



Ministry of
Environment

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

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

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

Sept. 29/14
Date Issued


J. A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 280 Tranquille Road, Kamloops, British Columbia, which is more particularly known and described as:

Lot A District Lot 2 Group 2 Kamloops (Formerly Lytton) Division Yale District Plan
37917

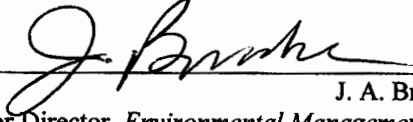
PID: 006-915-558

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

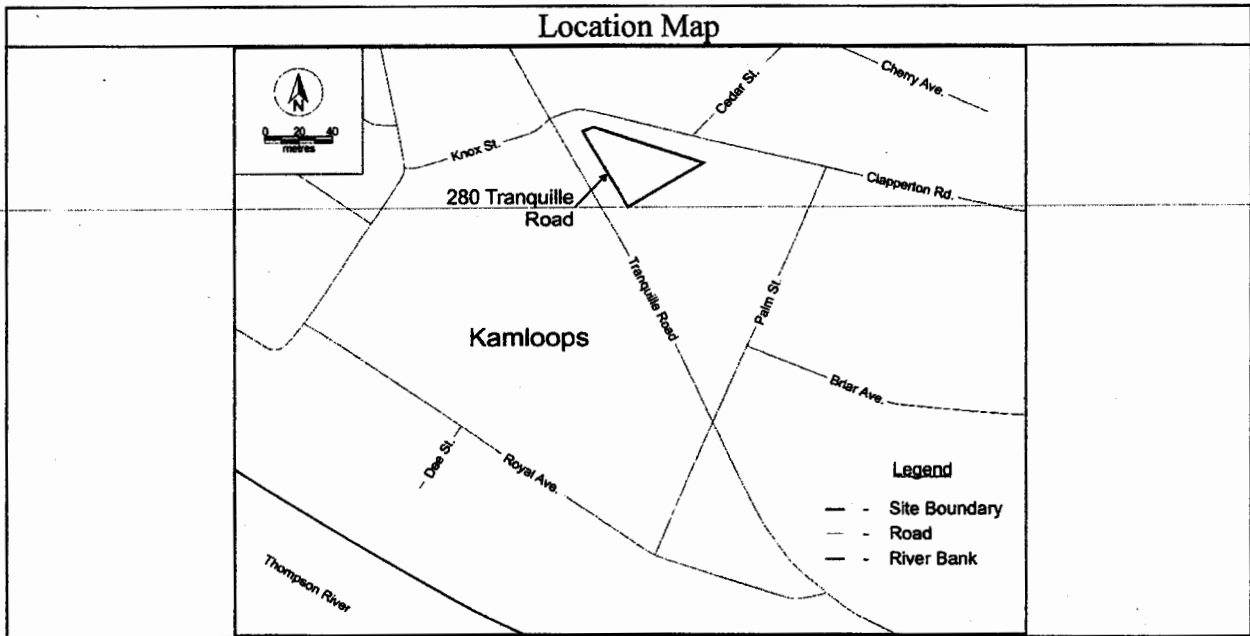
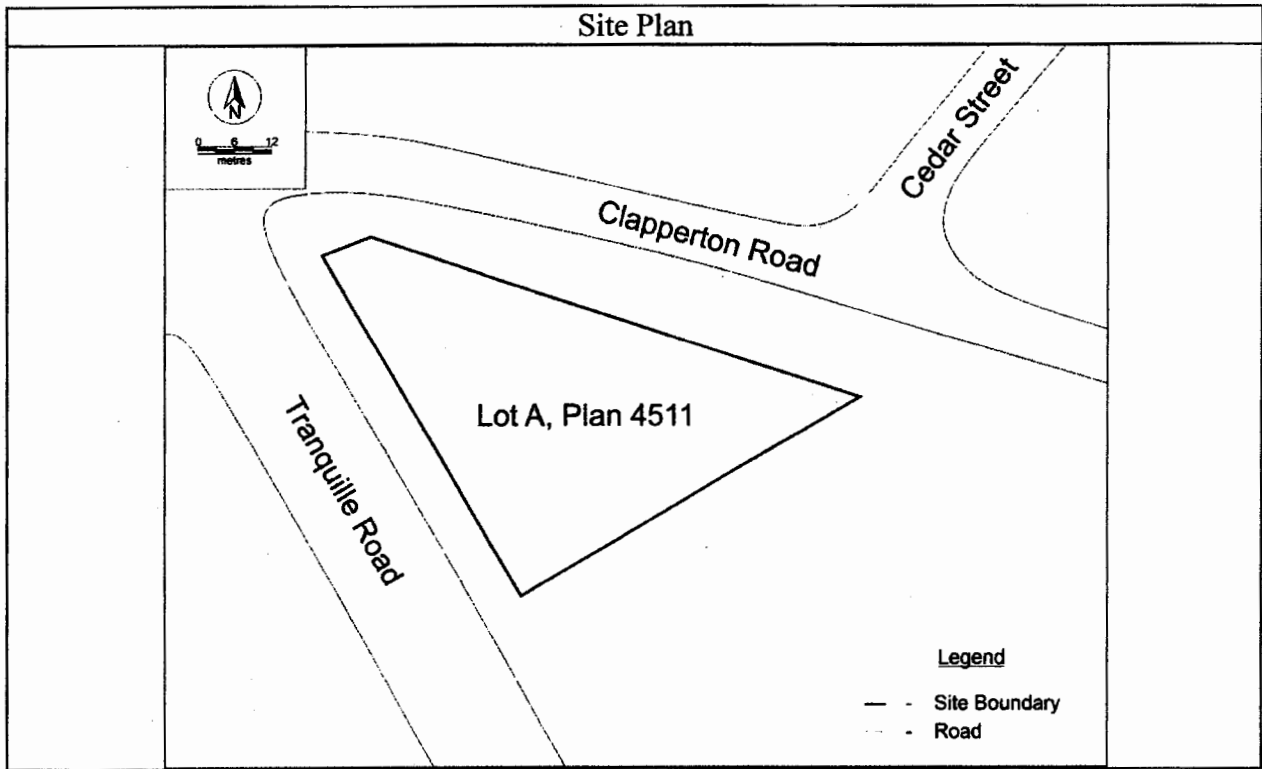
Latitude: 50° 41' 14.33"
Longitude: 120° 21' 24.08"

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Schedule B

Requirements and Conditions

1. Any changes in land use must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The uses 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 indicated 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) Future development of the site will consist of slab-on-grade building constructed with no occupied building spaces below grade.

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 commercial land soil use:

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

- Barium, copper, lead and zinc;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene;
- Benzene, ethylbenzene, toluene and xylene (total);
- HEPHs, LEPHs and VPHs;
- Ethylene glycol; and
- 1,3-Butadiene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroform (trichloromethane), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, 1,1-dichloroethane, 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), 1,1-dichloroethylene (1,1-dichloroethene), MTBE (methyl tert-butyl ether), TCE (trichloroethylene), tetrachloroethylene (PCE) (PERC), 1,1,1-trichloroethane and vinyl chloride (chloroethene).

Substances evaluated in vapour for commercial vapour use:

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

- Naphthalene;
- Benzene, ethylbenzene, toluene and xylenes (total);
- 1,3-Butadiene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroform (trichloromethane), n-decane, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, 1,1-dichloroethane, 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), 1,1-dichloroethylene (1,1-dichloroethene), n-hexane, isopropylbenzene (cumene), methylcyclohexane, MTBE (methyl tert-butyl ether), TCE (trichloroethylene), tetrachloroethylene (PCE) (PERC), 1,1,1-trichloroethane, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene and vinyl chloride (chloroethene); and
- VPHv.

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Substances evaluated in water for freshwater aquatic life water use:

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

- Barium, copper, lead and zinc;
- Acenaphthene, acridine, anthracene, benz[a]anthracene, benzo[a]pyrene, chrysene, fluorene, fluoranthene, naphthalene, phenanthrene and pyrene;
- Benzene, ethylbenzene, toluene and xylenes (total);
- Carbon tetrachloride (tetrachloromethane), chloroform (trichloromethane), 1,2-dichloroethane, MTBE (methyl tert-butyl ether), and TCE (trichloroethylene) tetrachloroethylene (PCE) (PERC);
- LEPHw, VHW and VPHw; and
- Ethylene glycol.

Substances evaluated in water for drinking water use:

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

- Barium, copper, lead and zinc;
- Benzo[a]pyrene;
- Benzene, ethylbenzene, toluene and xylenes (total);
- 1,3-Butadiene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroform (trichloromethane), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, 1,1-dichloroethane, 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), 1,1-dichloroethylene (1,1-dichloroethene), MTBE (methyl tert-butyl ether), TCE (trichloroethylene), tetrachloroethylene (PCE) (PERC), 1,1,1-trichloroethane and vinyl chloride (chloroethene); and
- VPHw.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Greg Danyluk / GD Assessments Inc., dated 01 Jun 2014; and
- *Preliminary Site Investigation*, prepared by Greg Danyluk / GD Assessments Inc., dated 28 May 2014.

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