



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.

July 21, 2015
Date Issued


Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 17285 104A Avenue, Surrey, British Columbia which is more particularly known and described as:

Lot 2, Section 7, Township 9, New Westminster District, Plan BCP8429, Except Plan EPP1703
PID: 025-802-143

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

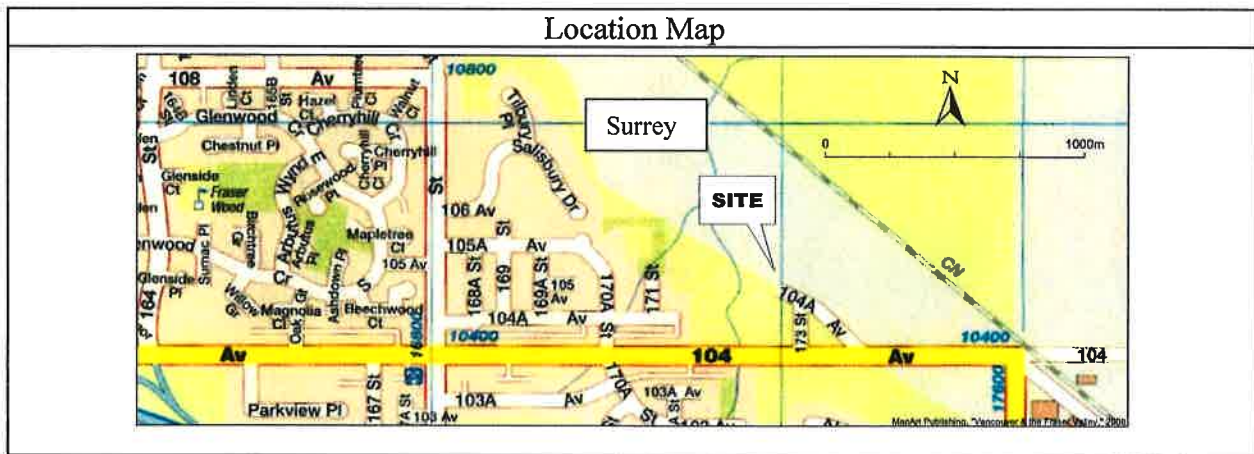
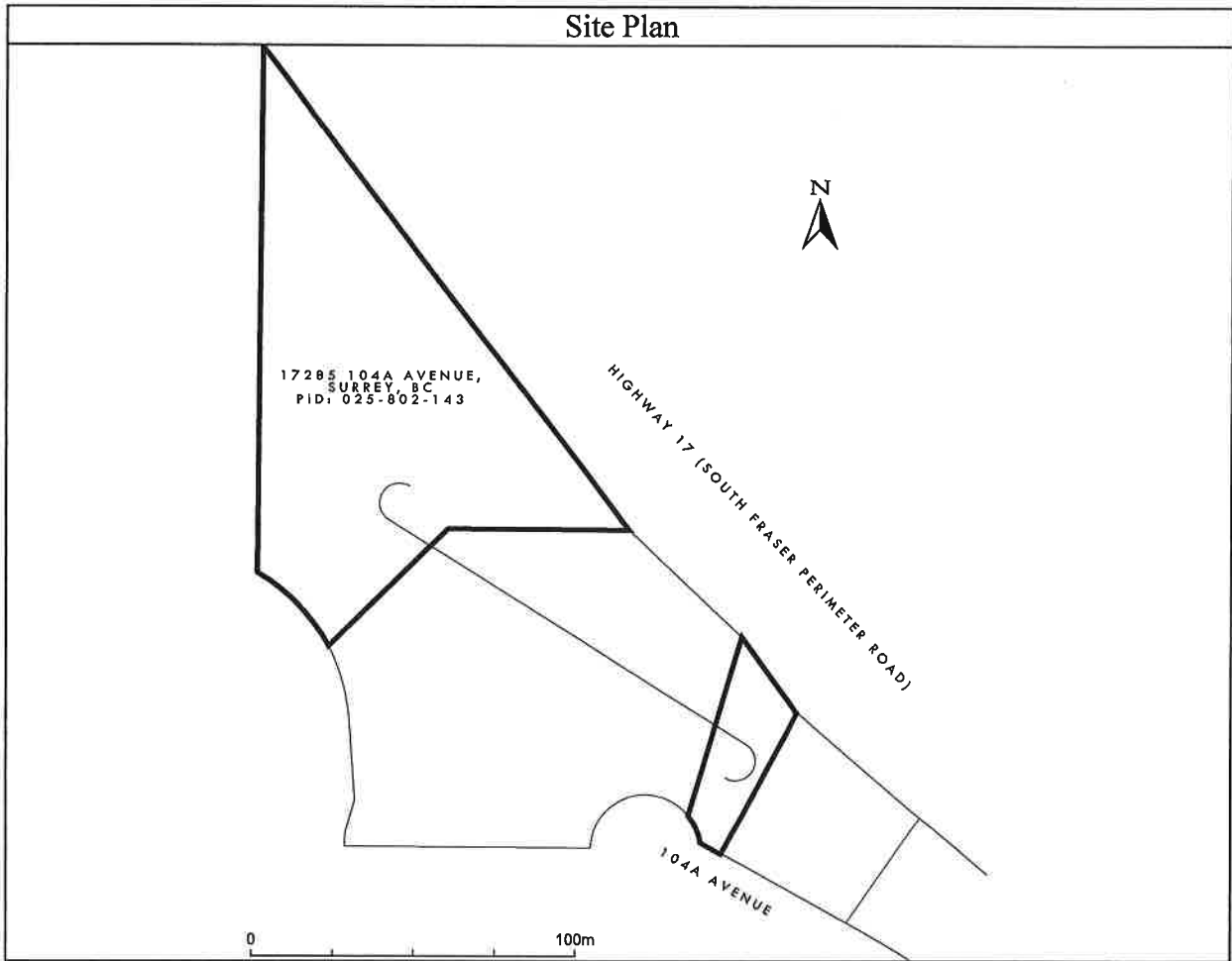
Latitude:	49°	11'	39.31"
Longitude:	122°	44'	42.00"

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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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- a) Future buildings on the Site and neighbouring properties must be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and 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 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 industrial land soil use:

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

- Antimony, beryllium, cobalt, molybdenum, nickel, selenium, silver, thallium, tin, vanadium; arsenic, barium, cadmium, chromium, copper, lead, mercury, uranium and zinc;
- VPHs, LEPHs, and HEPHs;
- Carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichloroethane (1,1- and 1,2-), dichloroethene (1,1- and 1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane (cis and trans), trichloroethane (1,1,1- and 1,1,2-); tetrachloroethene, trichloroethene; bromodichloromethane, bromoform, chloroethane, chloroethene (vinyl chloride), chloromethane, dibromochloromethane, methyl tert- butyl ether (MTBE), tetrachloroethane (1,1,1,2- and 1,1,2,2-), and trichlorofluoromethane;
- Styrene;
- Benzene, ethylbenzene, toluene, and xylene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno (1,2,3-cd) pyrene, naphthalene, phenanthrene, and pyrene;
- Benzo[a]pyrene; and
- Ethylene glycol, and propylene glycol,

Substances evaluated in water for freshwater aquatic life water use:

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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, uranium, and zinc;
- EPHw₁₀₋₁₉, LEPHw, methyl tert- butyl ether (MTBE), VHW₆₋₁₀, and VPHw;
- Chlorobenzene (monochlorobenzene), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, tetrachloroethene, trichloroethene, and vinyl chloride (chloroethene);
- Ethylene glycol, and propylene glycol (1,2-);
- Dichloromethane, tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Benzene, ethylbenzene, styrene, and toluene; and

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- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline;

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, titanium, uranium, vanadium, and zinc;
- EPHW₁₀₋₁₉, and VHW₆₋₁₀;
- Chlorobenzene (monochlorobenzene), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, tetrachloroethene, trichloroethene, vinyl chloride (chloroethene); chloroethane, chloromethane, 1,1-dichloroethane, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), tetrachloroethane (1,1,1,2- and 1,1,2,2-), trichloroethane (1,1,1- and 1,1,2-), and trichlorofluoromethane;
- Bromodichloromethane, dibromochloromethane, dichloromethane, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes; and
- Benzo[a]pyrene;

To meet local background concentrations:

- Arsenic.

Substances evaluated in vapour for industrial land vapour use

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

- Acetone, benzene, 1,3-butadiene, 2-butanone (methyl ethyl ketone), carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroethene (vinyl chloride), cumene (isopropylbenzene), n-decane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane, 1,3-dichloropropene, ethyl acetate, ethylbenzene, n-hexane, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, styrene, tetrachloroethane (1,1,1,2- and 1,1,2,2), tetrachloroethene, toluene, trichloroethane (1,1,1- and 1,1,2-), trichloroethene, trimethylbenzene (1,2,4- and 1,3,5-), VPHv, and xylene.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald, Pottinger Gaherty Environmental Consultants, dated 30 Apr 2015;
- *Stage 1 Update and Stage 2 Preliminary Site Investigation*, prepared by Pottinger Gaherty Environmental, dated 28 Apr 2015;
- *Re: Application for Determination of Local Background Concentration for Dissolved Arsenic in Groundwater, MOTI Site #123 in Surrey BC*, prepared by BC Ministry of Environment, dated 09 Apr 2015;
- *Application for Local Background Determination*, prepared by Pottinger Gaherty Environmental, dated 01 Jan 2015; and,
- *Stage 1 Preliminary Site Investigation*, prepared by Golder Associates, dated 01 Mar 2013.

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