



Ministry of
Environment

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.

June 6, 2016
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located north of the intersection of First Avenue and Sunnyside Road, Port Moody, British Columbia known as East U4, which has no applicable civic address, and which is more particularly known and described as:

Lot 1 District Lot 234 Group 1 New Westminster District Plan EPP52350;
PID: 029-693-438

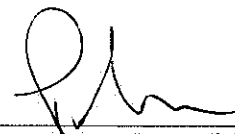
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 43.0"
Longitude: 122° 52' 30.4"

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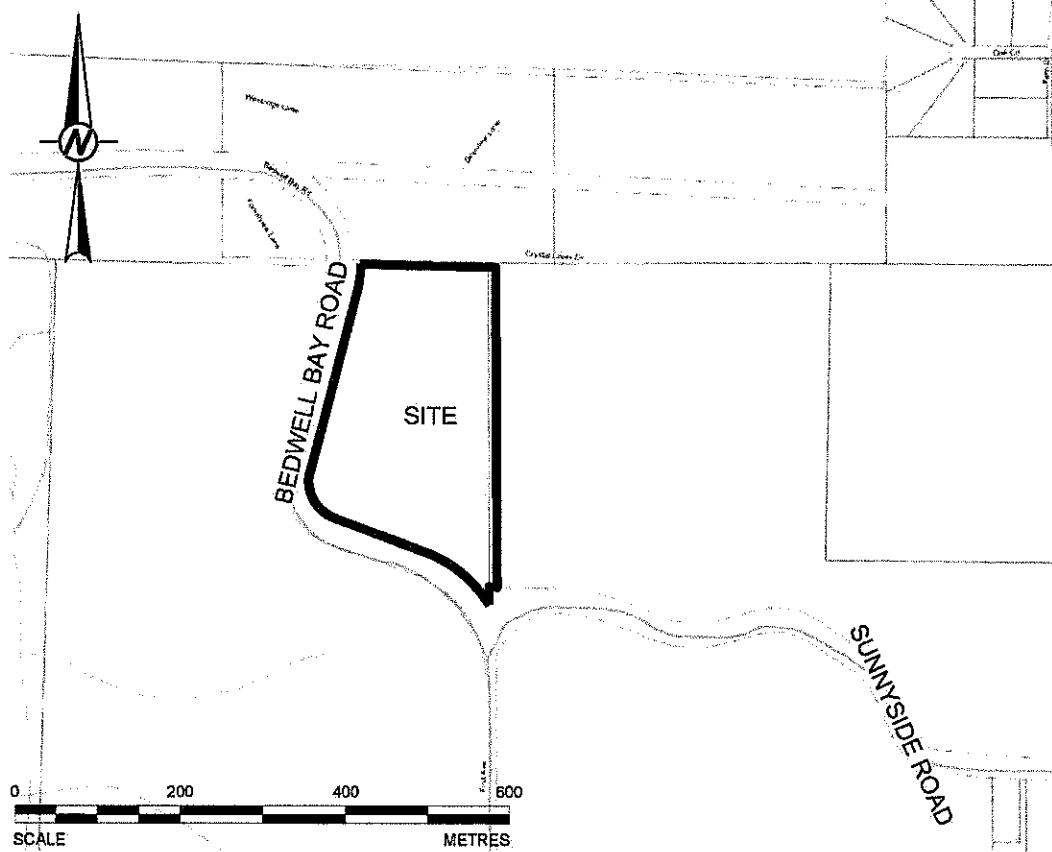
Date Issued

Site Identification Number 3130
Version 8.0 R

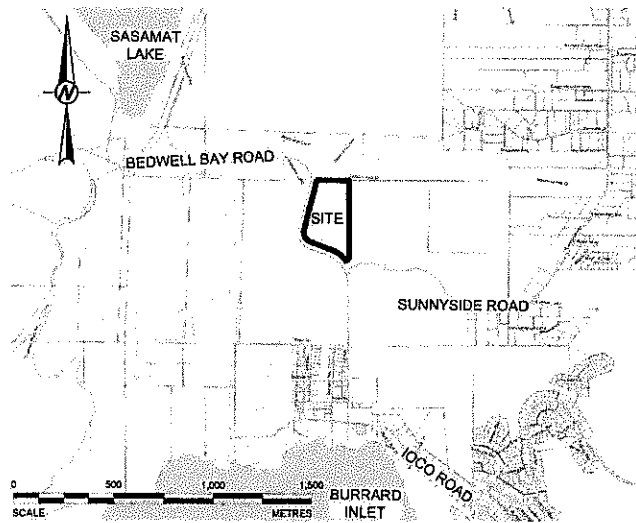


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Site Plan



Location Map



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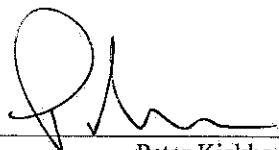
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Schedule B

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, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, vanadium and zinc.

To meet local background concentrations:

- Arsenic.

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, chromium III, chromium VI, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, zinc;
- VPHw, LEPHw, VHW₆₋₁₀, EPHw₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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, chromium III, chromium VI, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, zinc;
- VPHw, LEPHw, VHW₆₋₁₀, EPHw₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, toluene; and
- 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, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium, zinc;
- VPHw, LEPHw, VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

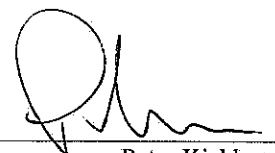
To meet local background concentrations:

- Cadmium.

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Schedule D

Documents

Summary of Site Condition, Golder Associates Ltd. February 15, 2016;

Stage 1 and 2 Preliminary Site Investigation, IOCO East U4 Lands, Port Moody, BC Site Registry ID 3130. Golder Associates Ltd. February 5, 2016;

Application for Determination of Local Background Concentrations of Dissolved Cadmium in Shallow Groundwater for Site IS 3130 East U4, East V1 and East V2 Areas, Port Moody, BC. Peggy Evans, for Director, Environmental Management Branch, Ministry of Environment, Land Remediation Section, Environmental Emergencies and Land Remediation, Environmental Protection Division. September 8, 2015;

Re: Request for Approval of a Local Background Concentration for Arsenic in Soil, IOCO East U4 Area, Port Moody, BC (Site 3130). Peter Kickham, for Director, Environmental Management Act, Ministry of Environment, Land Remediation Section, Environmental Emergencies and Land Remediation, Environmental Protection Division. August 27, 2015;

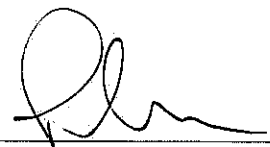
Request for Approval of a Local Background Concentration for Cadmium in Groundwater, Site ID 3130, East U4, East V1 and East V2 Areas, Port Moody, BC. Golder Associates Ltd. August 10, 2015; and

Request for Approval of a Local Background Concentration for Arsenic in Soil, IOCO East U4 Area, Port Moody, BC. Golder Associates Ltd. July 29, 2015.

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