



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.

May 24, 2016
Date Issued

J.A. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 23560 Westminster Highway, Richmond, British Columbia which is more particularly known and described as:

Parcel A (Plan BCP90625), Section 36, Block 5 North, Range 4 West, New Westminster Land District, Dedicated Road on Plan LMP30819
PID: 027-095-878

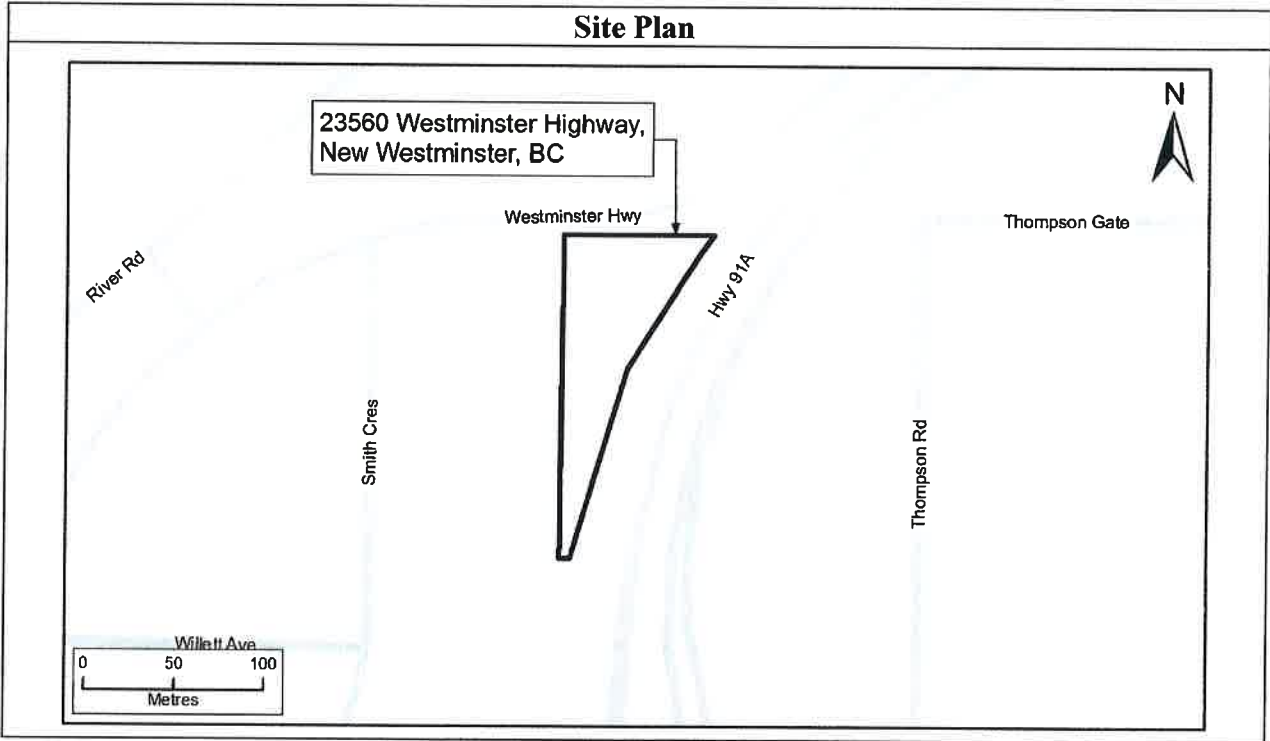
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 53.2"
Longitude: 122° 57' 44.0"

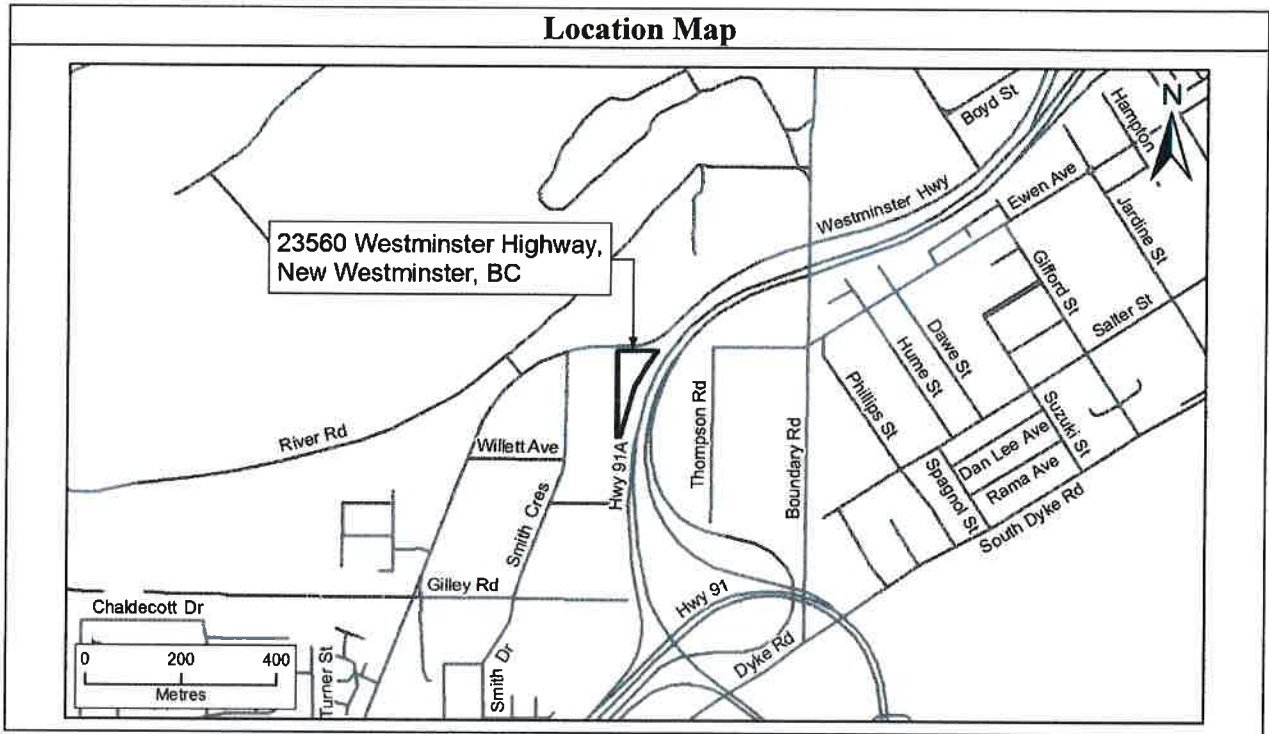
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Site Plan



Location Map



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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 standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chloride ion, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium ion, strontium, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Dichloroethane (1,2-);
- Styrene, benzene, ethylbenzene, toluene, xylene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- 1,3-Butadiene, 1,2-dibromomethane (ethylene dibromide) (EDB); and
- Methyl tert-butyl ether (MTBE).

Substances evaluated in water for marine aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chloride, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VPHw, VHW₆₋₁₀, LEPHw, and EPHW₁₀₋₁₉;
- 1,2-Dichloroethane;
- Benzene, ethylbenzene, styrene, and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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, chloride, chromium, copper, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- 1,2-Dichloroethane;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene; and
- 1,3-Butadiene, 1,2-dibromoethane (ethylene dibromide) (EDB).

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Schedule D

Documents

Summary of Site Condition, prepared by Chuck Jochems / Hemmera, dated January 12, 2016;

Stage 1 and 2 Preliminary Site Investigation, 23560 Westminster Highway, Richmond, BC (RAEG 245), prepared by Rada Kolev, Ghazal Arefi, Michelle Nicholson and Diane Zorn / Hemmera, dated January 2016; and

Stage I Preliminary Site Investigation – Report, Site: 23560 Westminister Highway, Richmond, BC, prepared by Sarah Morrison / NEXT, dated August 4, 2015.

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