



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.

September 4, 2019
Date Issued


Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located on the north side of Tsawwassen Drive North and west of Falcon Way, on the Tsawwassen First Nation lands in British Columbia which is more particularly known and described as:

Legal descriptions:

Lots 200, 202, 203, 204, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 239, and G, District Lot 169, Group 2, New Westminster District Plan EPP83165.

Site PIDs (correspondingly):

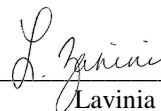
030-753-716, 030-753-732, 030-753-741, 030-753-759, 030-753-791, 030-753-805, 030-753-813, 030-753-821, 030-753-830, 030-753-848, 030-753-856, 030-753-864, 030-753-872, 030-753-881, 030-753-899, 030-753-902, 030-753-911, 030-753-929, 030-753-937, 030-753-945, 030-753-953, 030-753-961, 030-753-970, 030-753-988, 030-753-996, 030-754-003, 030-754-011, 030-754-020, 030-754-038, 030-754-046, 030-754-054, 030-754-062, 030-754-071, 030-754-089, 030-754-101, and 030-754-194

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

Latitude: 49° 02' 50.86"
Longitude: 123° 06' 19.04"

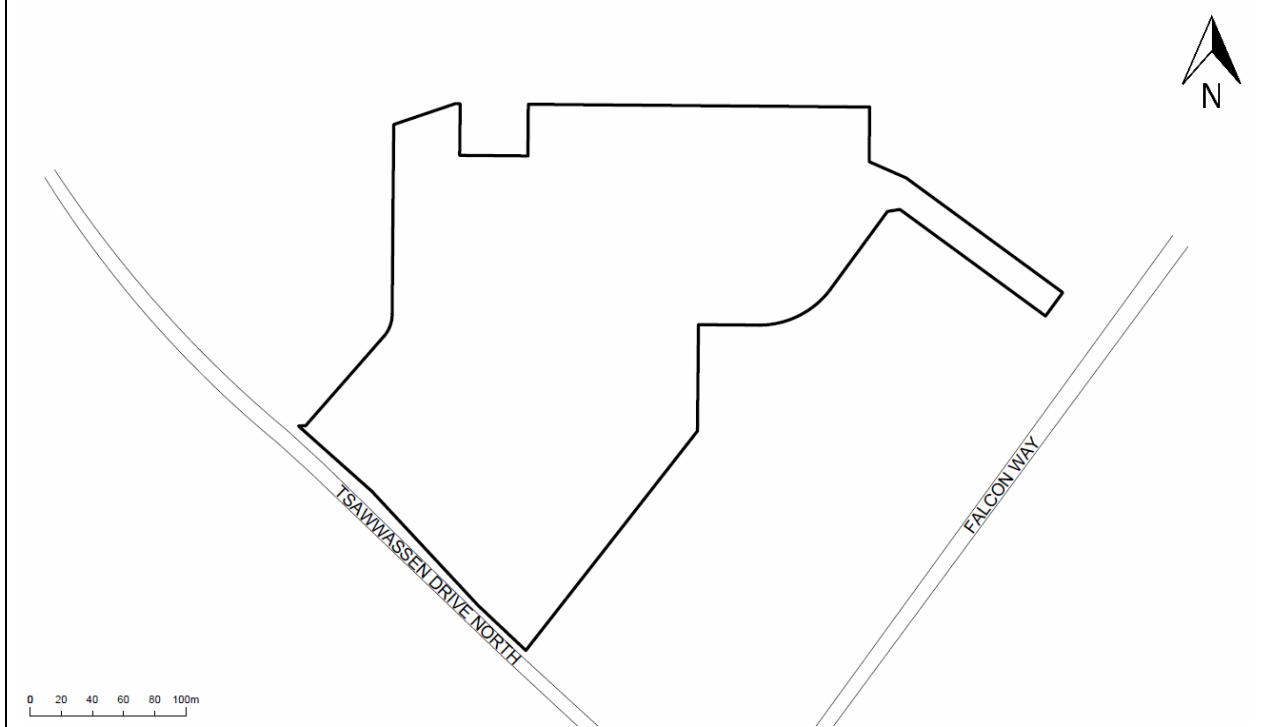
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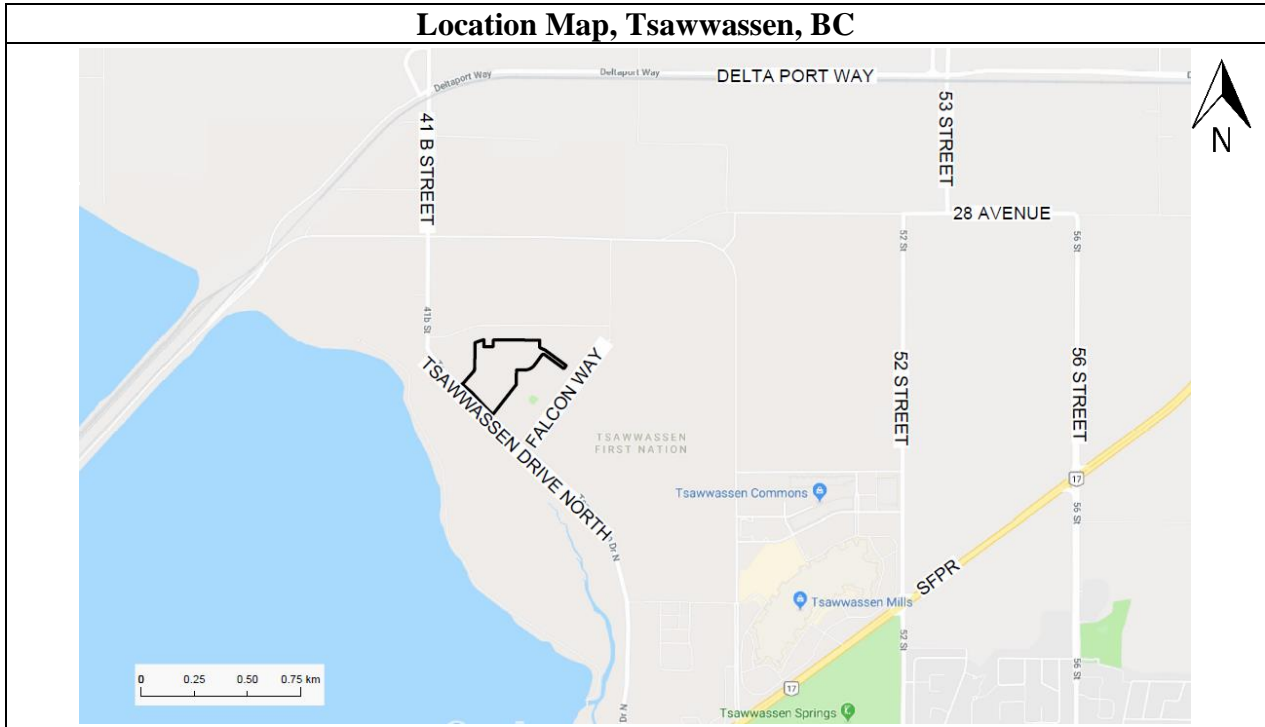


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For Director, *Environmental Management Act*

Site Plan, Tsawwassen, BC



Location Map, Tsawwassen, BC



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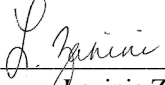
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Schedule B
Requirements and Conditions

1. This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

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

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

acenaphthene	83-32-9
acetone	67-64-1
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chloride ion	16887-00-6
chlorobenzene	108-90-7
chloroform	67-66-3
chlorophenol, 2-	95-57-8
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1

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dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis,	156-59-2
dichloroethylene, 1,2-trans,	156-60-5
dichloromethane	75-09-2
dichlorophenol, 2,4-	120-83-2
dichlorophenol, 2,6-	87-65-0
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
dimethylphenol, 2,4-	105-67-9
dinitrophenol, 2,4-	51-28-5
dinoseb	88-85-7
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
LEPHs	NA
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methylphenol, 2-	95-48-7
methylphenol, 3-	108-39-4
methylphenol, 4-	106-44-5
methylphenol, 4-chloro-3-	59-50-7
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
nitrophenol, 2-	88-75-5
nitrophenol, 4-	100-02-7
pentachlorophenol [PCP]	87-86-5
phenanthrene	85-01-8
phenol	108-95-2
phenol, 2-methyl-4,6-dinitro-	534-52-1
pyrene	129-00-0

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selenium	7782-49-2
silver	7440-22-4
sodium ion	17341-25-2
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tetrachlorophenol, 2,3,4,5-	4901-51-3
tetrachlorophenol, 2,3,4,6-	58-90-2
tetrachlorophenol, 2,3,5,6	935-95-5
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trichlorophenol, 2,3,4-	15950-66-0
trichlorophenol, 2,3,5-	933-78-8
trichlorophenol, 2,3,6-	933-75-5
trichlorophenol, 2,4,5-	95-95-4
trichlorophenol, 2,4,6-	88-06-2
trichlorophenol, 3,4,5-	609-19-8
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	NA
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 [BDCM]	75-27-4
butadiene, 1,3-	106-99-0

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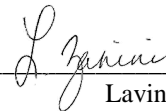
carbon disulfide	75-15-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1	75-34-3
dichloroethane, 1,2	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis	156-59-2
dichloroethylene, 1,2-trans	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
ethyl acetate	141-78-6
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	108-10-1
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-Decane	124-18-5
n-Hexane	110-54-3
styrene	100-42-5
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06
trimethylbenzene, 1,2,4	95-63-6
trimethylbenzene, 1,3,5	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylenes, total	1330-20-7

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Substances evaluated in water for freshwater aquatic life water use:

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

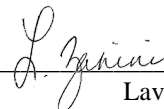
acenaphthene	83-32-9
acridine	260-94-6
aldrin	309-00-2
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlordane (cis + trans)	5103-71-9, 5103-74-2
chloride ion	16887-00-6
chlorobenzene	108-90-7
chloroform	67-66-3
chlorpyrifos	2921-88-2
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
diazinon	333-41-5
dicamba	1918-00-9
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodiphenyltrichloroethane, total [DDT]	NA
dichloroethane, 1,2	107-06-2
dichloromethane	75-09-02
dichlorophenoxyacetic acid, 2,4- [2,4- D]	94-75-7
diclofop-methyl	51338-27-3

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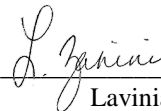
dieldrin	60-57-1
dimethoate	60-51-5
dinoseb	88-85-7
endrin	72-20-8
endosulfan I + II	115-29-7
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
fluoride	16984-48-8
heptachlor	76-44-8
heptachlor epoxide	1024-57-3
hexachlorobutadiene	87-68-3
hexachlorocyclohexane, gamma	58-89-9
lead	7439-92-1
LEPH _w	NA
malathion	121-75-5
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
nitrate (as N)	14797-55-8
nitrite (as N)	14797-65-0
phenanthrene	85-01-08
picloram	1918-02-1
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
sulfate	14808-79-8
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-06
uranium	7440-61-1
VHw6-10	NA
VPHw	NA

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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
acridine	260-94-6
aldrin	309-00-2
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlordane (cis + trans)	5103-71-9, 5103-74-2
chlorobenzene	108-90-7
chloroform	67-66-3
chlorpyrifos	2921-88-2
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
diazinon	333-41-5
dicamba	1918-00-9
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodiphenyltrichloroethane, total [DDT]	NA
dichloroethane, 1,2	107-06-2
dichloromethane	75-09-02

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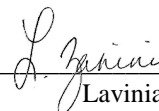
dichlorophenoxyacetic acid, 2,4- [2,4-D]	94-75-7
diclofop-methyl	51338-27-3
dieldrin	60-57-1
dimethoate	60-51-5
dinoseb	88-85-7
endrin	72-20-8
endosulfan I + II	115-29-7
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
fluoride	16984-48-8
heptachlor	76-44-8
heptachlor epoxide	1024-57-3
hexachlorobutadiene	87-68-3
hexachlorocyclohexane, gamma	58-89-9
lead	7439-92-1
LEPH _w	NA
malathion	121-75-5
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
nitrate (as N)	14797-55-8
nitrite (as N)	14797-65-0
phenanthrene	85-01-08
picloram	1918-02-1
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
sulfate	14808-79-8
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-06

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uranium	7440-61-1
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

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Schedule D

Documents

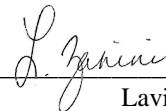
- *Summary of Site Condition*, prepared by Travis Deeter, Thurber Engineering Ltd., May 27, 2019.
- *Stage 2 Preliminary Site Investigation, Tsawwassen Shores Residential Development, Phase 2, Instrument 3 Area, Tsawwassen First Nation, British Columbia*, prepared by Thurber Engineering Ltd., May 27, 2019.
- *Stage 1 Preliminary Site Investigation, Tsawwassen Shores Residential Development, Phase 2, Instrument 3 Area, Tsawwassen First Nation, British Columbia*, prepared by Thurber Engineering Ltd., May 15, 2019.

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