



VIA EMAIL: kent.draper@irisenergy.co

Victoria File: 26250-20/24336
Site ID: 24336

June 29, 2022

Kent Draper
Iris Energy CA Development Holdings 3 Ltd.
Suite 201 – 290 Wallinger Avenue
Kimberley, BC V1A 1Z1

Dear Mr. Draper:

**Re: Preliminary Determination – Portion of 1300 Morice River Road, Houston,
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 described by UTM (9U) coordinates¹ 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.

¹ Those parts of Lot 1, District Lots 2100 and 2099, Range 5, Coast District, Plan EPP66545 Except Part in Plan EPP78917 described by the UTM (9U) coordinates prepared by B.C. Land Surveyor Mark Rossmann of HBH Land Surveying on January 24, 2022.

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 Site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: District of Houston, Planning and Development Services, 3367 12th Street, PO Box 370, Houston, BC V0J 1Z0. doh@houston.ca

Kevin Groot, West Point Rail & Timber Co. Ltd., Inc. No. BC0955807, 1300 Morice River Road, Houston, BC V0J 1Z1. kgroot@gbcltd.ca

Bank of Montreal, 1445 W Central Street, Prince George, BC V2M 5S5.
TPSUS.Service@bmo.com

Huckleberry Mines Ltd., Incorporation No. 205625, 999 W Hastings Street, Vancouver, BC V6C 2W2. inquiries@imperialmetals.com

Coastal Gaslink Pipeline Ltd., Incorporation No. BC0941805. 3845 15th Avenue, Prince George, BC V2N 1A4. coastalgaslink@tcenergy.com

British Columbia Hydro and Power Authority, 3333 22 Avenue, Prince George, BC V2N 1B4. bob.gammer@bchydro.com

Telus Communications Inc., Incorporation No. BC1101218, 3333 22 Avenue, Prince George, BC V2N 1B4. info@telus.com

Ministry of Public Safety & Solicitor General.
910 Government St, Victoria, BC V8V 1X3.
servicebc@gov.bc.ca

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

CSAP Society. apopova@csapsociety.bc.ca

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.
egerencher@slrconsulting.com



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.

June 29, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at a portion of 1300 Morice River Road, Houston, British Columbia which is more particularly known and described as:

Those parts of Lot 1, District Lots 2100 and 2099, Range 5, Coast District, Plan EPP66545 Except Part in Plan EPP78917 (PID 030-189-934) described by the UTM (9U) prepared by B.C. Land Surveyor Mark Rossmann of HBH Land Surveying on January 24, 2022.

POINT #	EASTING (9U)	NORTHING (9U)
9000	648325.7	6027762.7
9001	648405.1	6027836.1
9002	648455.0	6027882.6
9003	648483.8	6027912.8
9004	648492.0	6027922.9
9005	648531.1	6027911.8
9006	648581.7	6027965.7
9007	648584.1	6027976.2
9008	648589.3	6027976.4
9009	648593.9	6027853.8
9010	648551.3	6027822.1
9011	648463.9	6027757.1
9012	648521.1	6027680.3
9013	648434.8	6027616.1

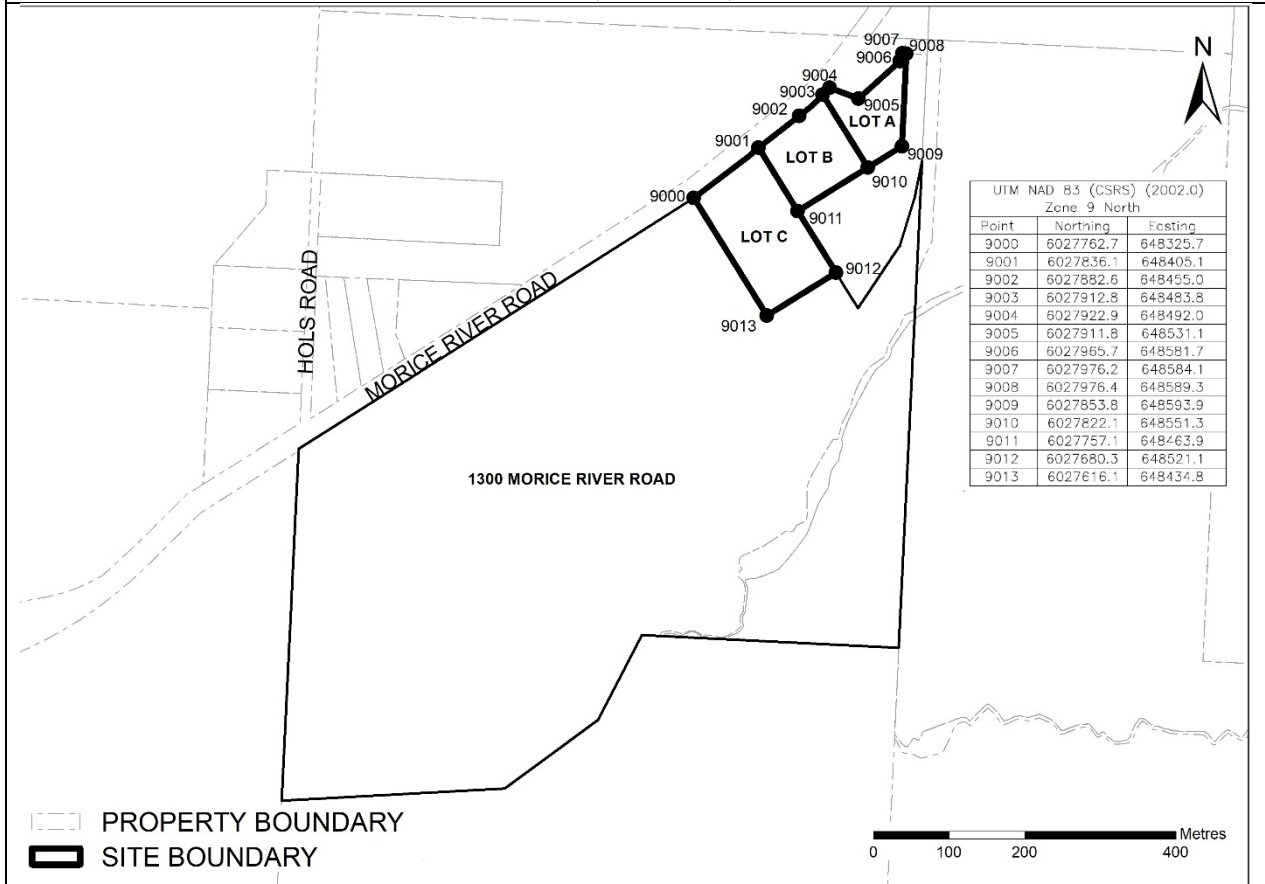
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 22' 36.0"
Longitude: 126° 42' 50.0"

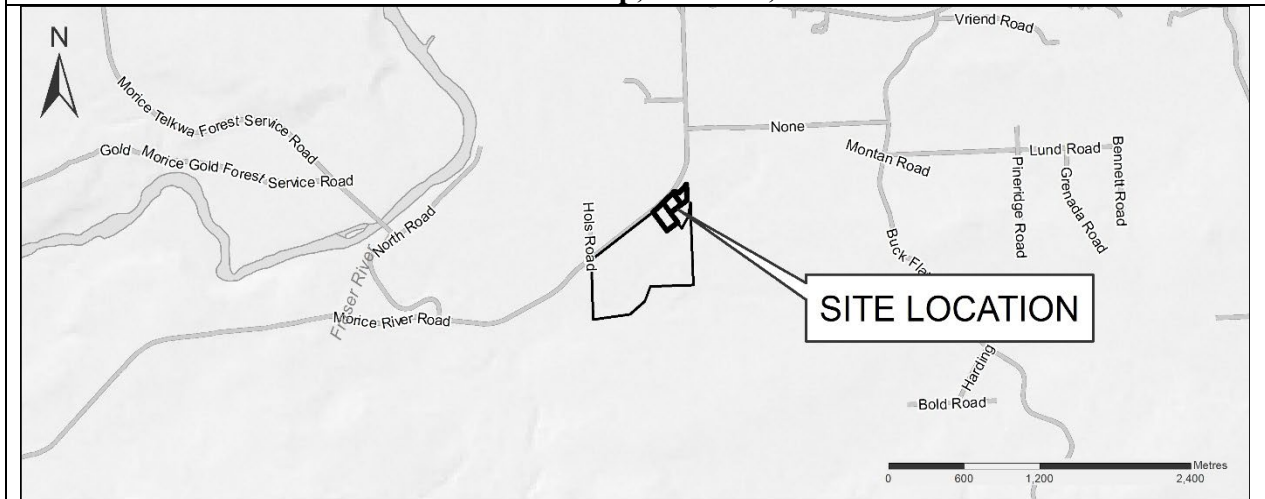
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Site Plan, Houston, BC



Location Map, Houston, 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 industrial land soil use:

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

• acenaphthene	83-32-9
• anthracene	120-12-7
• benzene	71-43-2
• benz(a)anthracene	56-55-3
• benzo(a)pyrene	50-32-8
• benzo(b)fluoranthene	205-99-2
• benzo(j)fluoranthene	205-82-3
• benzo(k)fluoranthene	207-08-9
• chrysene	218-01-9
• dibenz(a,h)anthracene	53-70-3
• ethylbenzene	100-41-4
• fluoranthene	206-44-0
• fluorene	86-73-7
• HEPHs	NA
• indeno(1,2,3-cd)pyrene	193-39-5
• LEPHs	NA
• methyl naphthalene, 1-	90-12-0
• methyl naphthalene, 2-	91-57-6
• methyl tert-butyl ether	1634-04-4
• naphthalene	91-20-3
• PCBs (total)	1336-36-3
• phenanthrene	85-01-8
• pyrene	129-00-0
• quinoline	91-22-5
• styrene	100-42-5
• toluene	108-88-3
• vanadium	7440-62-2
• VPHs	NA
• xylenes (total)	1330-20-7

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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
• bromobenzene	108-86-1
• bromodichloromethane	75-27-4
• bromoform	97-75-27
• bromomethane	74-83-9
• butadiene, 1-3	106-99-0
• carbon disulfide	75-15-0
• carbon tetrachloride	56-23-5
• chlorobenzene	108-90-7
• chloroethane	75-00-3
• chloroform	67-66-3
• chloromethane	74-87-3
• decane	124-18-5
• dibromochloromethane	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
• 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
• hexachlorobutadiene	87-68-3
• hexane	110-54-3
• isopropylbenzene	98-82-8
• methyl ethyl ketone	78-93-3
• methyl isobutyl ketone	108-10-1
• methylcyclohexane	108-87-2

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• methyl tert-butyl ether	1634-04-4
• naphthalene	91-20-3
• styrene	100-42-5
• tetrachloroethylene	127-18-4
• 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
• toluene	108-88-3
• vinyl chloride	75-01-4
• VPHv	NA
• xylenes (total)	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
• anthracene	120-12-7
• benzene	71-43-2
• benz(a)anthracene	56-55-3
• benzo(a)pyrene	50-32-8
• benzo(b)fluoranthene	205-99-2
• benzo(j)fluoranthene	205-82-3
• chrysene	218-01-9
• dibenz(a,h)anthracene	53-70-3
• EPHw10-19	NA
• ethylbenzene	100-41-4
• fluoranthene	206-44-0
• fluorene	86-73-7
• methylnaphthalene, 1-	90-12-0
• methylnaphthalene, 2-	91-57-6
• methyl tert-butyl ether	1634-04-4
• naphthalene	91-20-3
• pyrene	129-00-0
• quinoline	91-22-5

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- styrene 100-42-5
- toluene 108-88-3
- VHw6-10
- 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
- benzene 71-43-2
- benz(a)anthracene 56-55-3
- benzo(a)pyrene 50-32-8
- chrysene 218-01-9
- EPHw10-19 NA
- ethylbenzene 100-41-4
- fluoranthene 206-44-0
- fluorene 86-73-7
- LEPHw NA
- methyl tert-butyl ether 1634-04-4
- naphthalene 91-20-3
- phenanthrene 85-01-8
- pyrene 129-00-0
- quinoline 91-22-5
- styrene 100-42-5
- toluene 108-88-3
- VHw6-10 NA
- VPHw NA
- xylenes (total) 1330-20-7

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Schedule D

Documents

Summary of Site Condition, 1300 Morice River Road, Houston, BC, SLR Consulting (Canada) Ltd., April 2022.

Stage 1 and 2 Preliminary Site Investigations and Remedial Action Plan, 1300 Morice River Road, Houston, BC, SLR Consulting (Canada) Ltd., April 2022.

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