



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.

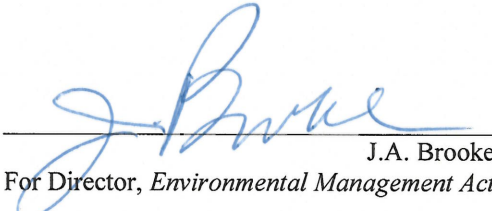
The site **does not have** concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

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.

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.

October 26, 2017
Date Issued



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

Schedule A

The site covered by this Preliminary Determination is located at 30697 Keystone Avenue, Mission, British Columbia which is more particularly known and described as:

Lot B, Section 1, Township 15, New Westminster District, Plan EPP57519
PID: 029-907-837

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


Latitude:	49°	11'	22.3"
Longitude:	122°	22'	27"

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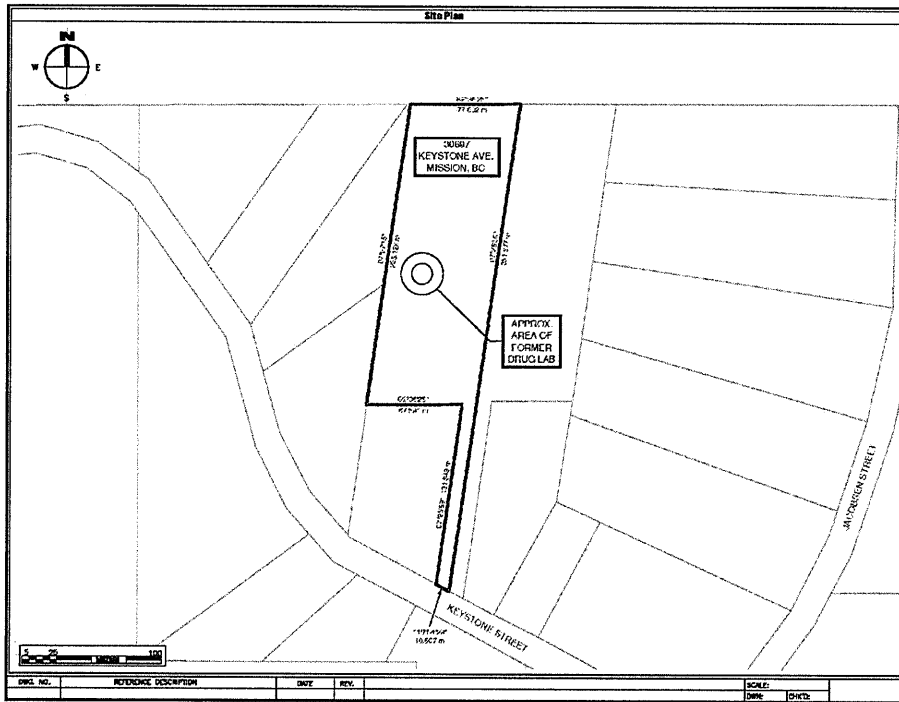
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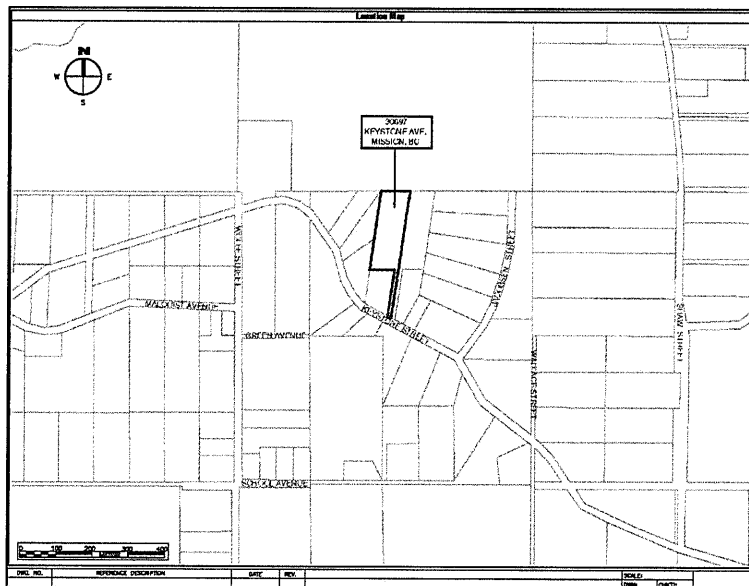
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Site Plan, Mission, BC

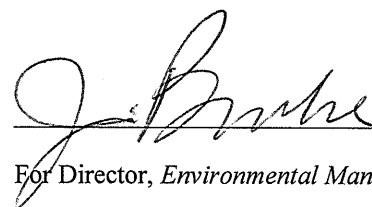


Location Map, Mission, BC



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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 Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of existing or expected at the site. These assumptions include the following:

- (a) Any building erected may have a crawlspace, an earthen basement, a wooden or concrete basement or be of slab-on-grade construction at any location on the property; and
- (b) Any building foundation and/or floor slab must not be in contact with groundwater.


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 or 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 residential land soil use:

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

- Acetone, 1-butanol, carbon disulfide, ethyl acetate, ethyl ether (diethyl ether), Freon 113 (1,1,2-trichloro-1,2,2-trifluoroethane), isobutanol, methanol, methyl ethyl ketone (2-butanone), and pyridine;
- Antimony, arsenic, barium, beryllium, boron (hot water soluble), cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, thallium, tin, uranium, vanadium, and zinc; and
- Benzene, ethylbenzene, styrene, toluene, and xylene.

Substances evaluated in vapour for residential land vapour use:

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


- Acetone, allyl chloride (3-chloropropene), ammonia, benzene, benzyl chloride (a-chlorotoluene), bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane (methyl bromide), 1,3-butadiene, 2-butanone (methyl ethyl ketone), carbon disulfide, carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichlorobenzene, 1,3-dichlorobenzene, dichlorodifluoromethane (Freon 12), 1,2-dichloroethane, 1,1-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), dichloromethane (methylene chloride), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene, ethyl acetate, ethylbenzene, Freon 11 (trichlorofluoromethane), Freon 113 (1,1,2-trichloro-1,2,2-trifluoroethane), 1,3-hexachlorobutadiene, methyl isobutyl ketone (4-methyl-2-pentanone), methyl tert-butyl ether (MTBE), n-hexane, PCE (tetrachloroethylene) (PERC), styrene, TCE (trichloroethylene), 1,1,2,2-tetrachloroethane, toluene, 1,2,4-trichlorobenzene, 1,1,2-trichloroethane, 1,1,1-trichloroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl acetate (ethenyl acetate), vinyl bromide (bromoethene), vinyl chloride (chloroethene), and xylenes, mixture.

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Substances evaluated in water for drinking water use:

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

- Acetone, 1-butanol, carbon disulfide, ethyl acetate, ethyl ether (diethyl ether), Freon 113 (1,1,2-trichloro-1,2,2-trifluoroethane), isobutanol, methanol, methyl ethyl ketone (2-butanone), and pyridine;
- Aluminum, ammonia, antimony, arsenic, barium, beryllium, boron, cadmium, calcium, chromium, cobalt, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, tin, titanium, uranium, vanadium, and zinc; and
- Benzene, ethylbenzene, styrene, toluene, and xylenes (total).

Substances evaluated in water for freshwater aquatic life water use:

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

- Acetone, 1-butanol, carbon disulfide, ethyl acetate, ethyl ether (diethyl ether), Freon 113 (1,1,2-trichloro-1,2,2-trifluoroethane), isobutanol, methanol, methyl ethyl ketone (2-butanone), and pyridine;
- Aluminum, ammonia, antimony, arsenic, barium, beryllium, boron, cadmium, calcium, chromium, cobalt, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, tin, titanium, uranium, vanadium, and zinc; and
- Benzene, ethylbenzene, styrene, toluene, and xylenes (total).

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeremiah Gladu / SynergyAspen Environmental, dated 30 Aug 2017;
- *Stage 2 Preliminary Site Investigation, 30697 & 30709 Keystone Ave, Mission BC*, prepared by Jason Chalifour and Jeremiah Gladu / SynergyAspen Environmental, dated 20 Jul 2017; and
- *Stage 1 Preliminary Site Investigation, 30697 & 30709 Keystone Avenue, Mission, BC*, prepared by Jason Chalifour and Steve Hait / SynergyAspen Environmental, dated 27 Apr 2017.

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