



FINAL DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Final Determination that the site identified in Schedule A of this document is **not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

JUL 27 2015

Date Issued

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

Schedule A

The site covered by this Final Determination is located at formerly southern portions (south of railway only) of 9410, 9450 and 9464 River Road, Delta, British Columbia, which is more particularly known and described as:

That Part of District Lot 133 Group 2, New Westminster District (Plan EPP428) shown on Plan EPP31425 as Closed Road

PID: 029-180-767

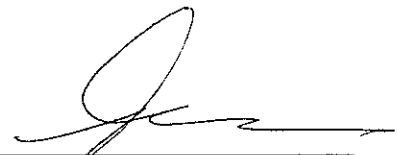
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 57.00"
Longitude: 122° 57' 40.00"

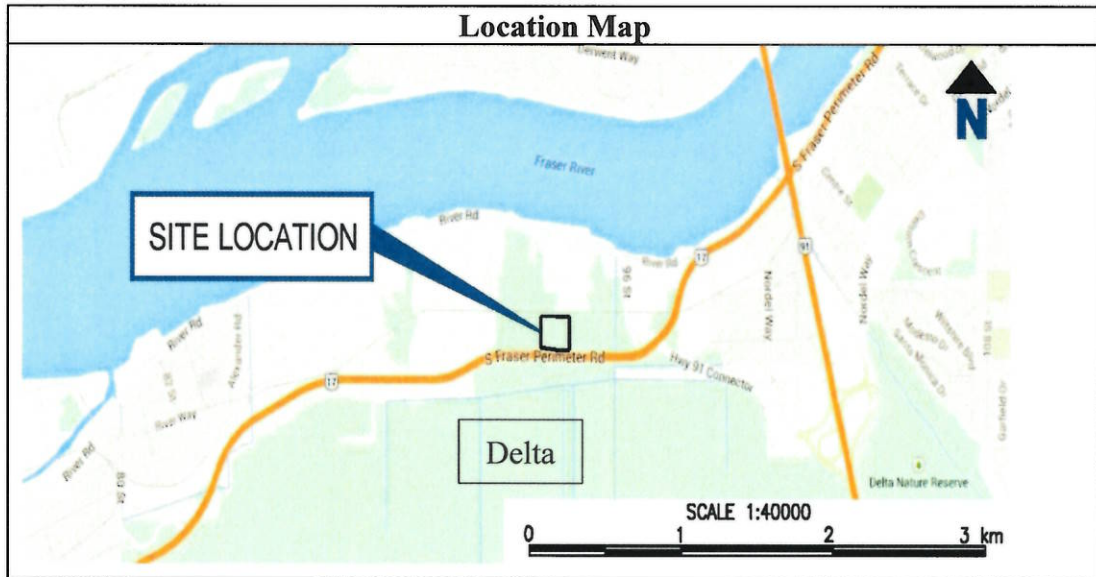
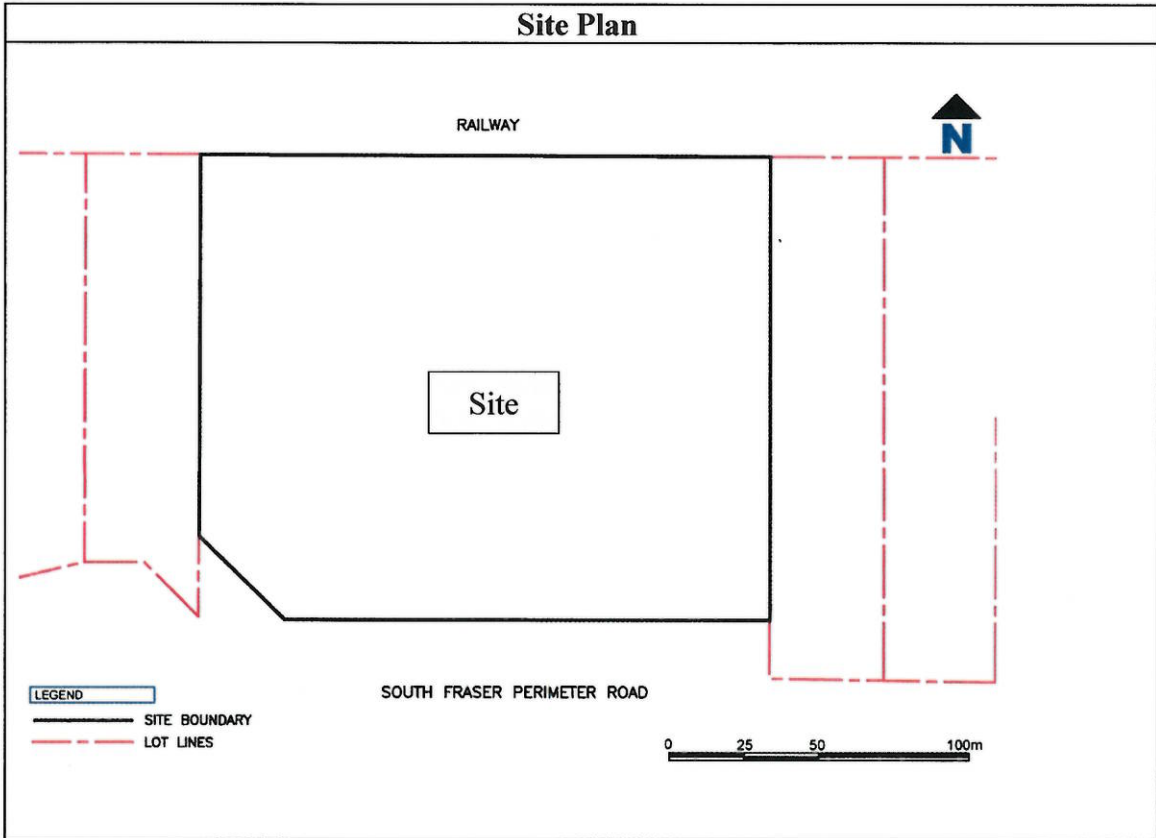
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Site Identification Number 17673
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible persons 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 buildings expected at and adjacent to the site. These assumptions include the following:

- (a) Any building foundation at the site must be of slab-on-grade construction.

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 industrial land soil use:

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

- Benzene, ethylbenzene, toluene, xylene and methyl tert-butyl ether;
- VPHs, LEPHs, and HEPHs;
- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium and zinc;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, pyrene;
- Bromodichloromethane, bromoform, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, dichloromethane, 1,2-dichloropropane, cis-1,3 dichloropropene, trans-1,3 dichloropropene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,1-trichloroethane, trichloroethene, trichlorofluoromethane, and vinyl chloride;
- 2,3,4-Trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,5,6-tetrachlorophenol, and pentachlorophenol.

Substances evaluated in vapour for industrial land vapour use:

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

- Acetone, benzene, bromobenzene, bromodichloromethane, bromomethane, carbon disulfide, carbon tetrachloride, chlorobenzene, dichlorodifluoromethane, dichloromethane, ethyle acetate, ethylbenzene, trichlorotrifluoroethane, isopropylbenzene, methyl tert-butyl ether, methylcyclohexane, methyl isobutyl ketone, naphthalene, n-hexane, n-decane, tetrachloroethylene, toluene, vinyl chloride, VPHv, xylenes, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, dibromoethane, 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-dichloropropane, 1,2,4-trimethylbenzene, 1,2,4-trichlorobenzene, 1,3-butadiene and 1,3,5-trimethylbenzene.

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Substances evaluated in water for marine aquatic life water use:

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

- Benzene, ethylbenzene, toluene and methyl tert-butyl ether;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- 2-Chlorophenol, 4-chlorophenol, 2,3-dichlorophenol, 2,6-dichlorophenol, 3,5-dichlorophenol, 2,3,4-trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,5,6-tetrachlorophenol, and pentachlorophenol; and
- Carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, 1,2,4-trichlorobenzene, trichloroethene, tetrachloroethene, and vinyl chloride.

Substances evaluated in water for freshwater aquatic life water use:

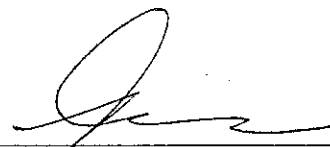
To meet numerical standards prescribed for defining whether a site is contaminated:

- Benzene, ethylbenzene, toluene and methyl tert-butyl ether;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- 2-Chlorophenol, 4-chlorophenol, 2,3-dichlorophenol, 2,6-dichlorophenol, 3,5-dichlorophenol, 2,3,4-trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,5,6-tetrachlorophenol, pentachlorophenol; and
- Carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, 1,2,4-trichlorobenzene, trichloroethene, tetrachloroethene, and vinyl chloride.

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Schedule D

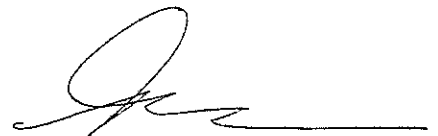
Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., February 6, 2015; and
- *Stage 1 and 2 Preliminary Site Investigation, South Fraser Perimeter Road, Former Southern Portions of 9410, 9450 and 9464 River Road, Delta, BC, MOTI Site No. 12*, SLR Consulting (Canada) Ltd., February 6, 2015.

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