



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.

Date Issued

April 19, 2016

For Director, *Environmental Management Act*

J.A. Brooke

Schedule A

The site covered by this Final Determination is located at 10972 Bridge Road, Surrey, British Columbia which is more particularly known and described as:

PARCEL 3 DISTRICT LOT 3 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 61643
EXCEPT PLANS LMP30778 AND EPP329.
PID: 002-833-913

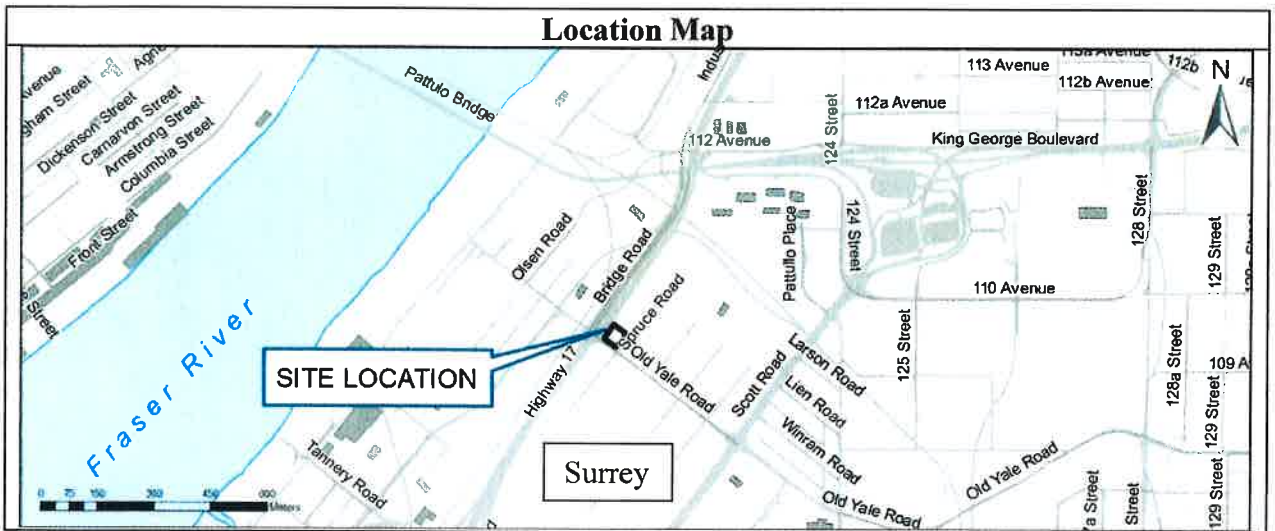
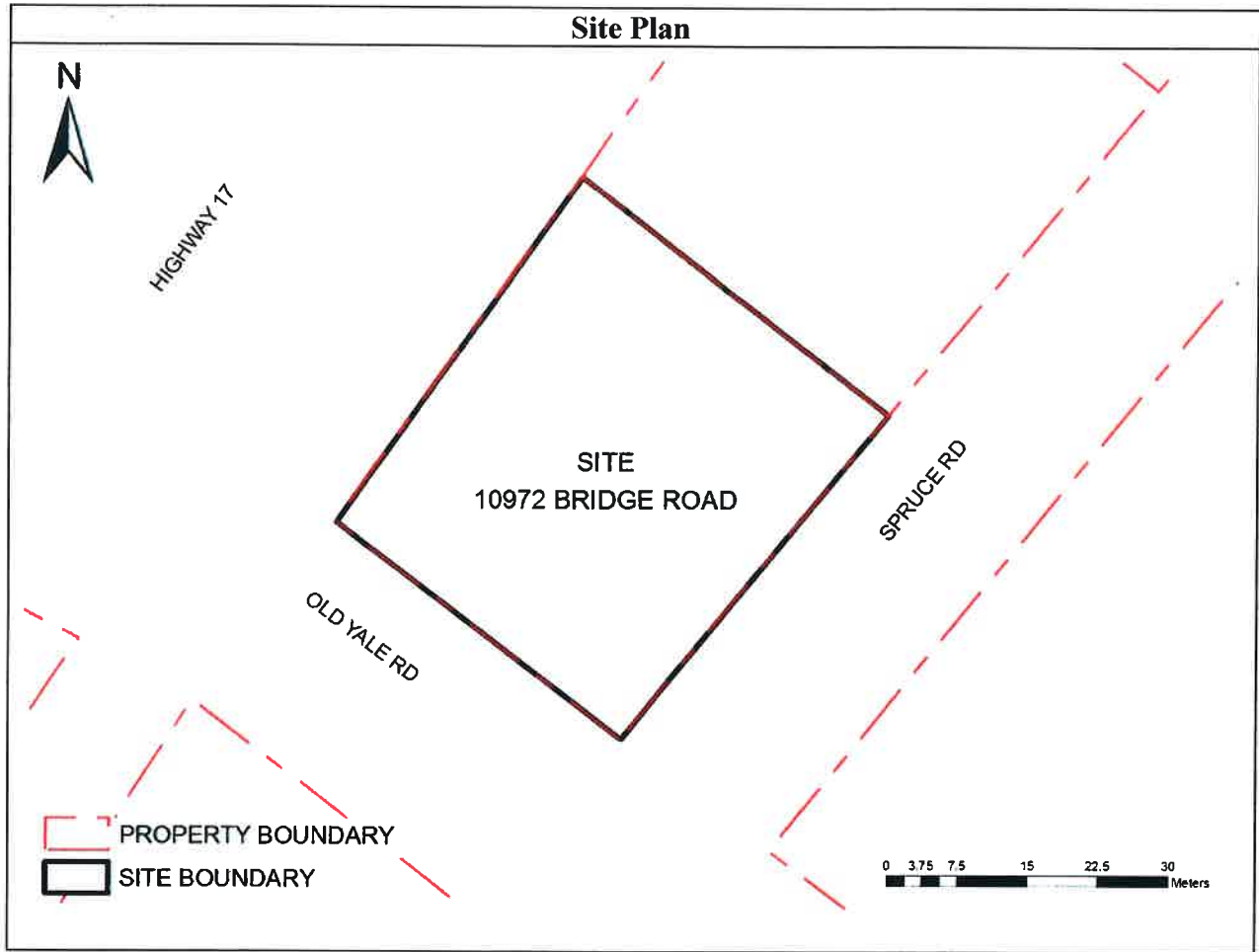
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 6.16"
Longitude: 122° 53' 12.65"

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

- (a) All buildings must be of slab-on-grade construction; and
- (b) Groundwater must not come in contact with building foundations.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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 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, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, and zinc;
- VPHs, LEPHs, and HEPHs;
- 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; and
- Diethylene glycol, ethylene glycol, and propylene glycol.

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

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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, VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- 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; 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., November 2015;

Stage 2 Preliminary Site Investigation, 10972 Bridge Road, Surrey, BC,
SLR Consulting (Canada) Ltd., August 2015;

Stage 2 Preliminary Site Investigation, 11000 Bridge Road, Surrey, BC,
SLR Consulting (Canada) Ltd., March 2015;

Stage 1 Preliminary Site Investigation, 10972 Bridge Road, Surrey, BC,
Golder Associates Ltd., March 15, 2013;

*Stage 1 and Limited Stage 2 Preliminary Site Investigation, 10972 and
11000 Bridge Road, Surrey, BC*, SLR Consulting (Canada) Ltd., March 2013;

Well Installation and Groundwater Sampling, 11000 Bridge Road, Surrey, BC,
SLR Consulting (Canada) Ltd., March 2010; and

*Phase I & II Environmental Site Assessment (ESA), 10972 and 11000 Bridge Road, Surrey,
BC*, SLR Consulting (Canada) Ltd., January 21, 2008.

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