



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 19, 2016
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 17937 – 96 Avenue, Surrey, British Columbia which is more particularly known and described as:

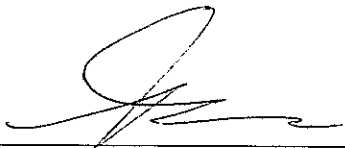
Lot C Except: Part On Plan 60800; District Lot 121 Group 2 New Westminster District
Plan 28296
PID: 008-981-507

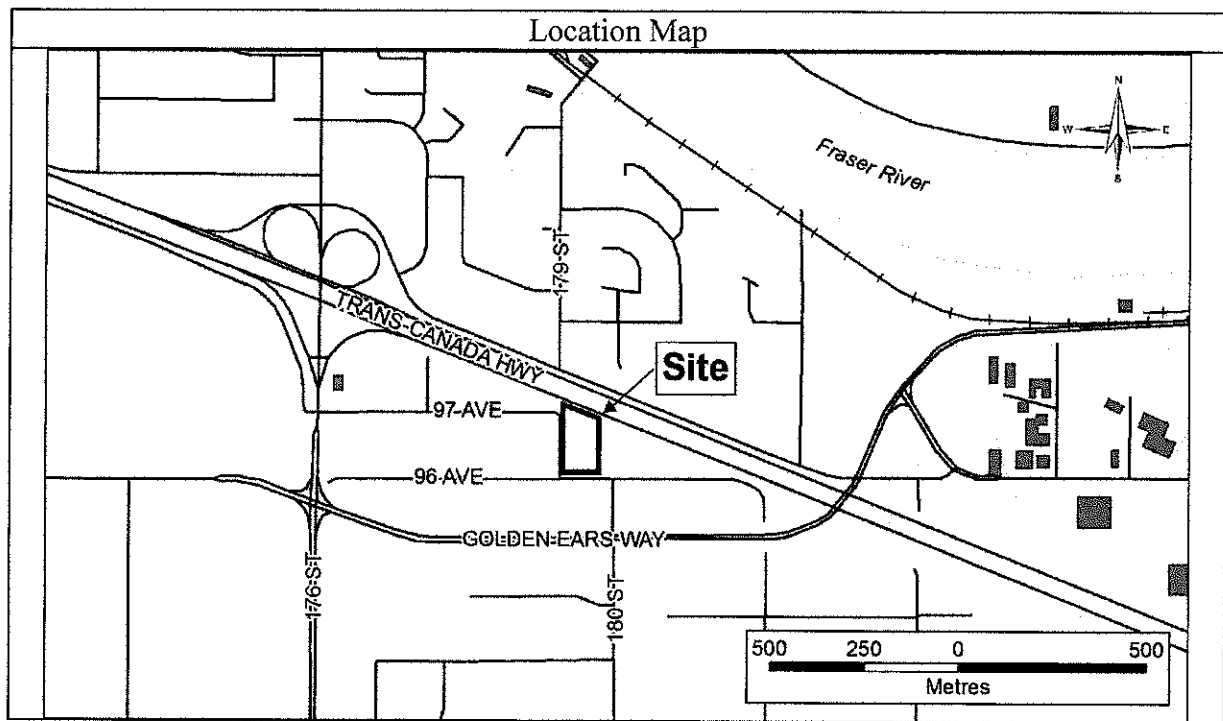
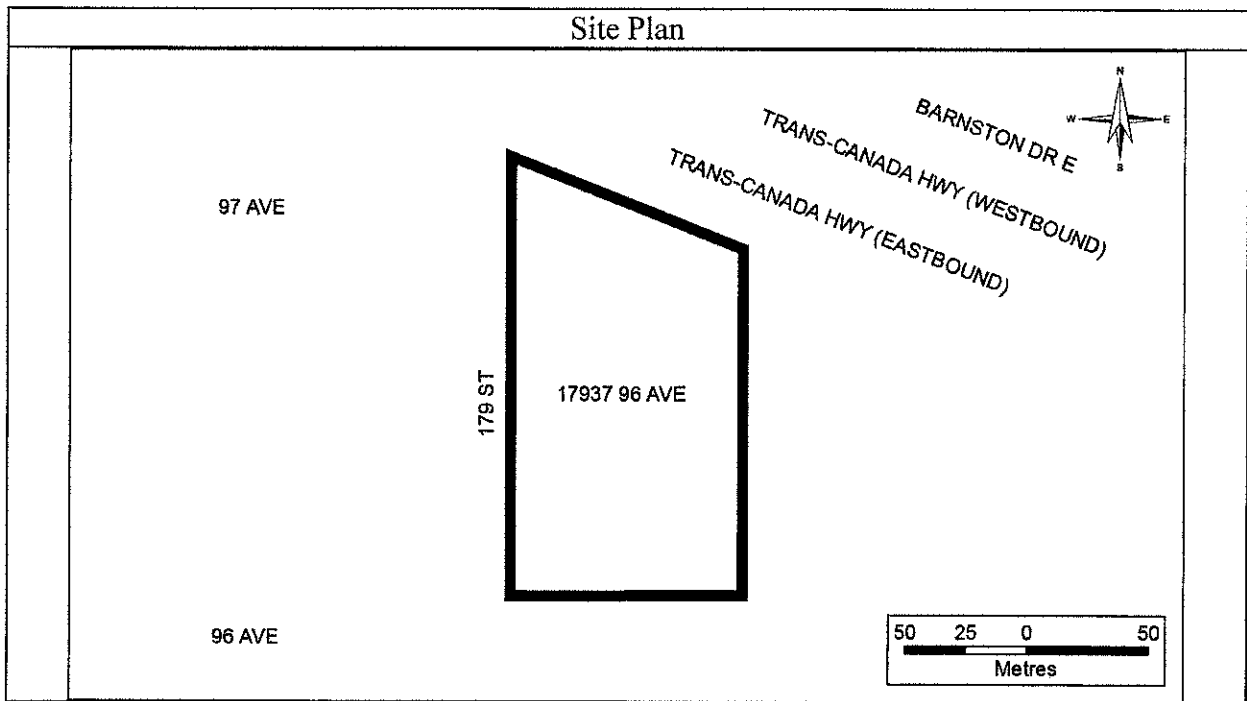
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 39.77"
Longitude: 122° 43' 30.03"

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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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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.

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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, 17937 – 96 Avenue, Surrey, BC* prepared by Brian Beulah, Lora Paul and Don Williams / Tetra Tech EBA Inc., dated September 2015.

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