



Ministry of  
Environment

**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.

Sept 10, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Final Determination is located in Surrey, British Columbia and is more particularly known and described as:

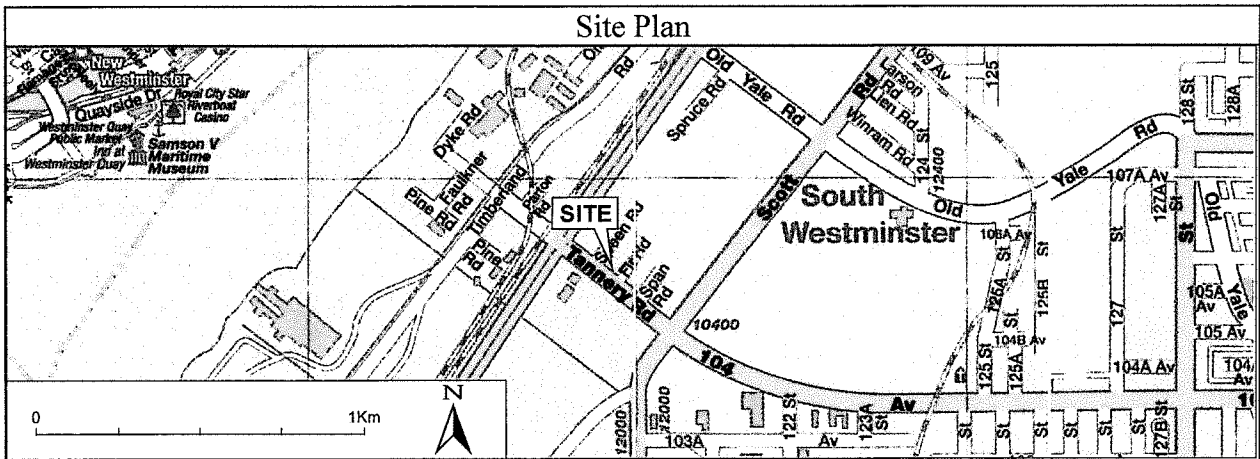
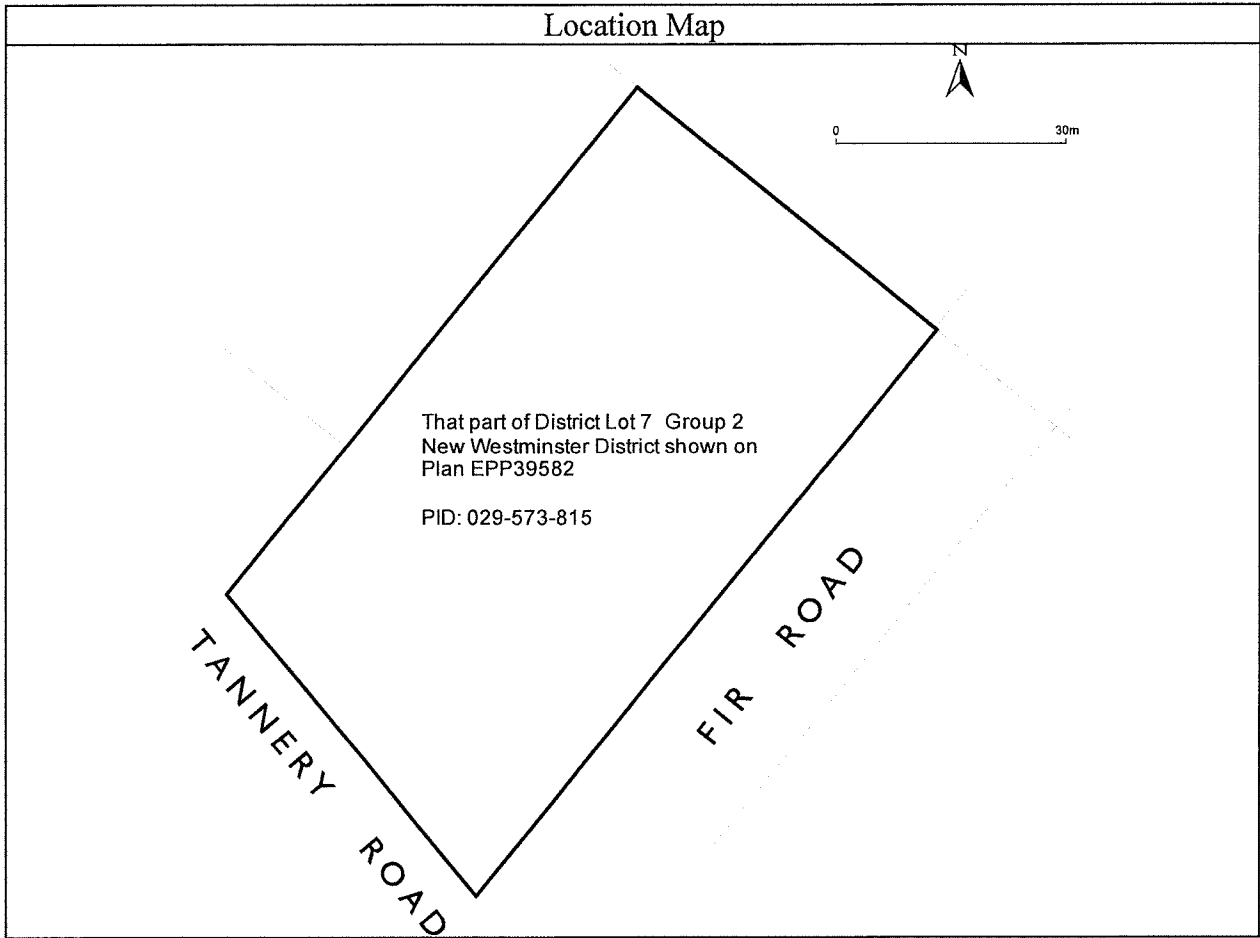
That part of District Lot 7 Group 2 New Westminster District shown on Plan EPP39582  
PID: 029-573-815

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

Latitude: 49° 11' 45.42"  
Longitude: 122° 53' 27.20"

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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.

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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;
- Bromodichloromethane, bromoform, carbon tetrachloride, chlorobenzene, chlorodibromomethane, chloroethane, chloroethene (vinyl chloride), chloroform, chloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, (1,1- and 1,2) dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane (cis and trans), methyl ethyl ketone, 4-methyl-2-pentanone, methyl tert- butyl ether (MTBE); (1,1,1,2- and 1,1,2,2-) tetrachloroethane, tetrachloroethene, (1,1,1- and 1,1,2-) trichloroethane, trichloroethene, trichlorofluoromethane;
- Benzene, ethylbenzene, toluene, styrene and xylene; and
- 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.

#### *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;
- EPHW<sub>10-19</sub>, LEPHw, methyl tert- butyl ether (MTBE), VHW<sub>6-10</sub>, VPHw;
- Chlorobenzene (monochlorobenzene), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, tetrachloroethene, trichloroethene;
- Ethylene glycol, and propylene glycol;
- Dichloromethane, tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform);
- Benzene, ethylbenzene, styrene, toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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***Substances evaluated in water for drinking water use:***

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

- Aluminum, antimony, barium, boron, cadmium, chromium, copper, lead, mercury, molybdenum, selenium, uranium, and zinc;
- EPHW<sub>10-19</sub>, methyl tert- butyl ether (MTBE), VHW<sub>6-10</sub>;
- Chlorobenzene (monochlorobenzene), chloroethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), methyl ethyl ketone, 4-methyl-2-pentanone, tetrachloroethane (1,1,1,2- and 1,1,2,2-), tetrachloroethene, trichloroethane (1,1,1- and 1,1,2-), trichloroethene, vinyl chloride (chloroethene);
- Propylene glycol;
- Bromodichloromethane, chloromethane, dibromochloromethane, dichloromethane, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloromethane (chloroform), trichlorofluoromethane;
- 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:

- Benzene, bromodichloromethane, bromoform, 1,3-butadiene, 2-butanone (methyl ethyl ketone), carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroethene (vinyl chloride), cumene (isopropylbenzene), decane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), ethyl acetate, ethylbenzene, hexane, methyl ethyl ketone, 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, trichlorofluoromethane, 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 of Pottinger Gaherty Environmental Consultants, dated 30 Jun 2015;
- *Re: Application for Local Background Determination for Dissolved Arsenic, 10619, 10627, 10633, 10641 Fir Road, Surrey, BC*, prepared by BC Ministry of Environment, dated 30 Jun 2015;
- *Application to Revise the Local Background Determination for Dissolved Arsenic, Site 17709*, prepared by Pottinger Gaherty Environmental, dated 10 June 2015;
- *Stage 1 and 2 Preliminary Site Investigation, Property Numbers 58-63 and Laneway, Fir Road, Surrey, BC*, prepared by Pottinger Gaherty Environmental, dated 01 May 2015; and
- *Application for Local Background Determination*, prepared by Pottinger Gaherty Environmental, dated 01 Jan 2015.

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