



Victoria File: 26250-20/23641
Site ID: 23641

August 4, 2020

Mr. Gordon Williams and Mr. Marvin Williams
1967 Tsawwassen Drive
Tsawwassen, BC V4M 4G2

Dear Mr. Gordon Williams and Mr. Marvin Williams:

Re: Preliminary Determination – 1985 Tsawwassen Drive N, Tsawwassen, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface 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.

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 vincent.hanemayer@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Vincent Hanemayer, P.Eng.
Sr. Contaminated Sites Officer

Enclosure

cc: Ms. Laura Cassidy 1951 Tsawwassen Drive, Tsawwassen, BC V4M 4G2.
lmccassidy@outlook.com

Komal Shaikh, Director of Lands and Municipal Infrastructure, Tsawwassen First Nations.
2460 Falcon Way, Tsawwassen, BC, V4M 4G4. info@tsawwassenfirstnation.com

BC Hydro and Power Authority, Properties Division, 12th Floor, 333 Dunsmuir Street,
Vancouver, BC V6B 5R3, properties.helpdesk@bchydro.com

Telus Communications Inc., Right of Way Information, 4535 Canada Way, Burnaby,
BC V5G 1J9, rightofway@telus.com

FortisBC (formerly Terasen Gas Inc.), Property Services, 3700 2nd Avenue, Burnaby, BC
V5C 6S4, property.services@fortisbc.com

Eastlink (formerly Persona Communications Inc.), Western Locates Division, P.O. Box
8660. Station "A" Halifax, Nova Scotia, B3K 5M3, eastlink.locates@corp.eastlink.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd. Suite 320, 4400
Dominion Street, Burnaby, BC, V5G 4G3
mgeraghty@keystoneenvironmetnal.ca

Site Information Advisor, BC Ministry of Environment and Climate Change Strategy
Advisor.SiteInformation@gov.bc.ca

CSAP Society, 613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5
apopova@csapsociety.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.

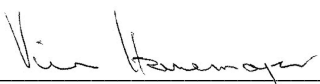
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2020-08-04
Date Issued


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Schedule A

The site covered by this Preliminary Determination is located at 1985 Tsawwassen Drive North, Tsawwassen, British Columbia which is more particularly known and described as:

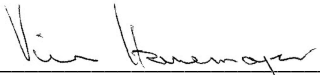
Lot 5 District Lot 169 Group 2 New Westminster District Plan BCP38102
PID: 027-864-570

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

Latitude: 49° 2' 18.30"
Longitude: 123° 5' 44.50"

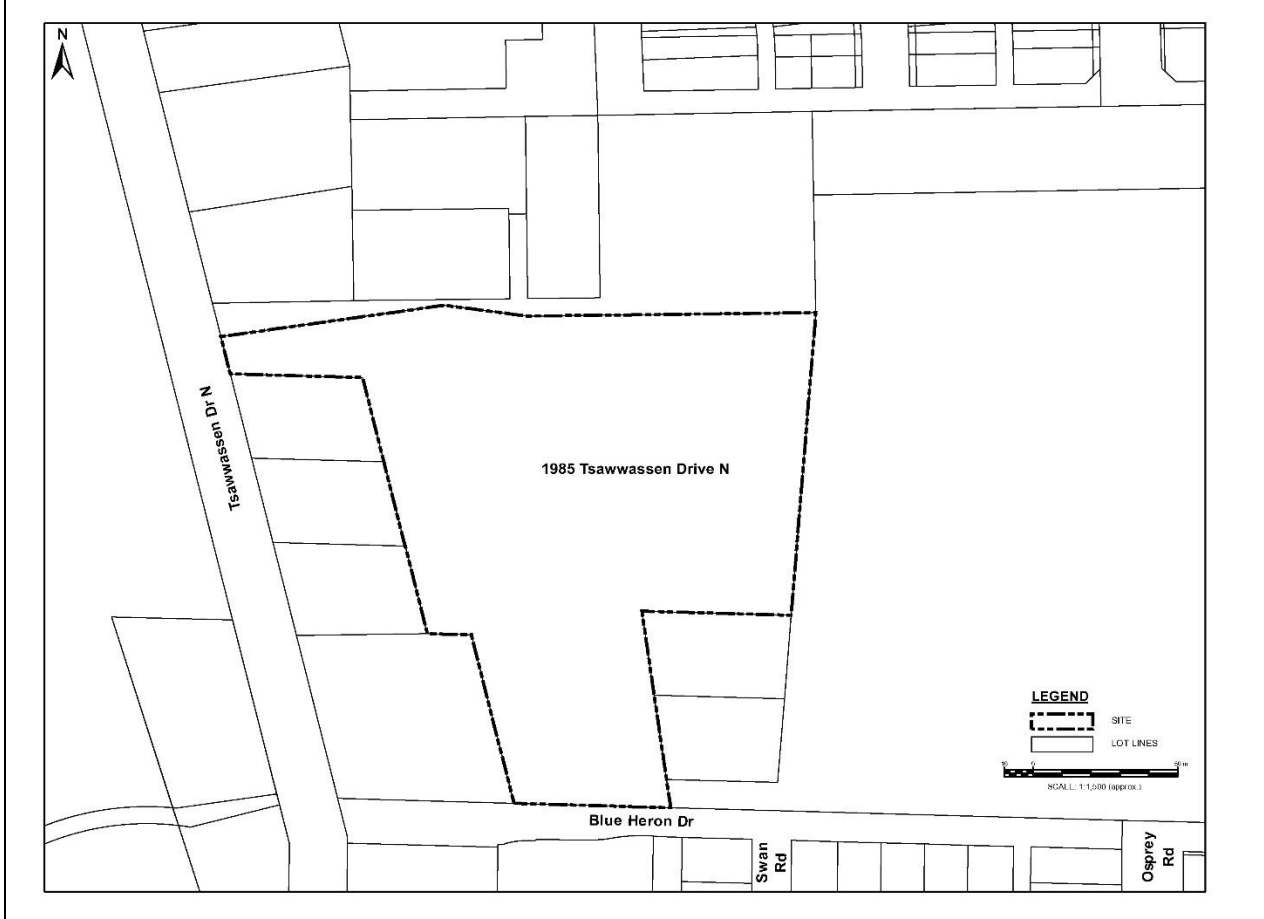
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Site Plan, Tsawwassen, BC



Location Map, Tsawwassen, BC



2020-08-04

Date Issued

Site Identification Number 23641

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3 of 11

Schedule B

Requirements and Conditions

1. Any changes in land, water and vapour uses must be promptly identified by the responsible person(s) 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 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 be developed with multiple single-family residences with crawlspaces;

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(s) in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

2020-08-04

Date Issued

Site Identification Number 23641
Version 9.0 R



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4 of 11

Schedule C

Substances and Uses

Substances evaluated in soil for low-density residential land soil use:

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

acenaphthene	83-32-9	acetone	67-64-1
aluminum	7429-90-5	antimony	7440-36-0
anthracene	120-12-7	barium	7440-39-3
arsenic	7440-38-2	benz(a)anthracene	56-55-3
beryllium	7440-41-7	benzo[a]pyrene	50-32-8
benzene	71-43-2	benzo(b+j)fluoranthenes	205-99-2&205-82-3
benzo[k]fluoranthene	207-08-9	boron	7440-42-8
bromobenzene	108-86-1	bromodichloromethane	75-27-4
bromoform	75-25-2	1,3-butadiene	106-99-0
2-butanone	78-93-3	carbon tetrachloride	56-23-5
cadmium	7440-43-9	chromium	7440-47-3
chloroform	67-66-3	chrysene	218-01-9
cobalt	7440-48-4	copper	7440-50-8
n-decane	124-18-5	dibenz[a,h]anthracene	53-70-3
dibromochloromethane	124-48-1	1,2-dibromoethane	106-93-4
1,2-dichlorobenzene	95-50-1	1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7	1,1-dichloroethane	75-34-3
1,2-dichloroethane	107-06-2	1,1-dichlorethene	75-35-4
cis-1,2-dichloroethene	156-59-2	trans-1,2-dichloroethene	156-60-5
dichlorodifluoromethane	75-71-8	dichloromethane	75-09-2
1,2-dichloropropane	78-87-5	1,3-dichloropropene (cis+trans)	542-75-6
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluoranthene	206-44-0	fluorene	86-73-7
HEPHs	NA	1,3-hexachlorobutadiene	87-68-3
iron	7439-89-6	indeno(1,2,3-cd)pyrene	193-39-5
isopropylbenzene	98-82-8	lead	7439-92-1
LEPHs	NA	lithium	7439-93-2
manganese	7439-96-5	1-methylnaphthalene	90-12-0
methyl tert-butyl ether	1634-04-4	mercury	7439-97-6
2-methylnaphthalene	91-57-6	molybdenum	7439-98-7
naphthalene	91-20-3	nickel	7440-02-0
phenanthrene	92-84-2	pyrene	29-00-0

2020-08-04

Date Issued

Site Identification Number 23641
Version 9.0 R



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5 of 11

quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	strontium	7440-24-6
styrene	100-42-5	thallium	7440-28-0
tin	7440-31-5	1,1,1,2-tetrachloroethane	630-20-6
1,1,2,2-tetrachloroethane	79-34-5	tetrachloroethylene	127-18-4
titanium	7440-32-6	toluene	108-88-3
1,1,2-trichloro-1,2,2-trifluoroethane	76-13-1	1,2,3-trichlorobenzene	87-61-6
1,2,4-trichlorobenzene	120-82-1	1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	triethylene glycol	112-27-6
1,2,4-trimethylbenzene	95-63-6	1,3,5-trimethylbenzene	108-67-8
tungsten	7440-33-7	uranium	7440-61-1
vanadium	7440-62-2	vinyl chloride	75-01-4
VPHs	N/A	xylenes	1330-20-7
zinc	7440-66-6		

Substances evaluated in vapour for residential land vapour use:

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

acetone	67-64-1	benzene	71-43-2
bromobenzene	108-86-1	bromodichloromethane	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
butadiene, 1,3-	106-99-0	butanone, 2-	78-93-3
n-butylbenzene	104-51-8	sec-butylbenzene	135-98-8
tert-butylbenzene	98-06-6	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chloroethane	75-00-3
chloroform	67-66-3	chloromethane	74-87-3
chlorotoluene, 2-	95-49-8	4-chlorotoluene	106-43-4
dibromochloromethane	75-71-8	dibromomethane	74-95-3
dibromoethane, 1,2-	106-93-4	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8	dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2	dichlorethene, 1,1-	75-35-4
dichloroethene, 1,2-cis	156-59-2	dichloroethene, 1,2-trans-	156-60-5
dichloropropane, 1,3-	142-28-9	dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3-cis-	542-75-6	dichloropropene, 1,3- trans-	542-75-6
ethyl acetate	140-88-5	ethylbenzene	100-41-4
hexachlorobutadiene	118-74-1	isopropylbenzene	98-82-8
p-isopropyltoluene	99-87-6	2-monochlorophenol	95-57-8

n-decane	124-18-5	methyl-tert-butyl-ether	1634-04-4
4-methyl-2-pentanone	108-10-1	methylcyclohexane	108-87-2
n-hexane	110-54-3	naphthalene	91-20-3
n-propylbenzene	103-65-1	styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6	tetrachloroethylene	127-18-4
1,2,3-trichlorobenzene	87-61-6	trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6	tetrachloroethane, 1,1,2,2-	79-34-5
trichloroethylene	79-01-06	toluene	108-88-3
1,2,3-trimethylbenzene	526-73-8	trimethylbenzene, 1,2,4-	95-63-6
trichlorofluoromethane	75-69-4	trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4	trichloropropane, 1,2,3-	98-18-4
xylenes, total	1330-20-7	VPHv	N/A

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	aluminum	7429-90-5
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
beryllium	7440-41-7	benzo(a)anthracene	56-55-3
boron	7440-42-8	benzene	71-43-2
benzo[a]pyrene	50-32-8	benzo(b+j)fluoranthenes	205-99-2&205-82-3
carbon tetrachloride	56-23-5	cadmium	7440-43-9
chlorobenzene	108-90-7	chromium	7440-47-3
chloroform	67-66-3	chloroethane	75-00-3
cobalt	7440-48-4	copper	7440-50-8
dibenz[a,h]anthracene	53-70-3	dibromomethane, 1,2-	106-93-4
1,2-dichlorobenzene	95-50-1	1,1-dichloroethane	75-34-3
1,4-dichlorobenzene	106-46-7	1,1-dichloroethene	75-35-4
1,2-dichloroethane	107-06-2	trans-1,2-dichloroethene	156-60-5
cis-1,2-dichloroethene	156-59-2	1,2-dichloropropane	78-87-5
dichloromethane	75-09-2	1,3-dichloropropene (cis+trans)	542-75-6
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluorene	86-73-7	fluoranthene	206-44-0
iron	7439-89-6	lead	7439-92-1
LEPHw	NA	lithium	7439-93-2
manganese	7439-96-5	magnesium	7439-95-4
mercury	7439-97-6	methyl tert-butyl ether	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3

2020-08-04

Date Issued

Site Identification Number 23641
Version 9.0 R



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For Director, *Environmental Management Act*

7 of 11

nickel	7440-02-0	propylene glycol 1,2-	57-55-6
quinoline	91-22-5	selinium	7782-49-2
silver	7440-22-4	sodium	7440-23-5
strontium	7440-24-6	thallium	7440-28-0
tetrachloroethylene	127-18-4	1,1,2,2-tetrachloroethane	79-34-5
toluene	108-88-3	1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	triethylene glycol	112-27-6
tungsten	7400-33-7	uranium	7440-61-1
vanadium	7440-62-2	vinyl chloride	75-01-4
VPHw	N/A	xylenes, total	1330-20-7
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	aluminum	7429-90-5
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
beryllium	7440-41-7	benzo(a)anthracene	56-55-3
boron	7440-42-8	benzene	71-43-2
benzo[a]pyrene	50-32-8	benzo(b+j)fluoranthenes	205-99-2&205-82-3
carbon tetrachloride	56-23-5	cadmium	7440-43-9
chlorobenzene	108-90-7	chromium	7440-47-3
chloroform	67-66-3	chloroethane	75-00-3
cobalt	7440-48-4	copper	7440-50-8
dibenz[a,h]anthracene	53-70-3	dibromomethane, 1,2-	106-93-4
1,2-dichlorobenzene	95-50-1	1,1-dichloroethane	75-34-3
1,4-dichlorobenzene	106-46-7	1,1-dichlorethene	75-35-4
1,2-dichloroethane	107-06-2	trans-1,2-dichloroethene	156-60-5
cis-1,2-dichloroethene	156-59-2	1,2-dichloropropane	78-87-5
dichloromethane	75-09-2	1,3-dichloropropene (cis+trans)	542-75-6
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluorene	86-73-7	fluoranthene	206-44-0
iron	7439-89-6	lead	7439-92-1
LEPHw	NA	lithium	7439-93-2
manganese	7439-96-5	magnesium	7439-95-4
mercury	7439-97-6	methyl tert-butyl ether	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3

2020-08-04

Date Issued

Site Identification Number 23641
Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

8 of 11

nickel	7440-02-0	propylene glycol 1,2-	57-55-6
quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	sodium	7440-23-5
strontium	7440-24-6	thallium	7440-28-0
tetrachloroethylene	127-18-4	1,1,2,2-tetrachloroethane	79-34-5
toluene	108-88-3	1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	triethylene glycol	112-27-6
tungsten	7400-33-7	uranium	7440-61-1
vanadium	7440-62-2	vinyl chloride	75-01-4
VPHw	N/A	xylenes, total	1330-20-7
zinc	7440-66-6		

Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9	aluminum	7429-90-5
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
beryllium	7440-41-7	benzo(a)anthracene	56-55-3
boron	7440-42-8	benzene	71-43-2
benzo[a]pyrene	50-32-8	benzo(b+j)fluoranthenes	205-99-2&205-82-3
carbon tetrachloride	56-23-5	cadmium	7440-43-9
chlorobenzene	108-90-7	chromium	7440-47-3
chloroform	67-66-3	chloroethane	75-00-3
cobalt	7440-48-4	copper	7440-50-8
dibenz[a,h]anthracene	53-70-3	dibromomethane, 1,2-	106-93-4
1,2-dichlorobenzene	95-50-1	1,1-dichloroethane	75-34-3
1,4-dichlorobenzene	106-46-7	1,1-dichloroethene	75-35-4
1,2-dichloroethane	107-06-2	trans-1,2-dichloroethene	156-60-5
cis-1,2-dichloroethene	156-59-2	1,2-dichloropropane	78-87-5
dichloromethane	75-09-2	1,3-dichloropropene (cis+trans)	542-75-6
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluorene	86-73-7	fluoranthene	206-44-0
iron	7439-89-6	lead	7439-92-1
LEPHw	NA	lithium	7439-93-2
manganese	7439-96-5	magnesium	7439-95-4
mercury	7439-97-6	methyl tert-butyl ether	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3

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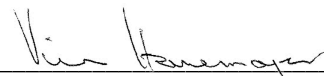
Signing Authority
For Director, *Environmental Management Act*
9 of 11

nickel	7440-02-0	propylene glycol 1,2-	57-55-6
quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	sodium	7440-23-5
strontium	7440-24-6	thallium	7440-28-0
tetrachloroethylene	127-18-4	1,1,2,2-tetrachloroethane	79-34-5
toluene	108-88-3	1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	triethylene glycol	112-27-6
tungsten	7400-33-7	uranium	7440-61-1
vanadium	7440-62-2	vinyl chloride	75-01-4
VPHw	N/A	xylenes, total	1330-20-7
zinc	7440-66-6		

2020-08-04

Date Issued

Site Identification Number 23641
Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

10 of 11

Schedule D

Documents

Summary of Site Condition, 1985 Tsawwassen Drive N, Tsawwassen, BC. Prepared by Keystone Environmental Ltd. July 8, 2020.

Stage 2 Preliminary Site Investigation, 1985 Tsawwassen Drive (Lot 5) and Lot 6, Tsawwassen, BC. Prepared by Keystone Environmental Ltd. April 2020.

Stage 1 Preliminary Site Investigation, 1985 Tsawwassen Drive (Lot 5) and Lot 6, Tsawwassen, BC. Prepared by Keystone Environmental Ltd. April 2020.

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For Director, *Environmental Management Act*

11 of 11