



**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.

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

**AUG 04 2015**

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Date Issued

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

## Schedule A

The site covered by this Final Determination is located at 10985 Spruce Road, Surrey, British Columbia which is more particularly known and described as:

Lot 3, District Lot 3, Group 2, New Westminster District, Plan 10616

PID: 009-376-658

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

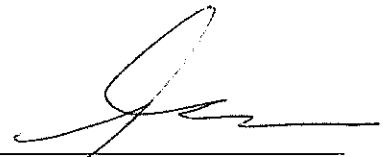
Latitude: 49 ° 12' 8.73"  
Longitude: 122° 53' 9.7"

AUG 04 2013

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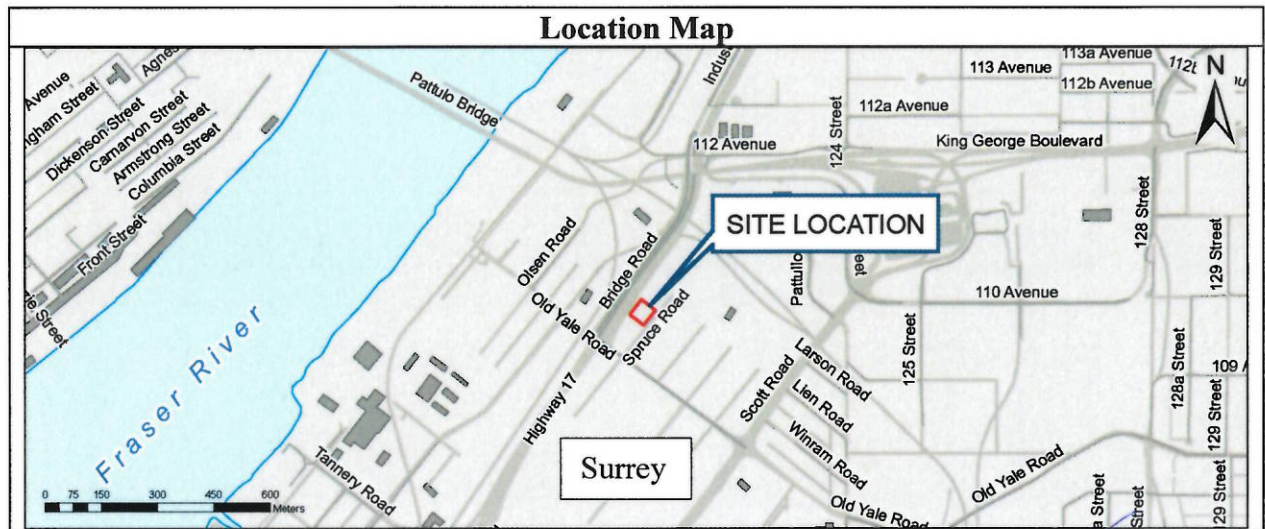
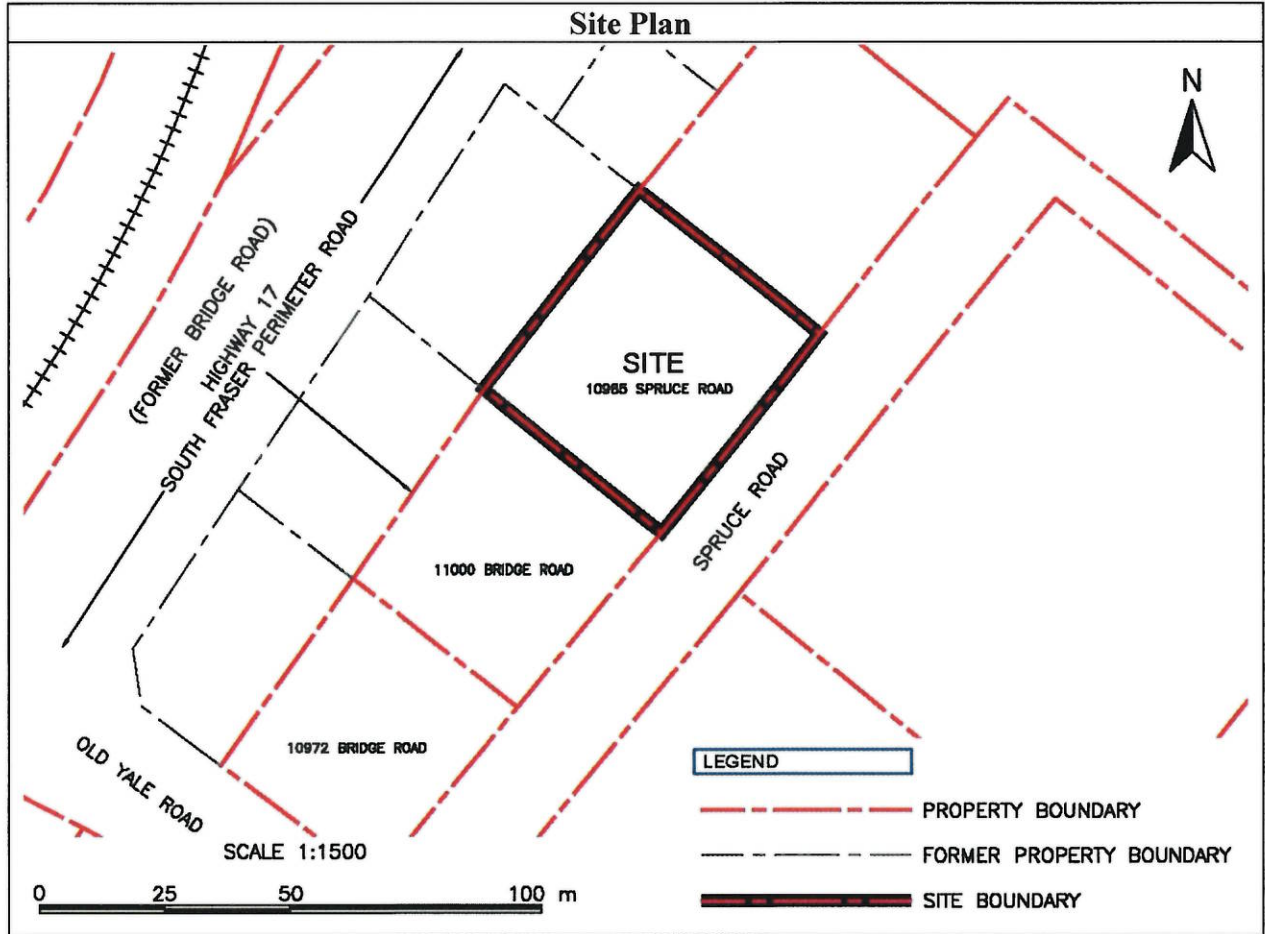
Date Issued

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

This Schedule contains no requirements or conditions.

**AUG 04 2015**

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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:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Chloroform, dichloroethane (1,1-, 1,2-), dichloroethene (1,1-, 1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane (cis and trans), carbon tetrachloride, trichloroethane (1,1,1-), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, tetrachloroethylene, trichloroethylene, bromodichloromethane (BDCM), bromoform (tribromomethane), chloroethane (ethyl chloride), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,1,1,2-tetrachloroethane, and 1,1,2,2-tetrachloroethane, trichlorofluoromethane (Freon 11), vinyl chloride (chloroethene);
- Chlorophenol isomers (ortho, para), 2,3-dichlorophenol, 2,4-dichlorophenol, 2,5-dichlorophenol, 2,6-dichlorophenol, 3,4-dichlorophenol, 3,5-dichlorophenol, pentachlorophenol, 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, and 2,3,5,6-tetrachlorophenol;
- 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;
- Benzene, ethylbenzene, toluene, and xylene;
- Chloride, and sodium; and
- Polychlorinated biphenyls (PCBs).

#### *Substances evaluated in vapour for industrial land vapour use:*

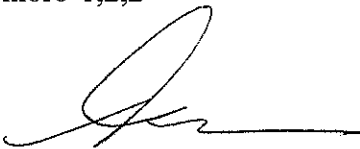
To meet numerical standards prescribed for defining whether a site is contaminated:

- Acetone, benzene, bromobenzene, bromodichloromethane, bromomethane, 1,3-butadiene, carbon disulfide, carbon tetrachloride, chlorobenzene, 1,2-dibromoethane, 1,2-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, ethyl acetate, ethylbenzene, isopropylbenzene, methyl tert-butyl ether, methylcyclohexane, methyl ethyl ketone, methyl isobutyl ketone, naphthalene, n-decane, n-hexane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,1,2-trichloro-1,2,2-

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trifluoroethane (Freon 113), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, and xylenes.

***Substances evaluated in water for freshwater aquatic life water use:***

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- VPHw, LEPHw, VHW<sub>6-10</sub>, and EPHW<sub>10-19</sub>;
- Dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, monochlorobenzene, trichlorobenzene, 1,2,4-, dichloroethane, 1,2-, tetrachloroethylene, trichloroethylene, dichloromethane, tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Ethylene glycol, and propylene glycol;
- Benzene, ethylbenzene, and toluene;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, and trichlorophenol; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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## Schedule D

### Documents

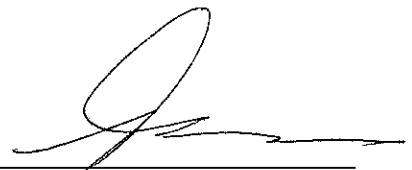
- *Summary of Site condition*, SLR Consulting (Canada) Ltd., March 2015;
- *Supplemental Stage 2 Preliminary Site Investigation*, SLR Consulting (Canada) Ltd., March 2015;
- *Stage 1 and 2 Preliminary Site Investigation*, SLR Consulting (Canada) Ltd., March 2013; and
- *Environmental Assessment Summary, 11016 Bridge Road (10985 & 11005 Spruce Road)*, Dr. J. Blair Wallace, April 9, 2007.

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