



Ministry of  
Environment

## FINAL DETERMINATION

(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Final Determination that the site identified below is not a contaminated site. The information provided indicates that the site does not have concentrations of substances that exceed standards prescribed in the Contaminated Sites Regulation for **commercial land soil and vapour use** and **freshwater aquatic life and drinking water use**.

The site covered by this Final Determination is located at 999 Central Street West, Prince George, British Columbia which is more particularly known and described as:

Lot 10, DL 936, Cariboo District Plan 15557, Except Plan 20921

PID: 013-810-189

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

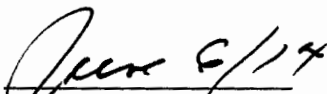
Latitude: 53° 54' 56.60"  
Longitude: 122° 46' 57.80"

A site plan is attached as Schedule "A" to this Final Determination. Conditions are attached as Schedule "B". The substances evaluated against the standards specified above are listed in Schedule "C".

This Final Determination is based on a Preliminary Determination made by the Director on February 27, 2014 and upon a review of the following documents:

*Summary of Site Condition, MOE Site ID# 11455, SLR Consulting Ltd., December 15, 2013;*

*Supplement to Stage 2 PSI, SLR Consulting Ltd., December 14, 2013; and*

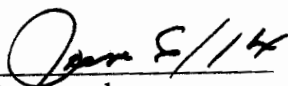
  
Date Issued

  
John E. H. Ward  
For Director, *Environmental Management Act*

*Stage 1 and Completion of Stage 2 Preliminary Site Investigation Report former Central Husky Location #6526, 999 Central Street West. Prince George, BC, SLR Consulting Ltd.*  
December 11, 2013.

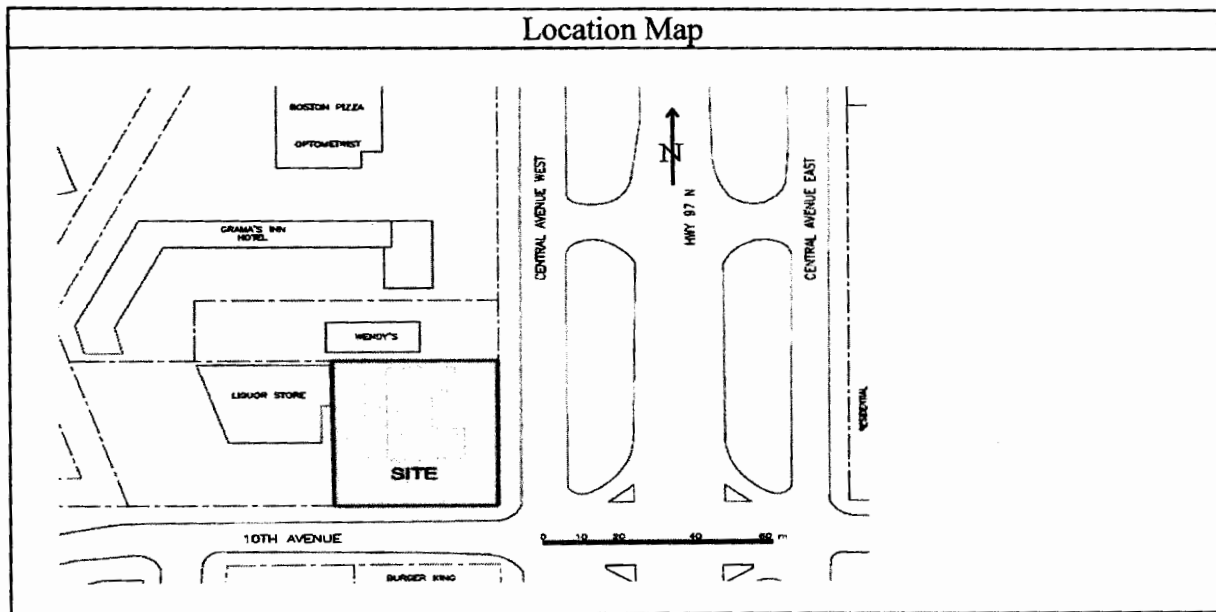
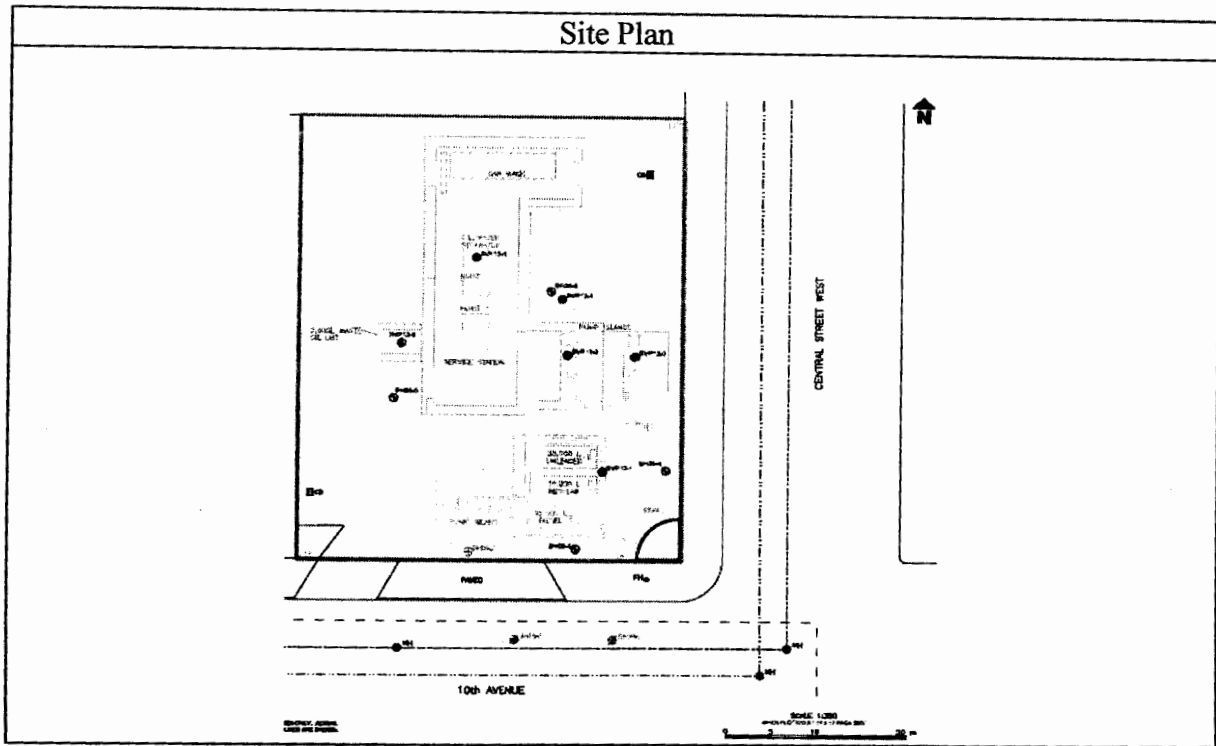
The Final Determination is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

This Final Determination should not be construed as an assurance that there are no hazards present on the site described above.

  
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For Director, *Environmental Management Act*

Schedule "A"



*June 8/14*  
Date Issued

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## Schedule "B"

### Conditions

1. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.
2. The documents listed in Schedule B 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. The Site must not be used for residential development.

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 B must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

*June 6/14*  
Date Issued

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For Director, *Environmental Management Act*

## Schedule "C"

### Substances evaluated in soil:

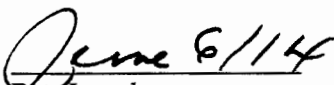
To meet Contaminated Sites Regulation numerical standards:

- Arsenic, barium, chromium (total), copper, lead and zinc;
- VPHs, LEPHs and HEPHs;
- Chloroform, dichloroethane (1,1-, 1,2), dichloromethane, 1,2-dichloropropane, carbon tetrachloride, trichloroethane (1,1,1-, 1,1,2), chlorobenzene and dichlorobenzene (1,2-, 1,3-, 1,4-);
- Benzene, ethylbenzene, toluene, xylene and methyl tert-butyl ether (MTBE);
- Diethylene glycol, ethylene glycol and propylene glycol;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-c,d] pyrene, naphthalene, phenanthrene and pyrene;
- Bromodichloromethane, bromoform (tribromomethane), chloroethane, chloromethane, dibromochloromethane, 1,1-dichloroethylene, 1,2-dichloroethylene (cis), 1,2-dichloroethylene (trans), cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, trichloroethylene, trichlorofluoromethane and vinyl chloride; and
- Polychlorinated biphenyls (PCBs).

### Substances evaluated in water:

To meet Contaminated Sites Regulation numerical standards:

- Methyl tertiary butyl ether (MTBE), VPH<sub>w</sub>, LEPH<sub>w</sub>, VH<sub>w(6-10)</sub> and EPH<sub>w(10-19)</sub>;
- Vinyl chloride, dichlorobenzene 1,2-, dichlorobenzene 1,3-, dichlorobenzene 1,4-, dichloroethane 1,2-, dichloroethylene 1,1-, tetrachloroethylene, trichloroethylene;
- Bromodichloromethane, dibromochloromethane, dichloromethane, carbon tetrachloride, bromoform and chloroform;
- Benzene, ethylbenzene, toluene and xylenes (total);
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene phenanthrene, pyrene and quinoline; and
- Chloroethane, chloromethane, 1,2-dibromoethane, 1,1-dichloroethane, 1,2-dichloroethylene (cis), 1,2-dichloroethylene (trans), 1,2-dichloropropane, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane and trichlorofluoromethane.

  
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Substances evaluated in vapour:

To meet Contaminated Sites Regulation numerical standards:

- Acetone, benzene, bromobenzene, bromodichloromethane, bromomethane, 1,3-butadiene, carbon disulphide, carbon tetrachloride, chlorobenzene, n-decane, 1,2-dibromoethane, 1,2-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene, cis, 1,2-dichloroethene, trans, 1,2-dichloropropane, ethyl acetate, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methylene chloride, methyl ethyl ketone, methyl isobutyl ketone, Methyl tertiary butyl ether (MTBE), naphthalene, 1,1,2,2-tetrachloroethane, tetrachloroethylene, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv and xylenes (mixture).

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