



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.

April 20, 2016
Date Issued

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 46183 and 46187 Yale Road, Chilliwack, British Columbia which is more particularly known and described as:

Lot 5 Except: Firstly: East 6 Feet; Secondly: Part Subdivided by Plan 28409, Block 17,
Division "E" New Westminster District Plan 1737
PID: 012-338-575

And

Parcel B (Explanatory Plan 9217) Except: Parcel A (Explanatory Plan 21835); of Lots 5 and
6 Block 17 Division E New Westminster District Plan 1737
PID: 000-810-711

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

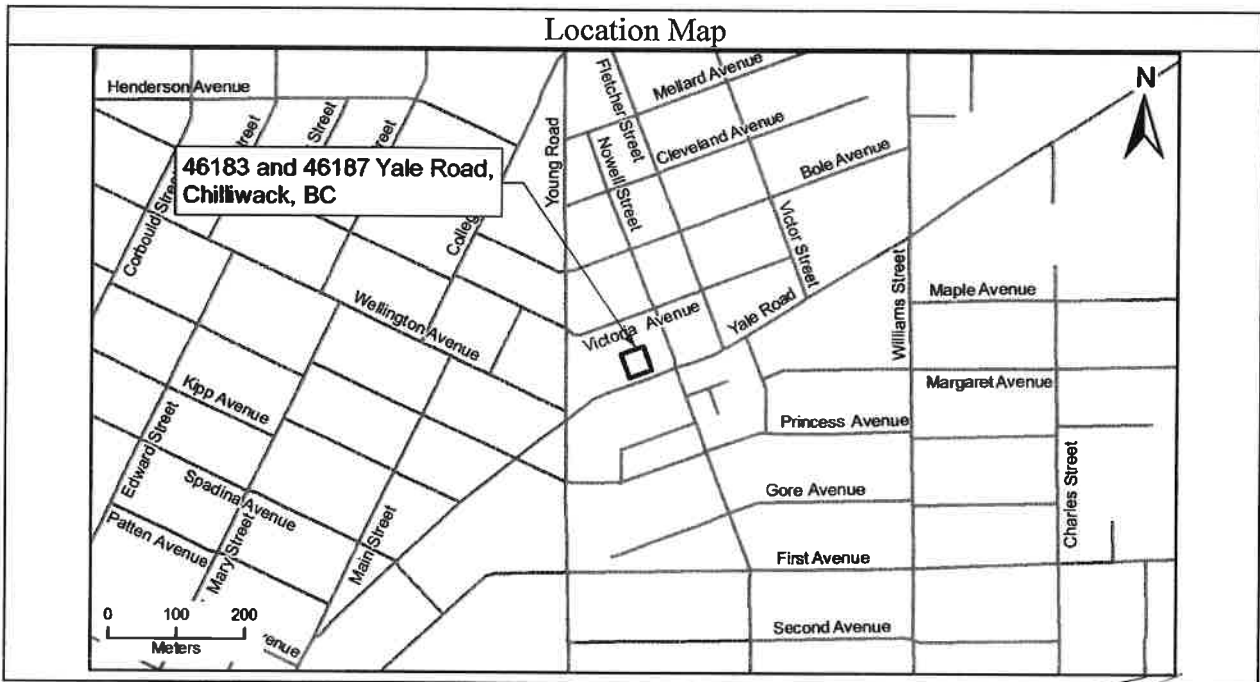
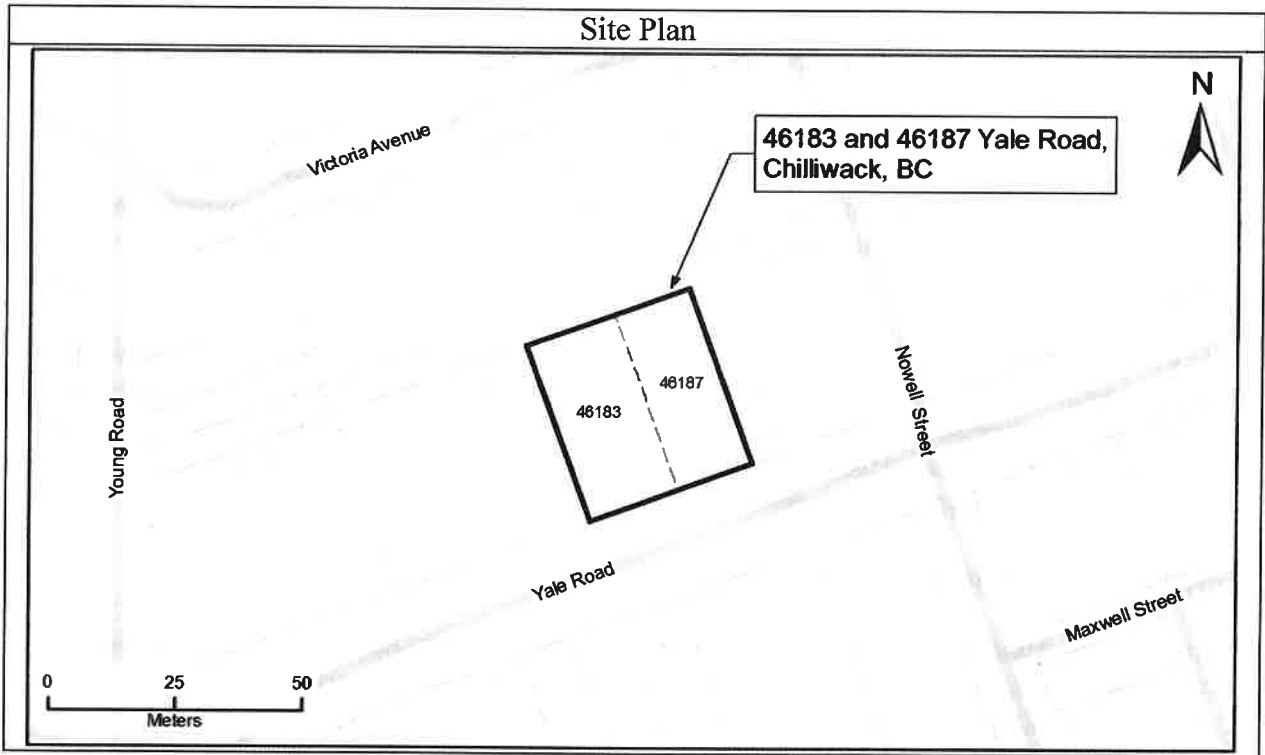
Latitude:	49°	10'	18.04"
Longitude:	121°	57'	4.35"

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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 person in a written submission to the Director. An application for an amendment or new Determination 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 a Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any buildings on the site will be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to 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 person or persons in a written submission to the Director. An application for an amendment or new Determination 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, and zinc;
- Chlorobenzene, 1,4-dichlorobenzene, 1,3-dichlorobenzene, and 1,2-dichlorobenzene;
- Benzene, ethylbenzene, styrene, toluene, xylene;
- Benzo[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, Dibenz[a,h]anthracene, indo[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Carbon tetrachloride, chloroethene (vinyl chloride), chloroform, dichloroethane (1,1-, 1,2-), dichloroethene (1,1-, 1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), trichloroethane (1,1,1-, 1,1,2-), tetrachloroethylene (PERC), trichloroethylene (TCE), and vinyl chloride (chloroethene);
- Bromodichloromethane (BDCM), 1,3-butadiene, bromomethane (methyl bromide), bromobenzene, chloroethane (ethyl chloride), dibromomethane (methylene bromide), monochloromethane (methyl chloride), dibromochloromethane (DBCM), methyl tert-butyl ether (MTBE), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tribromomethane (bromoform), trichlorofluoromethane (Freon 11), and
- LEPHs, HEPHs, and VPHs.

Substances evaluated in vapour for residential vapour land use:

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

- Benzene, 1,3-butadiene, chloroform (trichloromethane), cumene (isopropylbenzene), n-decane, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, 1,1-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), ethyl chloride (chloroethane), ethylbenzene, isopropylbenzene (cumene), methyl tert-butyl ether (MTBE), methylcyclohexane, methylene chloride (dichloromethane), naphthalene, n-hexane, styrene, TCE (trichloroethylene), tetrachloroethylene (PCE) (PERC), tetrachloromethane (carbon tetrachloride), toluene, 1,1,1-trichloroethane, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, VPHv, vinyl chloride (chloroethene), and xylenes, mixture.


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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, iron, lead, magnesium, manganese, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Methyl tertiary butyl ether (MTBE);
- VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Benzo[a]pyrene;
- Propylene Glycol;
- Chloroethene (vinyl chloride), chlorobenzene, dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, dichloroethane, 1,2-, dichloroethene, 1,1-, 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene, tetrachloroethylene, trichloroethylene; and
- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloromethane (chloroform), chloroethane (ethyl chloride), chloromethane (methyl chloride), 1,1-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), Freon 12 (dichlorodifluoromethane), Freon 113 (1,1,2-trichloro-1,2,2-trifluoroethane), trichlorofluoromethane (Freon 11), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloropropane (propylene dichloride), 1,3-butadiene, bromobenzene, bromomethane (methyl bromide), bromomethane (methyl bromide), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, and 1,1,2-trichloroethane.

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Schedule D

Documents

- *Addendum Report to Stage 1 Findings of Performance Assessment PA15-085*
46183 Yale Road, Chilliwack, BC, prepared by Jason Wilkins, Hemmera Envirochem Inc., dated March 9, 2016
- *Summary of Site Condition*, prepared by Hemmera Envirochem Inc., dated 4 Feb 2016;
and
- *Stage 1 and 2 Preliminary Site Investigation Former Ewert and Paramount Buildings*
46183 & 46187 Yale Road, Chilliwack, BC, prepared by Hemmera Envirochem Inc.,
dated 29 Jan 2016.

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