



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 and criteria prescribed in the Contaminated Sites Regulation ***agricultural land soil and vapour use***.

The site covered by this Final Determination is located at 1120 Guerin Road, Kamloops, British Columbia which is more particularly known and described as:

Lot A Section 12 Township 20 Range 18 West of the 6th Meridian, Kamloops Division
Yale District Plan KAP86166

PID: 027-431-843

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

Latitude: 50° 49' 46.8"
Longitude: 120° 22' 6.93"

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 March 12, 2014 and upon a review of the following documents:

Summary of Site Condition, prepared by Ian Marsh, M.Sc., P.Geo., SNC-Lavalin Inc., Environment and Water Division, dated December 17, 2013; and

Stage 1 and Stage 2 Preliminary Site Investigation, 1120 Guerin Road, Kamloops, BC, Melissa Giles, B.Sc., Marta Rosa, P.Geo., and Colin Dunwoody, P.Eng., SNC-Lavalin Inc., Environment and Water Division, dated December 12, 2013.

May 8 / 14
Date Issued

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

Site Identification Number 16279
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It should not be assumed that this Final Determination is based on site investigations which identified all substances at the site.

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.

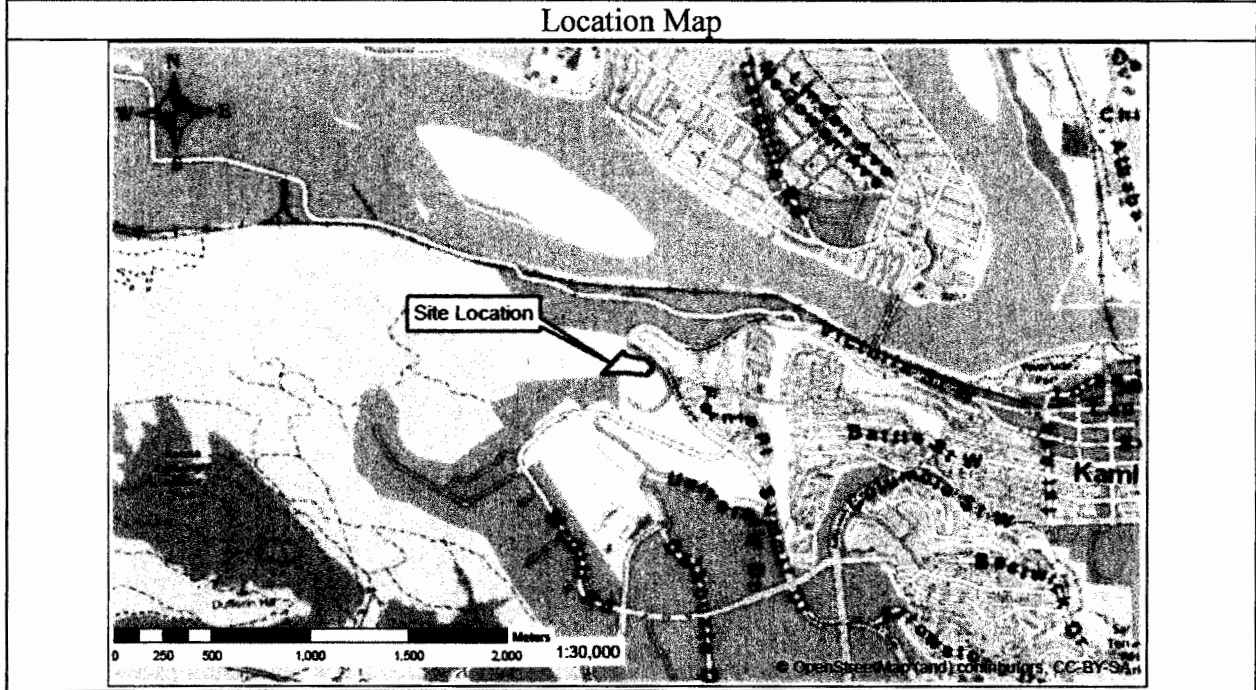
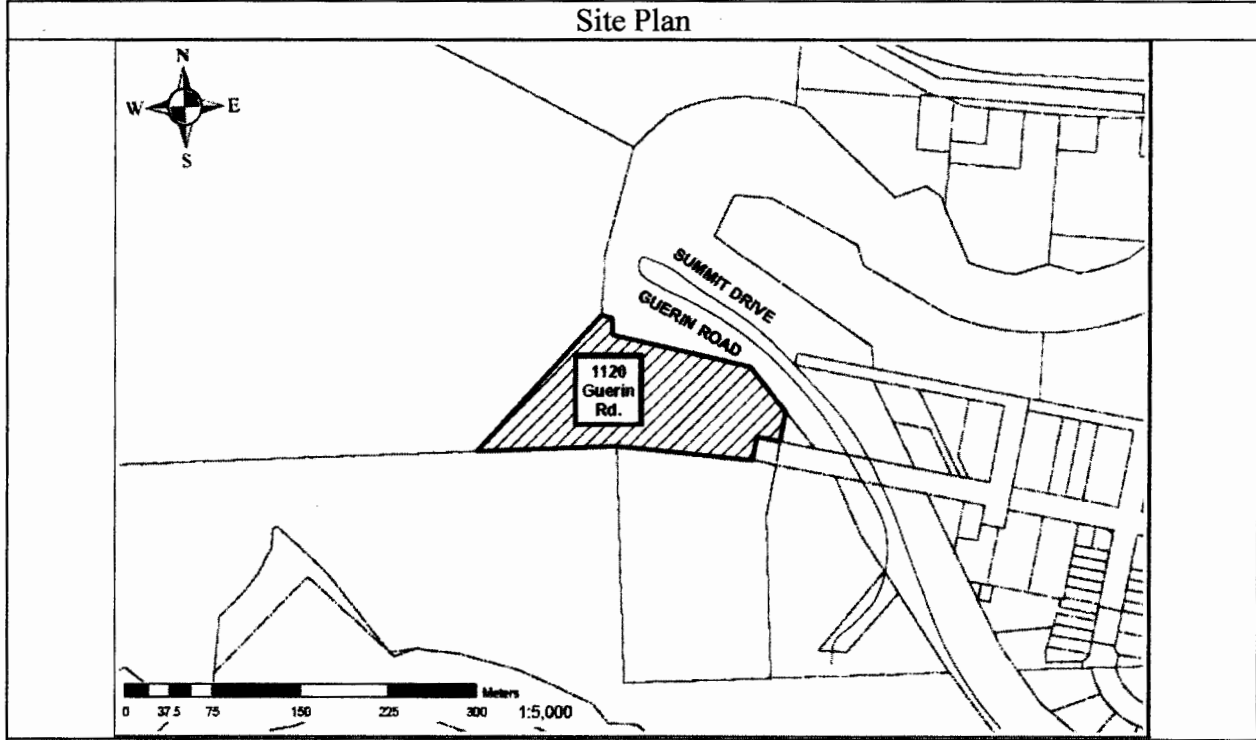
This Final Determination should not be construed as an assurance that there are no hazards present on the site described above.

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Schedule "A"



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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 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 expected at the site. These assumptions include the following:
 - Future buildings constructed anywhere on site shall be with a slab-on-grade foundation.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed building foundations at the site and the range of structures, locations and depths of building foundations assumed in the selection of vapour attenuation factors in the documents listed must be promptly identified by the responsible person or persons in a written submission to the Director.

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Schedule "C"

Substances evaluated in soil:

- Antimony, arsenic, barium, beryllium, boron (Hot Water Soluble), cadmium, chromium, cobalt, copper, manganese, molybdenum, nickel, selenium, silver, thallium, tin, vanadium, uranium and zinc;
- VPHs, LEPHs, HEPHs;
- Chloroform, dichloroethane (1,1-, 1,2-), dichloroethene (1,1-, 1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), carbon tetrachloride, trichloroethane (1,1,1-, 1,1,2-), dichlorobenzene (1,2-, 1,3-, 1,4-) and monochlorobenzene;
- Styrene;
- Benzene, benzo[a]pyrene (B[a]P), benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene;
- Ethylbenzene, ethylene glycol, lead, mercury (inorganic), tetrachloroethylene (PERC), toluene, trichloroethylene (TCE) and xylene; and
- Acetone, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane (methyl bromide), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,2-dibromoethane (ethylene dibromide [EDB]), methyl ethyl ketone (2-butanone), methyl isobutyl ketone (4-methyl-2-pentanone), methyl tert-butyl ether (MTBE), propylene glycol (1,2-propanediol), tetrachloroethane (1,1,1,2-, 1,1,2,2-), trichlorofluoromethane (Freon 11).

Substances evaluated in vapour:

To meet Contaminated Sites Regulation numerical standards:

- Benzene, bromoform (tribromomethane), bromobenzene, 1,3-butadiene, carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 2-chlorotoluene, cumene (isopropylbenzene), n-decane, 1,2-dibromoethane (ethylene dibromide, EDB), dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane (DBCP), 1,2-dichlorobenzene, 1,3 -dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane (Freon 12), 1,1-dichloroethane, 1,2-dichloroethane, 1,2-dichloroethylene, cis (1,2-dichloroethene, cis), 1,2-dichloroethylene, trans (1,2-dichloroethene, trans), dichloromethane (methylene chloride), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropane, ethylbenzene, n-hexane, methylene bromide (dibromomethane), methyl tert-butyl ether (MTBE), methylcyclohexane, naphthalene, styrene, TCE (trichloroethylene), 1,1,1,2-tetrachloroethane, tetrachloroethylene (PCE)

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(PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichlorofluoromethane (Freon 11), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,2,3-trichloropropane, vinyl chloride (chloroethene), VPHv and xylenes, mixture.

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