



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 18, 2016
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 5101 72nd Street, Delta, British Columbia which is more particularly known and described as:

LOT 3 DISTRICT LOTS 102 AND 137 GROUP 2 NEW WESTMINSTER DISTRICT
PLAN 30967 EXCEPT PLANS EPP1659 AND EPP25927
PID: 006-546-757

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

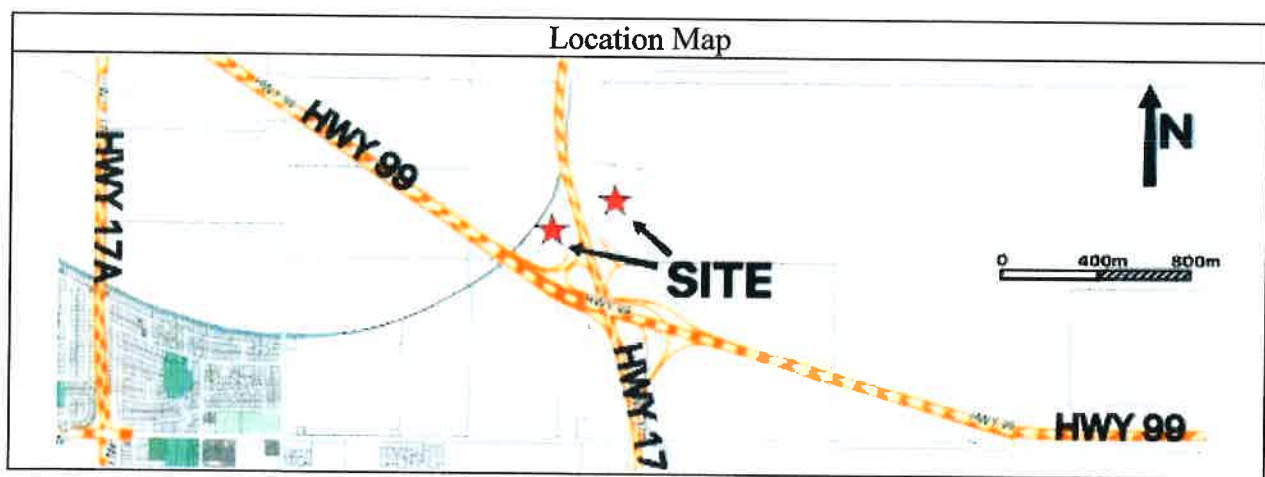
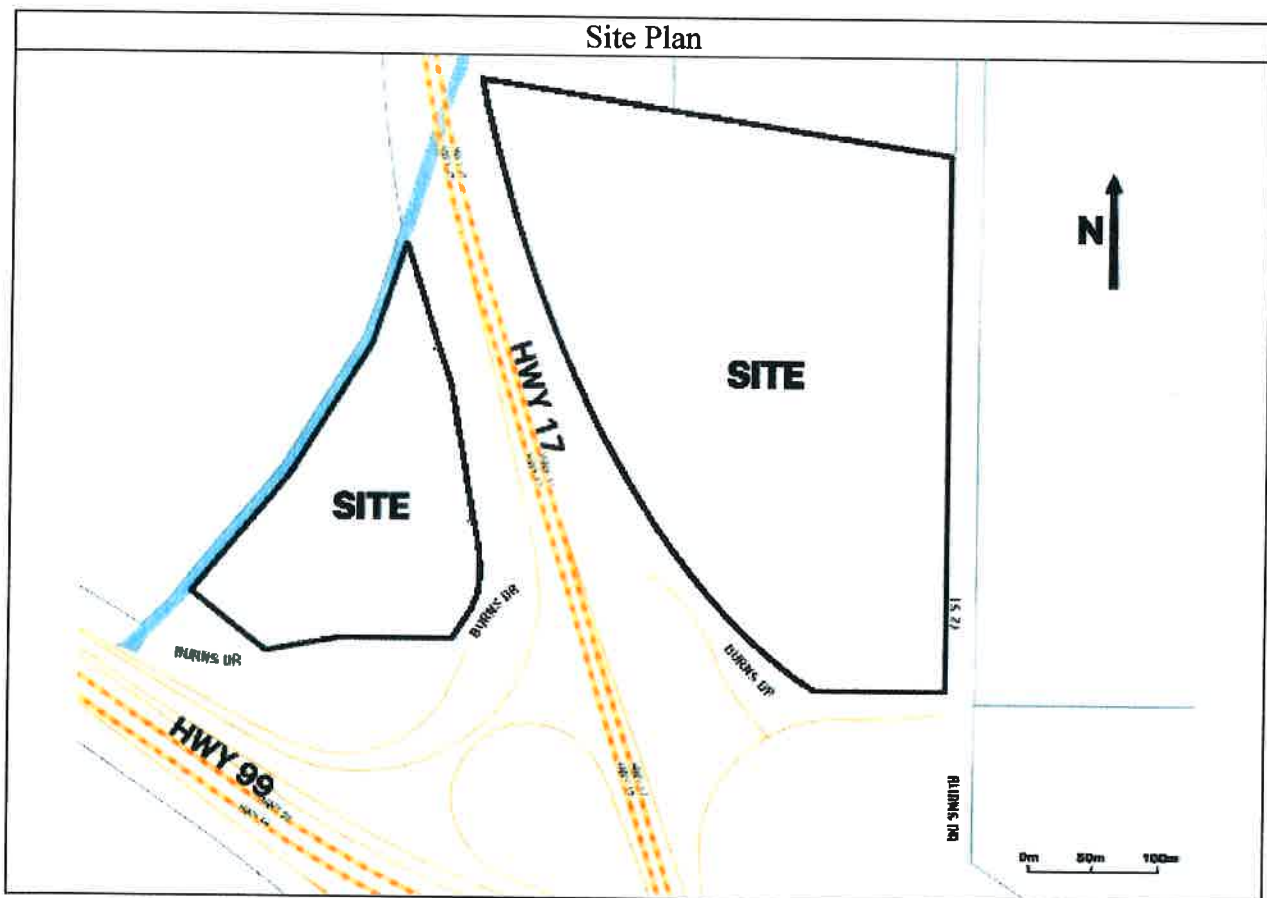
Latitude:	49°	5'	58.6"
Longitude:	123°	1'	35.2"

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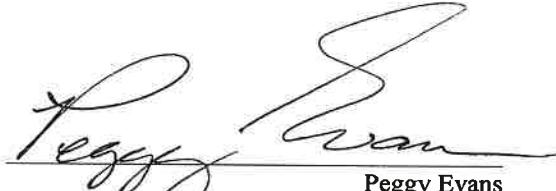
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Schedule B

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 that the site is not a 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) Any buildings at 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 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 that the site is not a contaminated site may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for agricultural land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chloride Ion (Cl⁻), chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, sodium Ion (Na⁺), thallium, tin, uranium, vanadium, and zinc;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, and naphthalene; and
- HEPHs and LEPHs.

Substances evaluated in vapour for agricultural land vapour use:

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

- Naphthalene and toluene.

Substances evaluated in water for irrigation water use:

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

- Aluminum, arsenic, beryllium, boron, cadmium, chloride, chromium, cobalt, copper, fluoride, lead, lithium, mercury, molybdenum, nickel, selenium, uranium, vanadium, and zinc; and
- EPHw10-19 and VHw6-10.

Substances evaluated in water for livestock water use:

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

- Aluminum, arsenic, beryllium, boron, cadmium, calcium, chloride, chromium, cobalt, copper, fluoride, lead, lithium, mercury, molybdenum, nickel, nitrate (as N), nitrite (as N), selenium, sulphate, uranium, vanadium, and zinc;
- Bromodichloromethane (BDCM), bromoform, carbon tetrachloride, chloroform, dibromochloromethane (DBCM), and dichloromethane;
- Dichloroethane, 1,2- and trichloroethylene; and
- EPHw10-19, methyl tert-butyl ether (MTBE), and VHw6-10.

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Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chloride, chromium, copper, fluoride, lead, magnesium, molybdenum, nitrate (as N), nitrite (as N), selenium, sodium, sulphate, uranium, and zinc;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene;
- Bromodichloromethane (BDCM), bromoform, carbon tetrachloride, chloroform, dibromochloromethane (DBCM), and dichloromethane;
- Chloroethane (ethyl chloride), chloromethane (methyl chloride), 1,2-dichloroethylene (cis) (1,2-dichloroethene (cis)), 1,2-dichloroethylene (trans) (1,2-dichloroethene (trans)), 1,1,2,2-tetrachloroethane, 1,1,1,2-tetrachloroethane, 1,1,2-trichloroethane, 1,1,1-trichloroethane, and trichlorofluoromethane (Freon 11);
- Dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, dichloroethane, 1,2-, dichloroethylene, 1,1-, monochlorobenzene, tetrachloroethylene, trichloroethylene, and vinyl chloride; and
- EPHw10-19, methyl tert-butyl ether (MTBE), VHw6-10, and VPHw.

Substances evaluated in water for freshwater aquatic life water use:

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

- 1,1,2,2-Tetrachloroethane;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline;
- Ammonia, antimony, arsenic, barium, beryllium, cadmium, chloride, chromium, cobalt, copper, fluoride, lead, mercury, molybdenum, nickel, nitrate (as N), nitrite (as N), selenium, silver, sulphate, thallium, titanium, uranium, and zinc;
- Benzene, ethylbenzene, styrene, and toluene;
- Carbon tetrachloride, chloroform, and dichloromethane;
- Dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, dichloroethane, 1,2-, monochlorobenzene, tetrachloroethylene, and trichloroethylene; and
- EPHw10-19, LEPHw, methyl tert-butyl ether (MTBE), VHw6-10, and VPHw.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated January 2016;
- *Fill Soil Quality Summary - SFPR#5 - 5101 72nd Street, Delta, BC*, prepared by Active Earth Engineering Ltd., dated December 2015;
- *Stage 1 Preliminary Site Investigation - SFPR#5 - 5101 72nd Street, Delta, BC*, prepared by Active Earth Engineering Ltd., dated December 2015;
- *Stage 2 Preliminary Site Investigation - SFPR#4 - 5101 72nd Street, Delta, BC*, prepared by Active Earth Engineering Ltd., dated December 2015; and
- *Stage 1 Preliminary Site Investigation - SFPR#4 - 5101 72nd Street, Delta, BC*, prepared by Active Earth Engineering Ltd., dated November 2015.

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