



Ministry of  
Environment

**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.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

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.

January 15, 2016

Date Issued

A handwritten signature in black ink, appearing to read "Alan W. McCammon".

Alan W. McCammon

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located south of Highway 1 and north of 96<sup>th</sup> Avenue, Surrey, British Columbia which is more particularly known and described as:

That Part Of District Lot 121 Group 2 New Westminster District Shown On Plan  
EPP56136

PID: 029-687-322

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

Latitude:	49°	10'	38.65"
Longitude:	122°	43'	20.45"

January 15, 2016

Date Issued

SITE Identification Number 18585

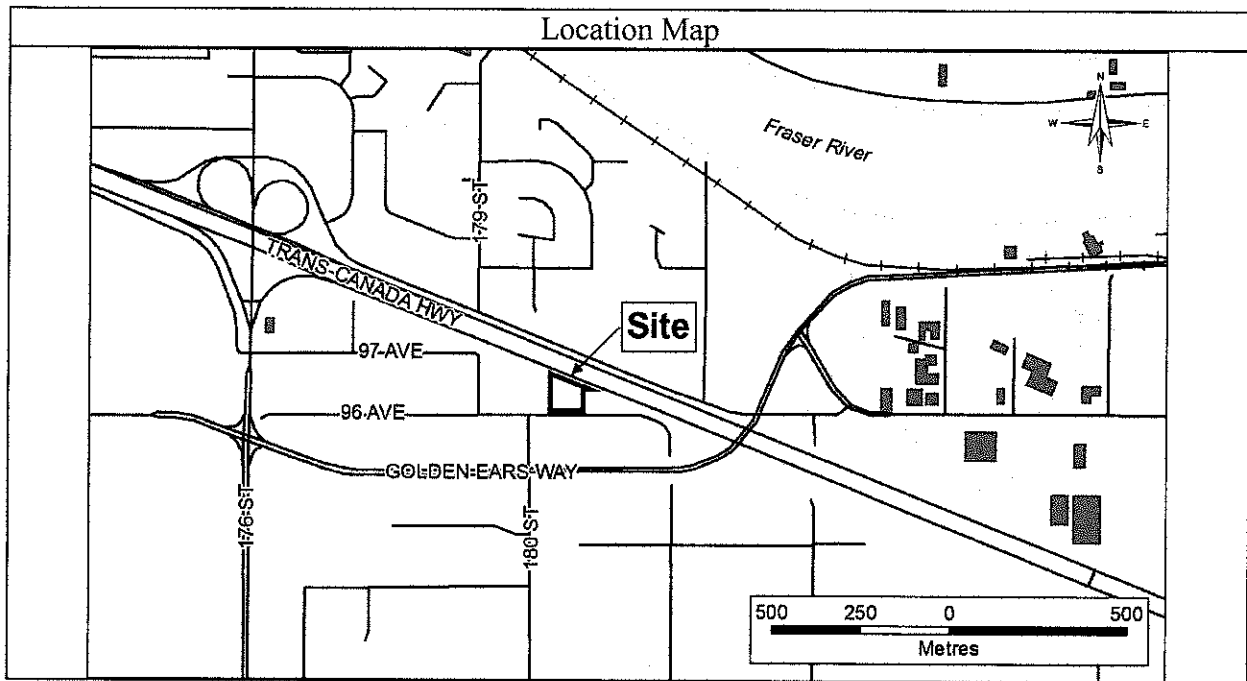
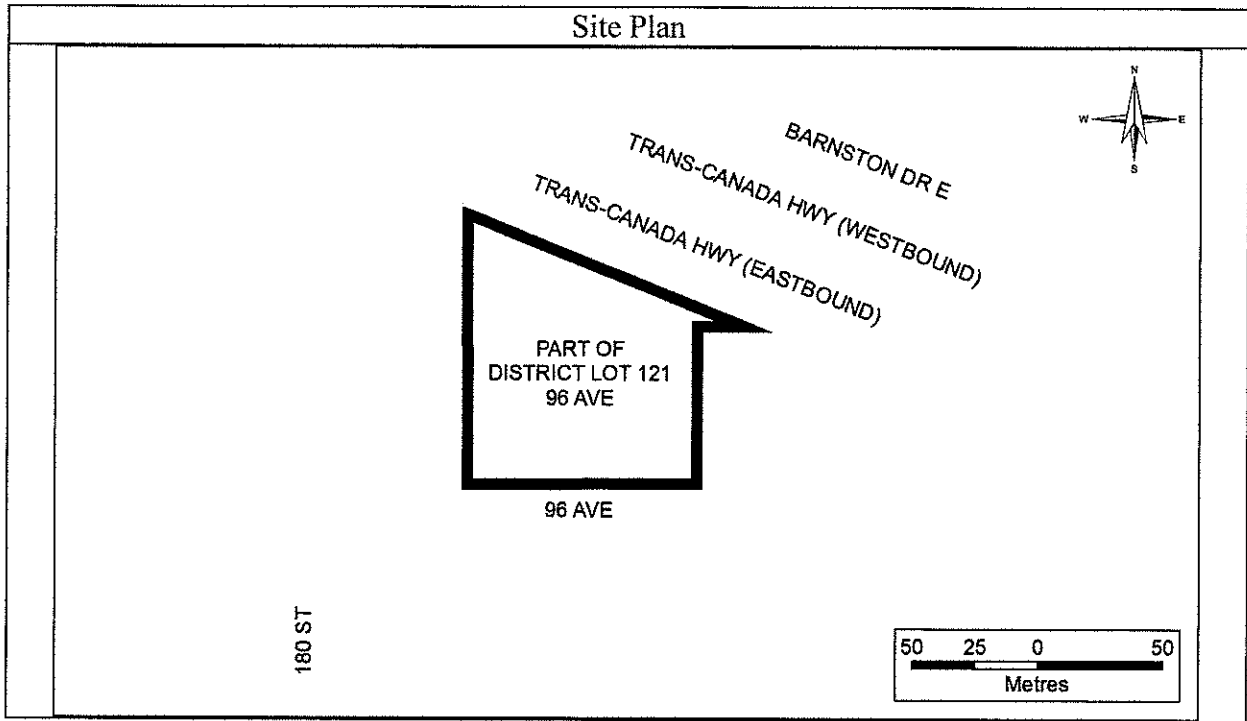
Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

2 of 6



January 15, 2016

Date Issued

SITE Identification Number 18585

Version 8.0 R

Alan W. McCammon

For Director, *Environmental Management Act*

3 of 6

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

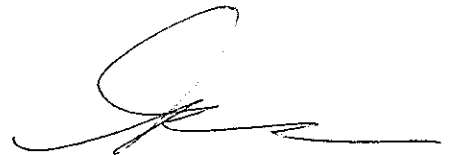
This Schedule contains no requirements or conditions.

January 15, 2016

Date Issued

SITE Identification Number 18585

Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

4 of 6

## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for residential land soil use:*

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, methyl tert-butyl ether, styrene, toluene, and xylene;
- 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.

January 15, 2016

Date Issued

SITE Identification Number 18585

Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

5 of 6

## Schedule D

### Documents

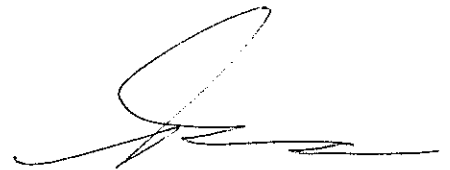
- *Summary of Site Condition*, prepared by Don Williams / Tetra Tech EBA Inc., dated November 2015;
- *Stage 2 Preliminary Site Investigation, 17937 - 96 Avenue; Part of District Lot 121 - 96 Avenue; and 18087 - 96 Avenue, Surrey, BC*, prepared by Lora Paul and Don Williams / Tetra Tech EBA Inc., dated November 2015; and
- *Stage 1 Preliminary Site Investigation, Part of District Lot 121 96<sup>th</sup> Avenue, Surrey, BC*, prepared by Brian Beulah, Lora Paul and Don Williams / Tetra Tech EBA Inc., dated November 2015.

January 15, 2016

Date Issued

SITE Identification Number 18585

Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

6 of 6