



VIA EMAIL: ntilstra@wesmont.com

Victoria File: 26250-20/27589
Site ID: 27589

June 25, 2024

Nick Tilstra
Wesmont Properties (Salt) Ltd.
CRU111 23189 Francis Avenue
Langley, BC V1M 0G4

Dear Nick Tilstra:

**Re: Preliminary Determination – Road Dedication of a portion of Lot G at 3201
45th Avenue, 3240 48th Avenue, 4503 & 4505 34th Street, Vernon,
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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Vernon
(VIA EMAIL) planning@vernon.ca

Sharon Hao, Bank of Montreal
(VIA EMAIL) Sharon.Hao@bmo.com

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
(VIA EMAIL) david.mitchell@activeearth.ca

CSAP Society
(VIA EMAIL) submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(VIA EMAIL) 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.

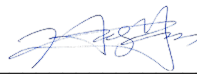
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

June 25, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is a road dedication of a portion of Lot G located at 3201 45th Avenue, 3240 48th Avenue, 4503 & 4505 34th Street, Vernon, British Columbia which is more particularly known and described as:

Part fronting 34th Street:

All and singular that certain parcel or tract of land and premises situated, lying and being in the City of Vernon, British Columbia, adjacent to 34th Street, more particularly described as:

That part of Lot G, DL 38, ODYD, Plan EPP128180, described as
Commencing at the most western corner of the said lot, at 34th Street,
Thence northerly at a bearing of 1°33'31" for a distance of 43.754 metres,
Thence easterly at a bearing of 91°33'19" for a distance of 1.524 metres,
Thence southerly at a bearing of 181°33'31" for a distance of 43.761 metres,
Thence westerly at a bearing of 271°48'17" for a distance of 1.524 metres, more or less, to the point of commencement.

Part fronting Anderson Way:

All and singular that certain parcel or tract of land and premises situated, lying and being in the City of Vernon, British Columbia, adjacent to Anderson Way, more particularly described as:

That part of Lot G, DL 38, ODYD, Plan EPP128180, described as
Commencing at the most northeastern corner of the said lot, at Anderson Way,
Thence southerly at a bearing of 182°01'18" for a distance of 156.724 metres,
Thence southerly at a bearing of 181°49'07" for a distance of 100.503 metres,
Thence westerly at a bearing of 271°37'19" for a distance of 10.300 metres,
Thence northeasterly at a bearing of 46°43'13" for a distance of 4.250 metres,
Thence northerly at a bearing of 1°49'07" for a distance of 97.541 metres,
Thence northerly at a bearing of 2°01'18" for a distance of 156.710 metres,
Thence easterly at a bearing of 91°48'33" for a distance of 7.300 metres, more or less, to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Active Earth Engineering Ltd. on December 18, 2023.

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

Latitude:	50°	16'	49.1"
Longitude:	119°	16'	28.4"

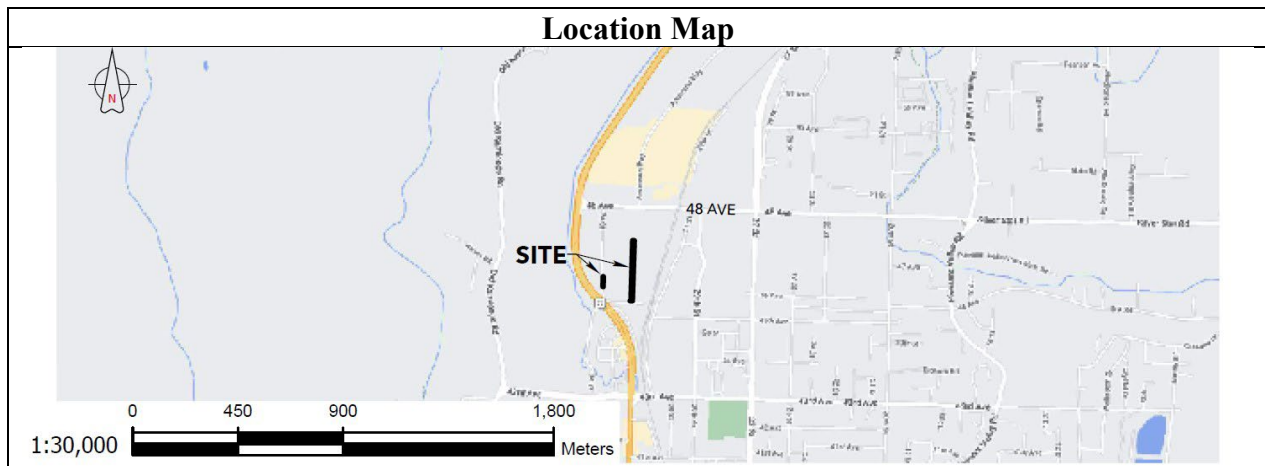
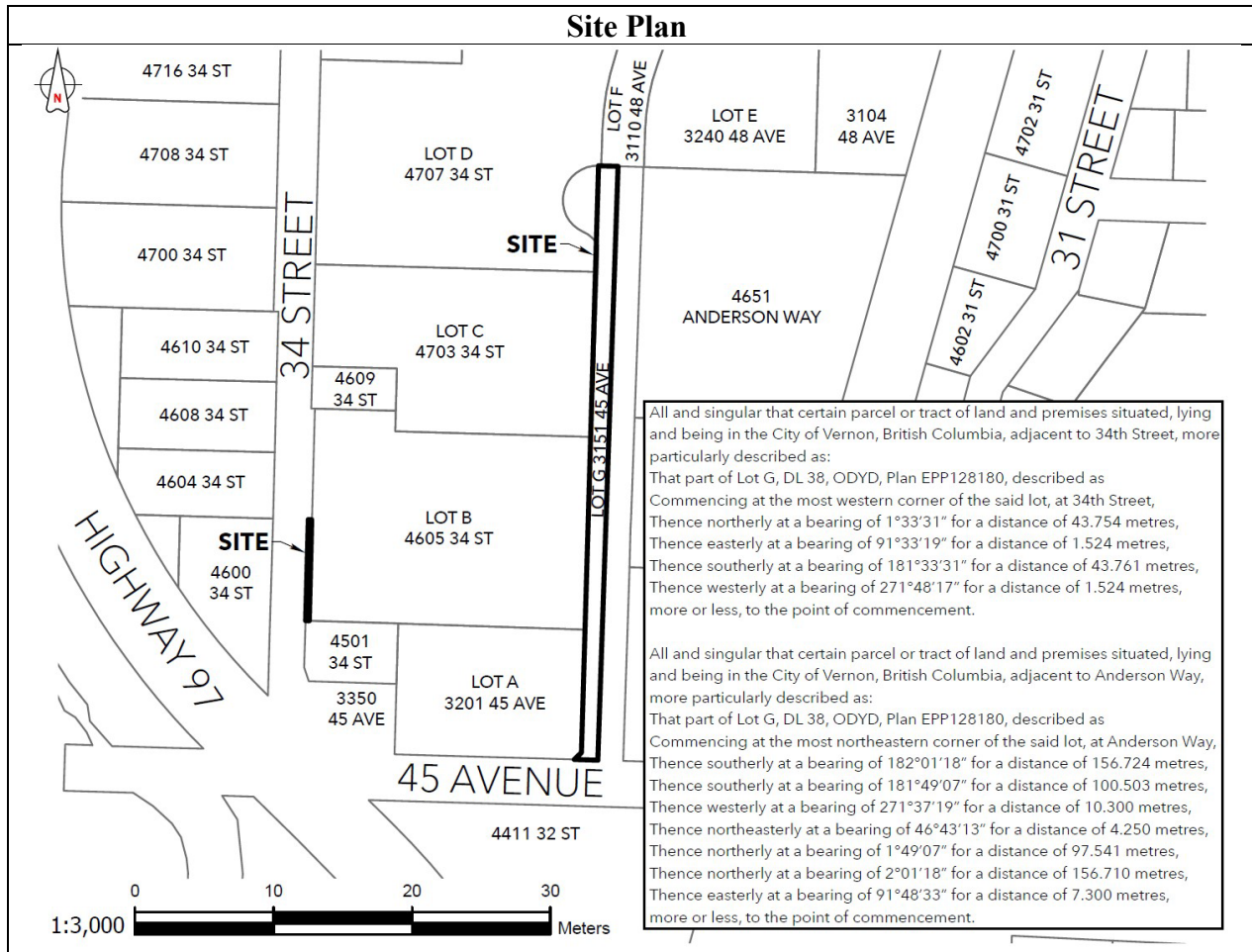
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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 use 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 a Contaminated Sites Regulation numerical standard 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) *“The site will remain as a public roadway.”*

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.

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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	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	dichloroethane, 1,1-	75-34-3
barium	7440-39-3	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,1-	75-35-4
benzene	71-43-2	dichloroethylene, 1,2-cis-	156-59-2
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2-trans-	156-60-5
	205-99-2 &		
benzo(b+j)fluoranthenes	205-82-3	dichloromethane	75-09-2
benzo(k)fluoranthene	207-08-9	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropene, 1,3- (cis+trans)	542-75-6
boron	7440-42-8	ethylbenzene	100-41-4
butadiene, 1,3-	106-99-0	ethylene glycol	107-21-1
bromodichloromethane [BDCM]	75-27-4	EPH(c ₁₀₋₁₉)	NA
bromoform	75-25-2	EPH(c ₁₉₋₃₂)	NA
bromomethane	74-83-9	fluoranthene	206-44-0
cadmium	7440-43-9	fluorene	86-73-7
carbon tetrachloride	56-23-5	HEPHs	NA
chlorobenzene	108-90-7	indeno(1,2,3-cd)pyrene	193-39-5
chloroform	67-66-3	iron	7439-89-6
chromium	7440-47-3	isopropylbenzene	98-82-8
chloronaphthalene, 2-	91-58-7	lead	7439-92-1
chrysene	218-01-9	LEPHs	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

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methyl tert-butyl ether [MTBE]	1634-04-4	tin	7440-31-5
methyl ethyl ketone [MEK]	78-93-3	toluene	108-88-3
methylnaphthalene, 1-	90-12-0	trichlorobenzene, 1,2,4-	120-82-1
methylnaphthalene, 2-	91-57-6	trichloroethane, 1,1,1-	71-55-6
molybdenum	7439-98-7	trichloroethane, 1,1,2-	79-00-5
naphthalene	91-20-3	trichloroethylene	79-01-6
nickel	7440-02-0	trichlorofluoromethane	75-69-4
phenanthrene	85-01-8	triethylene glycol	112-27-6
pyrene	129-00-0	trimethylbenzene, 1,3,5-	108-67-8
quinoline	91-22-5	tungsten	7440-33-7
selenium	7782-49-2	uranium	7440-61-1
silver	7440-22-4	vanadium	7440-62-2
strontium	7440-24-6	VPHs	NA
styrene	100-42-5	vinyl chloride	75-01-4
tetrachloroethane, 1,1,1,2-	630-20-6	xylenes	1330-20-7
tetrachloroethane, 1,1,2,2-	79-34-5	zinc	7440-66-6
tetrachloroethylene	127-18-4		
thallium	7440-28-0		

To meet local background standards:

chromium	7440-47-3	selenium	7782-49-2
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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	boron	7440-42-8
acridine	260-94-6	carbon tetrachloride	56-23-5
anthracene	120-12-7	cadmium	7440-43-9
antimony	7440-36-0	chlorobenzene	108-90-7
arsenic	7440-38-2	chloroform	67-66-3
benzene	71-43-2	chromium	7440-47-3
benz(a)anthracene	56-55-3	chrysene	218-01-9
benzo(a)pyrene	50-32-8	copper	7440-50-8
barium	7440-39-3	cobalt	7440-48-4
beryllium	7440-41-7	dichlorobenzene, 1,2-	95-50-1

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dichlorobenzene, 1,3-	541-73-1	pyrene	129-00-0
dichlorobenzene, 1,4-	106-46-7	propylene glycol, 1,2-	57-55-6
dichloroethane, 1,2-	107-06-2	quinoline	91-22-5
dichloromethane	75-09-2	selenium	7782-49-2
ethylbenzene	100-41-4	silver	7440-22-4
ethylene glycol	107-21-1	styrene	100-42-5
EPHw ₁₀₋₁₉	NA	tetrachloroethylene	127-18-4
fluoranthene	206-44-0	trichloroethylene	79-01-6
fluorene	86-73-7	trichlorobenzene, 1,2,4-	120-82-1
lead	7439-92-1	thallium	7440-28-0
LEPHw	NA	titanium	7440-32-6
mercury	7439-97-6	toluene	108-88-3
molybdenum	7439-98-7	uranium	7440-61-1
methyl tert-butyl ether [MTBE]	1634-04-4	VPHw	NA
naphthalene	91-20-3	VHw ₆₋₁₀	NA
nickel	7440-02-0	xylene, total	1330-20-7
phenanthrene	85-01-8	zinc	7440-66-6

Substances evaluated in vapour for industrial vapour use:

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

acetone	67-64-1	dibromochloromethane [DBCM]	124-48-1
benzene	71-43-2	dibromoethane, 1,2-	106-93-4
bromobenzene	108-86-1	dibromo-3-chloropropane, 1,2-	96-12-8
bromodichloromethane [BDCM]	75-27-4	dibromomethane	74-95-3
bromoform	75-25-2	dichlorobenzene, 1,2-	95-50-1
bromomethane	74-83-9	dichlorobenzene, 1,3-	541-73-1
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,4-	106-46-7
carbon disulfide	75-15-0	dichloroethane, 1,1-	75-34-4
carbon tetrachloride	56-23-5	dichloroethane, 1,2-	107-06-2
chlorophenol, 2-	95-57-8	dichloroethylene, 1,1-	75-35-4
chlorotoluene, 2-	95-49-8	dichloroethylene, 1,2-cis-	156-59-2
chloroethane	75-00-3	dichloroethylene, 1,2-trans-	156-60-5
chloroform	67-66-3	dichlorodifluoromethane	75-71-8
chlorobenzene	108-90-7	dichloromethane	75-09-2
chloromethane	74-87-3	dichloropropane, 1,2-	78-87-5

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dichloropropane, 1,3-	142-28-9	toluene	108-88-3
dichloropropene, 1,3- (cis+trans)	542-75-6	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethane, 1,1,1-	71-55-6
ethyl acetate	141-78-6	trichloroethane, 1,1,2-	79-00-5
hexachlorobutadiene	87-68-3	trichloroethylene	79-01-6
isopropylbenzene	98-82-8	trichlorofluoromethane	75-69-4
methyl tert-butyl ether [MTBE]	1634-04-4	trichloropropane, 1,2,3-	96-18-4
methyl ethyl ketone [MEK]	78-93-3	trichloro-1,1,2-trifluoroethane, 1,1,2-	76-13-1
methyl isobutyl ketone [MIBK]	108-10-1	trimethylbenzene, 1,2,4-	95-63-6
methylcyclohexane	108-87-2	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	VPHv	NA
n-decane	124-18-5	vinyl chloride	75-01-4
n-hexane	110-54-3	xylene, total	1330-20-7
styrene	100-42-5		
tetrachloroethane, 1,1,1,2-	630-20-6		
tetrachloroethane, 1,1,2,2-	79-34-5		
tetrachloroethylene	127-18-4		

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Schedule D

Documents

Summary of Site Condition, Lot G of 3201 45th Avenue, 3240 48th Avenue, 4503 & 4505 34th Street, Vernon, BC, prepared by Active Earth Engineering Ltd., dated March 2024;

Stage 2 Preliminary Site Investigation Summary – Lot G, Portions of 3201 45th Avenue, 3240 48th Avenue, 4503 and 4505 Street, Vernon, BC, prepared by Active Earth Engineering Ltd., dated March 2024;

Stage 1 Preliminary Site Investigation, Lot G - Lot G, Portions of 3201 45th Avenue, 3240 48th Avenue, 4503 and 4505 Street, Vernon, BC, prepared by Active Earth Engineering Ltd., dated March 2024;

Approval In Principle, 4503, 4505, 4605, 4607, 4617, 4703, 4707 34th Street, 3201 45th Avenue, and 3104, 3106, 3108, 3110 and 3240 48th Avenue, Vernon, BC, prepared by BC ENV, dated July 10, 2023.

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