



**VIA E-MAIL: graeme@graestone.com**

Victoria File: 26250-20/25478  
Site ID: 25478

March 31, 2022

Mr. Graeme Wiens  
1270883 BC Ltd./Graestone Ready Mix Inc.  
10086 199B Street  
Langley, BC V1M 3X8

Dear Mr. Wiens:

**Re: Preliminary Determination - 13560 Mitchell Road, Richmond, 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 local background concentrations 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
5. Groundwater at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.)

may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

6. 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](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Warren Mills, City of Richmond  
[wmills@richmond.ca](mailto:wmills@richmond.ca)

Walter Cirko, Rogers Communications Inc.  
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Client Information Officer, ENV Victoria  
[csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

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Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 13560 Mitchell Road, Richmond which is more particularly known and described as:

Lot 22 District Lot 527 Group 1 New Westminster District Plan 2806  
PID: 001-859-170

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

Latitude: 49° 12' 18.00"  
Longitude: 123° 04' 18.00"

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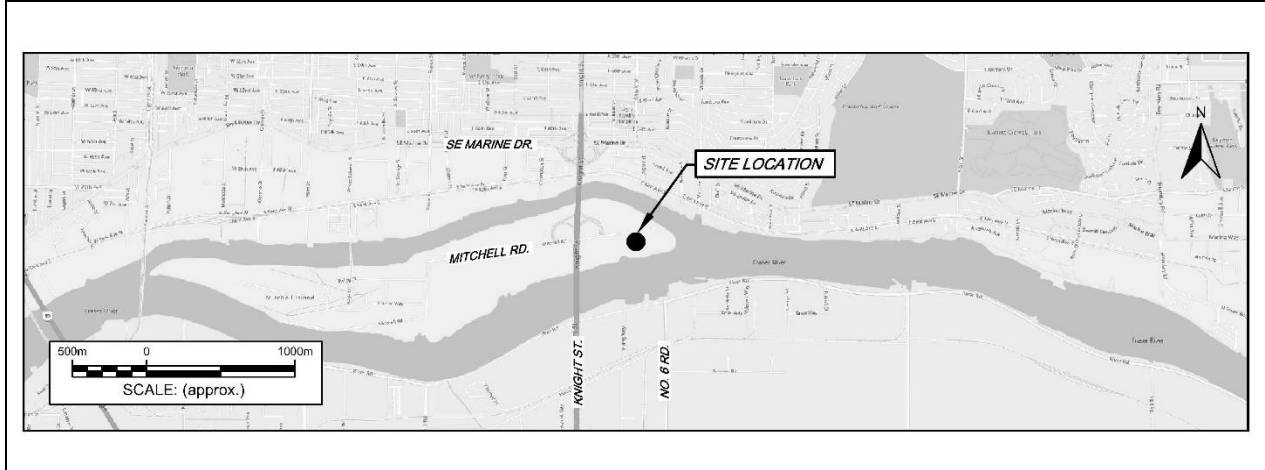


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### Site Plan, Richmond, BC



### Location Map, Richmond, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water uses 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 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 indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

(a) *Any building on the Site will be slab on grade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 persons 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 standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	dibenz(a,h)anthracene	53-70-3
aluminum	7429-90-5	dibromochloromethane	124-48-1
anthracene	120-12-7	dibromoethane, 1,2-	106-93-4
antimony	7440-36-0	dichlorobenzene, 1,2-	95-50-1
arsenic	7440-38-2	dichlorobenzene, 1,3-	541-73-1
barium	7440-39-3	dichlorobenzene, 1,4-	106-46-7
benzene	71-43-2	dichlorodifluoromethane	75-71-8
benz(a)anthracene	56-55-3	dichloroethane, 1,1-	75-34-3
benzo(a)pyrene	50-32-8	dichloroethane, 1,2-	107-06-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-2	dichloroethylene, 1,1-	75-35-4
benzo(k)fluoranthene	207-08-9	dichloroethylene, 1,2-cis-	156-59-2
beryllium	7440-41-7	dichloroethylene, 1,2-trans-	156-60-5
boron	7440-42-8	dichloromethane	75-09-2
bromobenzene	108-86-1	dichloropropane, 1,2-	78-87-5
bromodichloromethane [BDCM]	75-27-4	dichloropropene, 1,3- (cis + trans)	542-75-6
bromoform	75-25-2	dimethylphenol, 2,4-	105-67-9
bromomethane	74-83-9	dimethylphenol, 2,6-	576-26-1
butadiene, 1,3-	106-99-0	dimethylphenol, 3,4-	95-65-8
cadmium	7440-43-9	dinitrophenol, 2,4-	51-28-5
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	fluoranthene	206-44-0
chloroform	67-66-3	fluorene	86-73-7
chromium	7440-47-3	HEPHs	NA
chrysene	218-01-9	hexachlorobutadiene	87-68-3
cobalt	7440-48-4	hexanone, 2-	591-78-6
copper	7440-50-8	hydroquinone	123-31-9
cyclohexene	110-83-8	indeno(1,2,3-cd)pyrene	193-39-5

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iron	7439-89-6	tetrachloroethane, 1,1,1,2-	630-20-6
isopropylbenzene	98-82-8	tetrachloroethane, 1,1,2,2-	79-34-5
lead	7439-92-1	tetrachloroethylene	127-18-4
LEPHs	NA	tetrachlorophenol, 2,3,4,5-	4901-53-3
lithium	7439-93-2	tetrachlorophenol, 2,3,4,6-	58-90-2
manganese	7439-96-5	tetrachlorophenol, 2,3,5,6-	935-95-5
mercury	7439-97-6	thallium	7440-28-0
methyl ethyl ketone [MEK]	78-93-3	tin	7440-31-5
methyl tert-butyl ether [MTBE]	1634-04-4	toluene	108-88-3
methylnaphthalene, 1-	90-12-0	trichloroethane, 1,1,1-	71-55-6
methylnaphthalene, 2-	91-57-6	trichloroethane, 1,1,2-	79-00-5
methylphenol, 2-	94-48-7	trichloroethylene	79-01-6
methylphenol, 3&4	108-39-4 & 106-44-5	trichlorofluoromethane	75-69-4
molybdenum	7439-98-7	trichlorophenol, 2,3,4-	15950-66-0
methylphenol, 4-chloro-3-	59-50-7	trichlorophenol, 2,3,5-	933-78-8
naphthalene	91-20-3	trichlorophenol, 2,3,6-	933-75-5
nickel	7440-02-0	trichlorophenol, 2,4,5-	95-95-4
nitrophenol, 2-	88-75-5	trichlorophenol, 2,4,6-	88-06-2
nitrophenol, 4-	100-02-07	trichlorophenol, 3,4,5-	609-19-8
pentachlorophenol	87-86-5	trimethylbenzene, 1,3,5-	108-67-8
phenanthrene	85-01-8	tungsten	7440-33-7
phenol	108-95-2	uranium	7440-61-1
pyrene	129-00-0	vanadium	7440-62-2
quinoline	91-22-5	vinyl chloride	75-01-4
selenium	7782-49-2	VPHs	NA
silver	7440-22-4	xylenes	1330-20-7
strontium	7440-24-6	zinc	7440-66-6
styrene	100-42-5		

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***Substances evaluated in vapour for commercial land vapour use:***

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

benzene	71-43-2	dichloropropane, 1,3-	142-28-9
bromobenzene	108-86-1	dichloropropene, 1,3- (cis + trans)	542-75-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methylcyclohexane	108-87-2
carbon tetrachloride	56-23-5	methyl ethyl ketone [MEK]	78-93-3
chlorobenzene	108-90-7	methyl isobutyl ketone [MIBK]	108-10-1
chloroethane	75-00-3	methyl tert-butyl ether [MTBE]	1634-04-4
chloroform	67-66-3	n-decane	124-18-5
chloromethane	74-87-3	n-hexane	110-54-3
chlorophenol, 2-	95-57-8	naphthalene	91-20-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,2-	95-50-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-6
dichlorodifluoromethane	75-71-8	trichlorofluoromethane	75-69-4
dichloroethane, 1,1-	75-34-3	trichloropropane, 1,2,3-	96-18-4
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-cis-	156-59-2	toluene	108-88-3
dichloroethylene, 1,2-trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPH <sub>v</sub>	NA
dichloropropane, 1,2-	78-87-5	xylene, total	1330-20-7

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*Substances evaluated in water for drinking water use:*

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

acenaphthene	83-32-9	dichlorodifluoromethane	75-71-8
aluminum	7429-90-5	dichloroethane, 1,1-	75-34-3
anthracene	120-12-7	dichloroethane, 1,2-	107-06-2
antimony	7440-36-0	dichloroethylene, 1,1-	75-35-4
barium	7440-39-3	dichloroethylene, 1,2-cis-	156-59-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,2-trans-	156-60-5
benzene	71-43-2	dichloromethane	75-09-2
benzo(a)pyrene	50-32-8	dichlorophenol, 2,4-	120-83-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-2	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropene, 1,3- (cis+trans)	542-75-6
boron	7440-42-8	dimethylphenol, 2,4-	105-67-9
bromobenzene	108-86-1	dimethylphenol, 2,6-	576-26-1
bromodichloromethane [BDCM]	75-27-4	dimethylphenol, 3,4-	95-65-8
bromoform	75-25-2	dinitrophenol, 2,4-	51-28-5
bromomethane	74-83-9	EPHW <sub>10-19</sub>	NA
butadiene, 1,3-	106-99-0	ethylbenzene	100-41-4
cadmium	7440-43-9	fluoranthene	206-44-0
carbon tetrachloride	56-23-5	fluorene	86-73-7
chlorobenzene	108-90-7	hexachlorobutadiene	87-68-3
chloroform	67-66-3	isopropylbenzene	98-82-8
chromium, hexavalent	18540-29-9	lead	7439-92-1
chromium, trivalent	16065-83-1	lithium	7439-93-2
chrysene	218-01-9	mercury	7439-97-6
cobalt	7440-48-4	methyl ethyl ketone [MEK]	78-93-3
copper	7440-50-8	methyl tert-butyl ether [MTBE]	1634-04-4
cyclohexene	110-83-8	methylnaphthalene, 1-	90-12-0
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 2-	91-57-6
dibromochloromethane [DBCM]	124-48-1	methylphenol, 2-	94-48-7
dibromoethane, 1,2-	106-93-4	methylphenol, 3&4-	108-39-4 & 106-44-5
dichlorobenzene, 1,2-	95-50-1	methylphenol, 4-chloro-3-	59-50-7
dichlorobenzene, 1,4-	106-46-7	molybdenum	7439-98-7

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naphthalene	91-20-3	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
nickel	7440-02-0	trichlorobenzene, 1,2,3-	87-61-6
pentachlorophenol	87-86-5	trichlorobenzene, 1,2,4-	120-82-1
phenol	108-95-2	trichloroethane, 1,1,1-	71-55-6
pyrene	129-00-0	trichloroethane, 1,1,2-	79-00-5
quinoline	91-22-5	trichloroethylene	79-01-06
selenium	7782-49-2	trichlorofluoromethane	75-69-4
silver	7440-22-4	trimethylbenzene, 1,3,5-	108-67-8
strontium	7440-24-6	trichlorophenol, 2,4,5-	95-95-4
styrene	100-42-5	trichlorophenol, 2,4,6-	88-06-2
tetrachloroethane, 1,1,1,2-	630-20-6	uranium	7440-61-1
tetrachloroethane, 1,1,2,2-	79-34-5	vanadium	7440-62-2
tetrachloroethylene	127-18-4	VHw6-10	NA
tetrachlorophenol, 2,3,4,6-	58-90-2	vinyl chloride	75-01-04
tin	7440-31-5	xylenes, total	1330-20-7
toluene	108-88-3	zinc	7440-66-6

***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	chlorobenzene	108-90-7
acridine	260-94-6	chloroform	67-66-3
anthracene	120-12-7	chromium, hexavalent	18540-29-9
antimony	7440-36-0	chromium, trivalent	16065-83-1
arsenic	7440-38-2	chrysene	218-01-9
barium	7440-39-3	cobalt	7440-48-4
benz(a)anthracene	56-55-3	copper	7440-50-8
benzene	71-43-2	dichlorobenzene, 1,2-	95-50-1
benzo(a)pyrene	50-32-8	dichlorobenzene, 1,3-	541-73-1
beryllium	7440-41-7	dichlorobenzene, 1,4-	106-46-7
boron	7440-42-8	dichloroethane, 1,2-	107-06-2
cadmium	7440-43-9	dichloromethane	75-09-2
carbon tetrachloride	56-23-5	dichlorophenol, 2,3-	576-24-9



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dichlorophenol, 2,4 &2,5-	120-83-2 & 583-78-8	selenium	7782-49-2
dichlorophenol, 2,6-	87-65-0	silver	7440-22-4
dichlorophenol, 3,4-	95-77-2	styrene	100-42-5
dichlorophenol, 3,5-	591-35-5	tetrachloroethylene	127-18-4
dinitrophenol, 2,4-	51-28-5	tetrachlorophenol, 2,3,4,5-	4901-53-3
EPHW <sub>10-19</sub>	NA	tetrachlorophenol, 2,3,4,6-	58-90-2
ethylbenzene	100-41-4	tetrachlorophenol, 2,3,5,6-	935-95-5
fluoranthene	206-44-0	trichlorophenol, 2,3,4-	15950-66-0
fluorene	86-73-7	trichlorophenol, 2,3,5-	933-78-8
hexachlorobutadiene	87-68-3	trichlorophenol, 2,3,6-	933-75-5
lead	7439-92-1	trichlorophenol, 2,4,5-	95-95-4
LEPHw	NA	trichlorophenol, 2,4,6-	88-06-2
mercury	7439-97-6	trichlorophenol, 3,4,5-	609-19-8
methyl tert-butyl ether [MTBE]	1634-04-4	thallium	7440-28-0
methylphenol, 2-	94-48-7	titanium	7440-32-6
methylphenol, 3&4-	108-39-4 & 106-44-5	toluene	108-88-3
molybdenum	7439-98-7	trichlorobenzene, 1,2,3-	87-61-6
naphthalene	91-20-3	trichlorobenzene, 1,2,4-	120-82-1
nickel	7440-02-0	trichloroethylene	79-01-06
pentachlorophenol	87-86-5	uranium	7440-61-1
phenanthrene	85-01-8	VHw6-10	NA
phenol	108-95-2	VPHw	NA
pyrene	129-00-0	xylene, total	1330-20-7
quinoline	91-22-5	zinc	7440-66-6

To meet local background concentrations:

arsenic 7440-38-2

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## Schedule D

### Documents

*Summary of Site Condition, 13560 Mitchell Road, Richmond, BC, Keystone Environmental Ltd., February 28, 2022;*

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 13560 Mitchell Road, Richmond, BC, prepared by Keystone Environmental Ltd. for 1270883 B.C. Ltd. c/o Graestone Ready Mix Inc., February 28, 2022;*

*Report of Findings – Phase II Environmental Site Assessment, 13560 Mitchell Road, Richmond, BC, prepared by Keystone Environmental Ltd. for Graestone Ready Mix Inc. October 6, 2020;*

*Report of Findings – Phase I Environmental Site Assessment, 13560 Mitchell Road, Richmond, BC, Keystone Environmental Ltd. for Fraser River Planning Mills Ltd., June 12, 2020;*

*Documentation for Fraser River Planning Mills, 13560 Mitchell Road, Health Department, Environmental Health Division, the Corporation of the Township of Richmond dated June 25 and 29, 1987;*

*Discharge of Chlorophenate Wood Protection Chemicals and Sample of Spilled Effluent, Fraser River Planning Mills, 13560 Mitchell Road, Richmond, Environment Canada, June 26, 1987; and*

*870459 Fraser River Planning Mills, Environment Canada Laboratory Services, June 23, 1987.*

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