BRITISH COLUMBIA 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.

March 18, 2016
Date Issued

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

Site Identification Number 18614
Version 8.0 R

## Schedule A

The site covered by this Final Determination is located at 12770 116th Avenue, Surrey, British Columbia which is more particularly known and described as:

LOT 100 SECTION 8 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 56894 EXCEPT PLAN EPP23940
PID: 005-527-481

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

| | | | |
|---|---|---|---|
| Latitude: | 49 ° | 12' | 46.4" |
| Longitude: | 122° | 52' | 8.9" |

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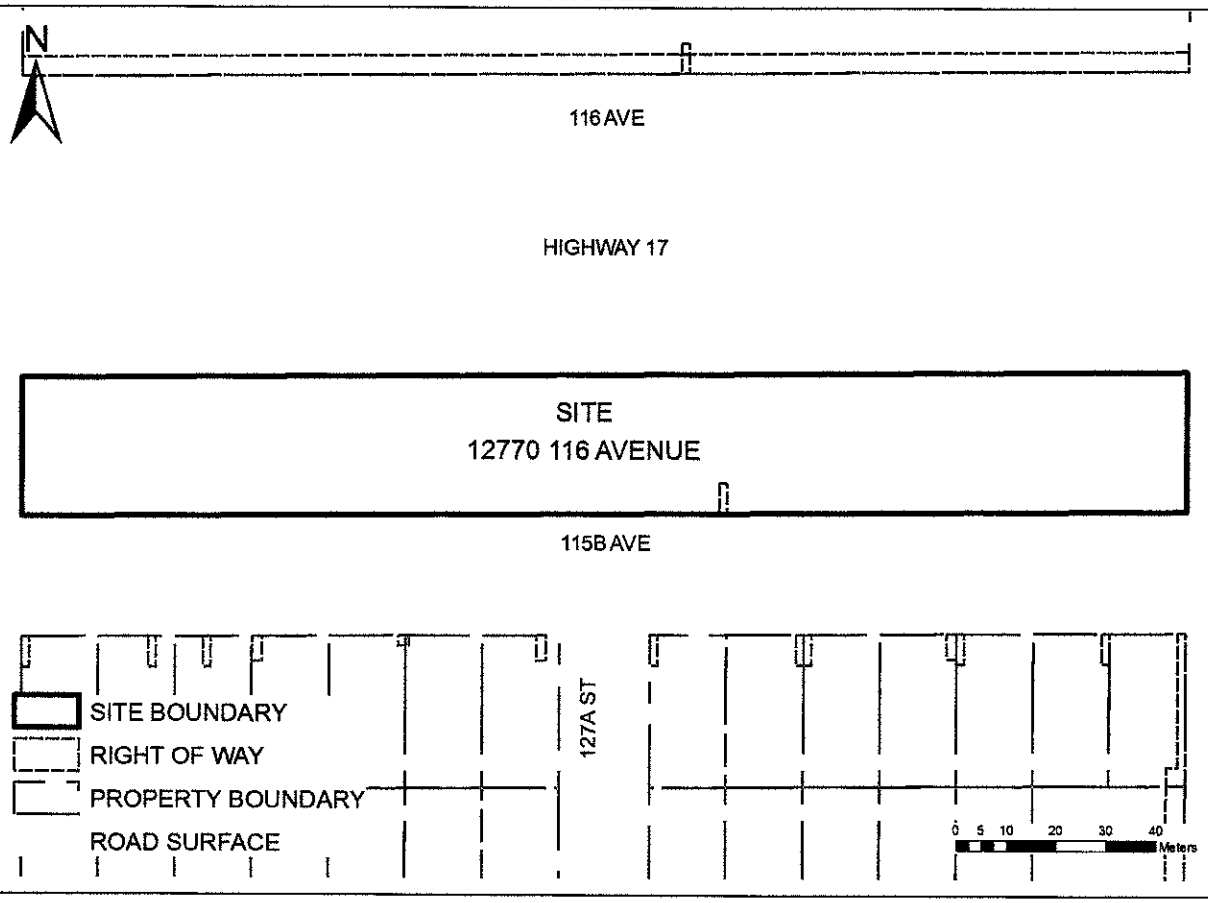
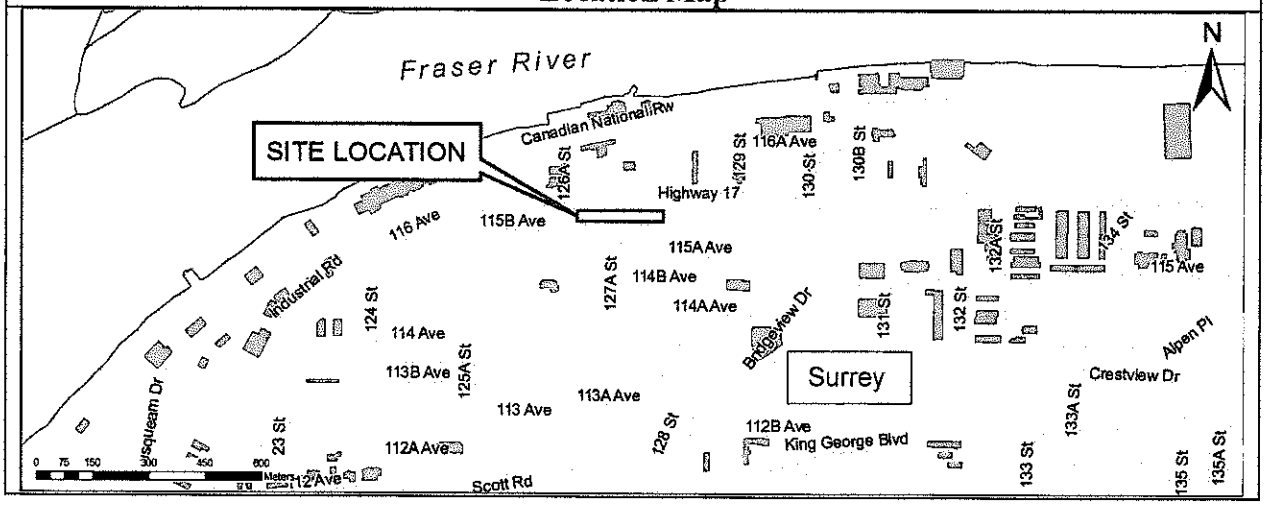
## Site Plan




## Location Map

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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 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 residential 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, vanadium, and zinc;
- 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;
- Chloride and sodium; and
- PCBs.

***Substances evaluated in vapour for residential land vapour use:***

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

- Benzene, 1,3-butadiene, 1,2-dibromoethane, 1,2-dichloroethane, ethylbenzene, isopropylbenzene, methyl tert-butyl ether, methylcyclohexane, naphthalene, n-decane, n-hexane, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes.

***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;
- LEPHw and $EPHw_{10\text{-}19;}$
- 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, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, tin, uranium, and zinc;
- $EPHw_{10-19}$; and
- Benzo[a]pyrene.

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## Schedule D

## Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., November 2015;
- *Supplemental Stage 2 Preliminary Site Investigation,* SLR Consulting (Canada) Ltd., November 2015;
- *Stage 1 and Stage 2 Preliminary Site Investigation,* SLR Consulting (Canada) Ltd., March 2013; and
- *Phase I & II Environmental Site Assessment*, SLR Consulting (Canada) Ltd., June 25, 2009.

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