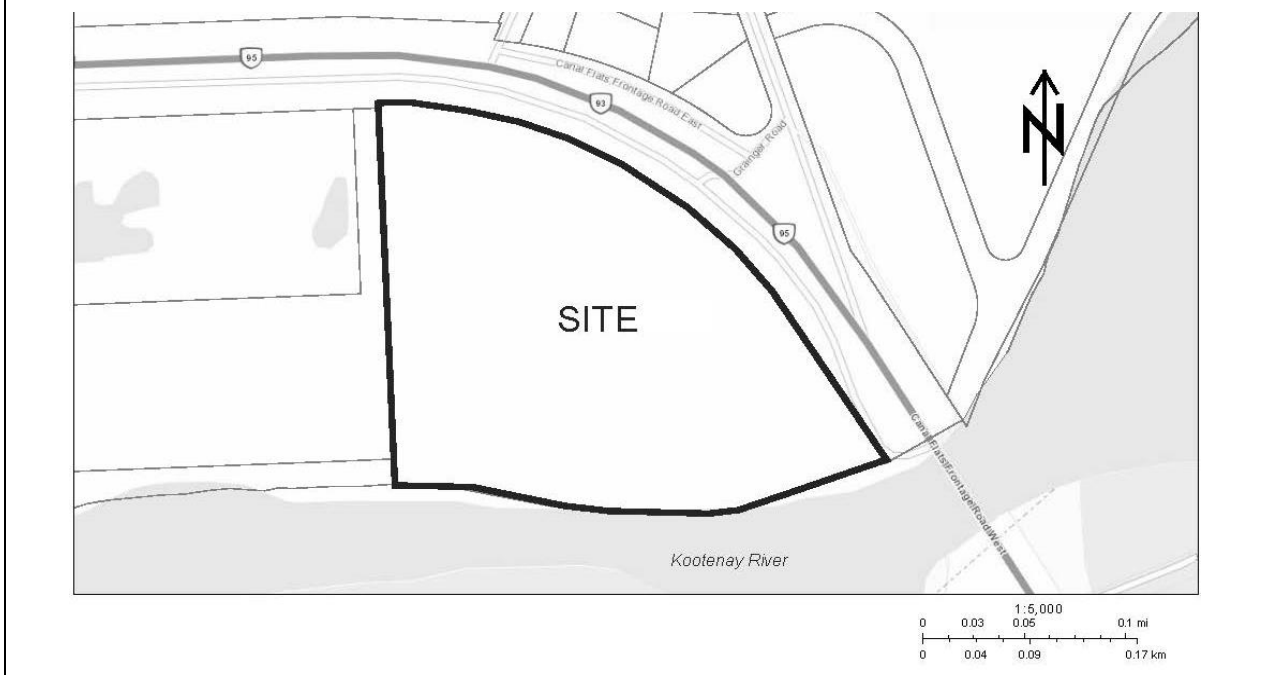
Latitude: 50° 8' 55.80"
Longitude: 115° 48' 18.40"

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Site Plan, Canal Flats, BC



Location Map, Canal Flats, BC



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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:

Acenaphthene	83-32-9	HEPHs	-
Anthracene	120-12-7	Indeno(1,2,3-c,d)pyrene	193-39-5
Benz(a)anthracene	56-55-3	LEPHs	-
Benzene	71-43-2	Methyl tert-butyl ether [MTBE]	1634-04-4
Benzo(a)pyrene	50-32-8	Methylnaphthalene, 2-	91-57-6
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	Naphthalene	91-20-3
Benzo(k)fluoranthene	207-08-9	Phenanthrene	85-01-08
Chrysene	218-01-9	Pyrene	129-00-0
Dibenz(a,h)anthracene	53-70-3	Styrene	100-42-5
Ethylbenzene	100-41-4	Toluene	108-88-3
Fluoranthene	206-44-0	VPHs	-
Fluorene	86-73-7	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	LEPHw	-
Acridine	260-94-6	Methyl tert-butyl ether [MTBE]	1634-04-4
Anthracene	120-12-7	Naphthalene	91-20-3
Benz(a)anthracene	56-55-3	Phenanthrene	
Benzene	71-43-2	Pyrene	129-00-0
Benzo(a)pyrene	50-32-8	Quinoline	91-22-5
Chrysene	218-01-9	Styrene	100-42-5
EPHW ₁₀₋₁₉	-	Toluene	108-88-3
Ethylbenzene	100-41-4	VHW ₆₋₁₀	-
Fluoranthene	206-44-0	VPHw	-
Fluorene	86-73-7	Xylenes, total	1330-20-7

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Substances evaluated in water for drinking water use:

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

Acenaphthene	83-32-9	Fluoranthene	206-44-0
Anthracene	120-12-7	Fluorene	86-73-7
Benz(a)anthracene	56-55-3	Methyl tert-butyl ether [MTBE]	98-82-8
Benzene	71-43-2	Methylnaphthalene, 2-	1634-04-4
Benzo(a)pyrene	50-32-8	Naphthalene	91-20-3
Benzo(b+j)fluoranthenes	205-99-2 &	Pyrene	129-00-0
Chrysene	218-01-9	Quinoline	91-22-5
Dibenzo(a,h)anthracene	53-70-3	Styrene	100-42-5
Dibromochloromethane [DBCM]	124-48-1	Toluene	76-13-1
EPHW ₁₀₋₁₉	-	VHW ₆₋₁₀	-
Ethylbenzene	100-41-4	Xylenes, total	1330-20-7

Substances evaluated in water for irrigation use:

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

EPHW ₁₀₋₁₉	-
VHW ₆₋₁₀	-

Substances evaluated in water for livestock use:

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

EPHW ₁₀₋₁₉	-
Methyl tert-butyl ether [MTBE]	98-82-8
VHW ₆₋₁₀	-

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Schedule D

Documents

Summary of Site Condition 9111 Highway 93/95, Canal Flats, BC. Lauman, R., Ecora Engineering and Resource Group Ltd., January 13, 2022.

Stage 1 &2 Preliminary Site Investigation - 9111 Highway 93/95, Canal Flats, BC, Diplock, D, Bear Environmental Limited, December 10, 2021.

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