



Ministry of  
Environment

**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.

January 15, 2016  
Date Issued

Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 18087 – 96 Avenue, Surrey, British Columbia which is more particularly known and described as:

That Part of District Lot 121 Group 2 New Westminster District Shown as Closed Road on Plan EPP48783

PID: 029-570-557

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

Latitude:	49°	10'	38.2"
Longitude:	122°	43'	16.68"

January 15, 2016

Date Issued

SITE Identification Number 18588

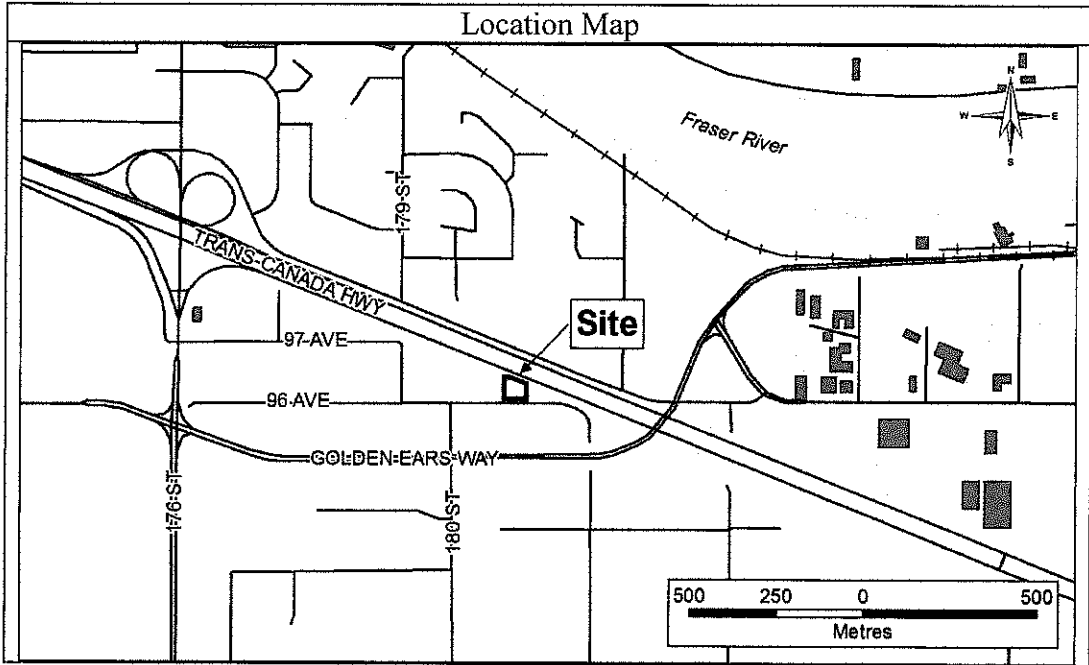
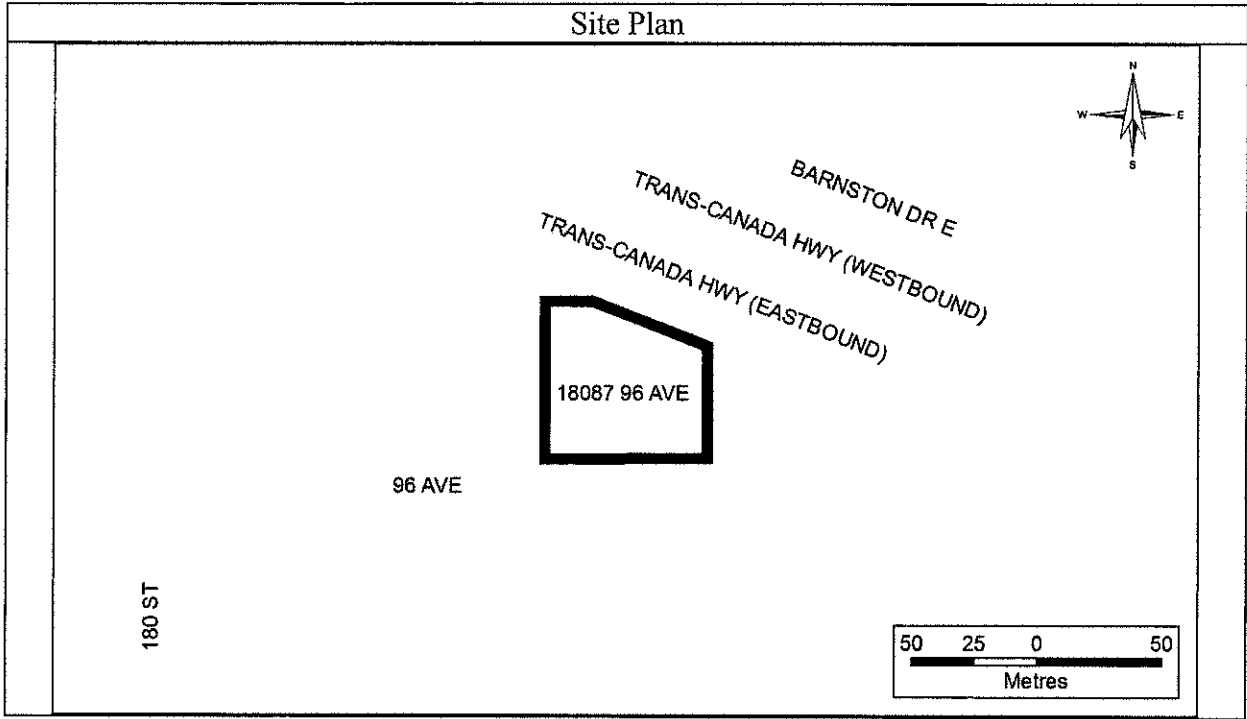
Version 8.0 R



Alan W. McCammon

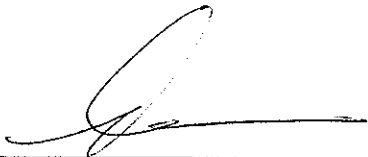
For Director, *Environmental Management Act*

2 of 6



January 15, 2016  
Date Issued

SITE Identification Number 18588  
Version 8.0 R

  
 Alan W. McCammon  
 For Director, *Environmental Management Act*  
 3 of 6

**Schedule B**  
**Requirements and Conditions**

This Schedule contains no requirements or conditions.

January 15, 2016

Date Issued

SITE Identification Number 18588

Version 8.0 R



Alan W. McCammon  
For Director, *Environmental Management Act*

4 of 6

## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for residential land soil use:*

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, methyl tert-butyl ether, styrene, toluene, and xylene;
- 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.

January 15, 2016

Date Issued

SITE Identification Number 18588

Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

5 of 6

## Schedule D

### Documents

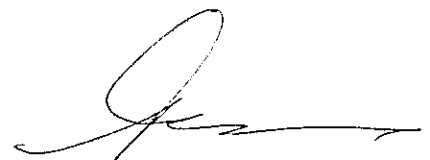
- *Summary of Site Condition*, prepared by Don Williams / Tetra Tech EBA Inc., dated November 2015;
- *Stage 2 Preliminary Site Investigation, 17937 – 96 Avenue; Part of District Lot 121 – 96 Avenue; and 18087 - 96 Avenue, Surrey, BC* prepared by Lora Paul and Don Williams / Tetra Tech EBA Inc., dated November 2015; and
- *Stage 1 Preliminary Site Investigation, 18087 – 96 Avenue, Surrey, BC* prepared by Brian Beulah, Lora Paul and Don Williams / Tetra Tech EBA Inc., dated September 2015.

January 15, 2016

Date Issued

SITE Identification Number 18588

Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

6 of 6