



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

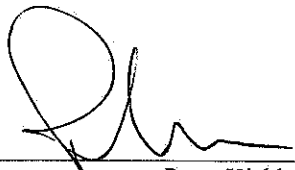
The site covered by this Preliminary Determination is located northwest of intersection of First Avenue and Ioco Road, Port Moody, British Columbia known as East V1 Area 2, which has no applicable civic address, but which is more particularly known and described as:

Block 1 District Lot 256 Group 1 New Westminster District Plan 3286;
PID: 010-887-962

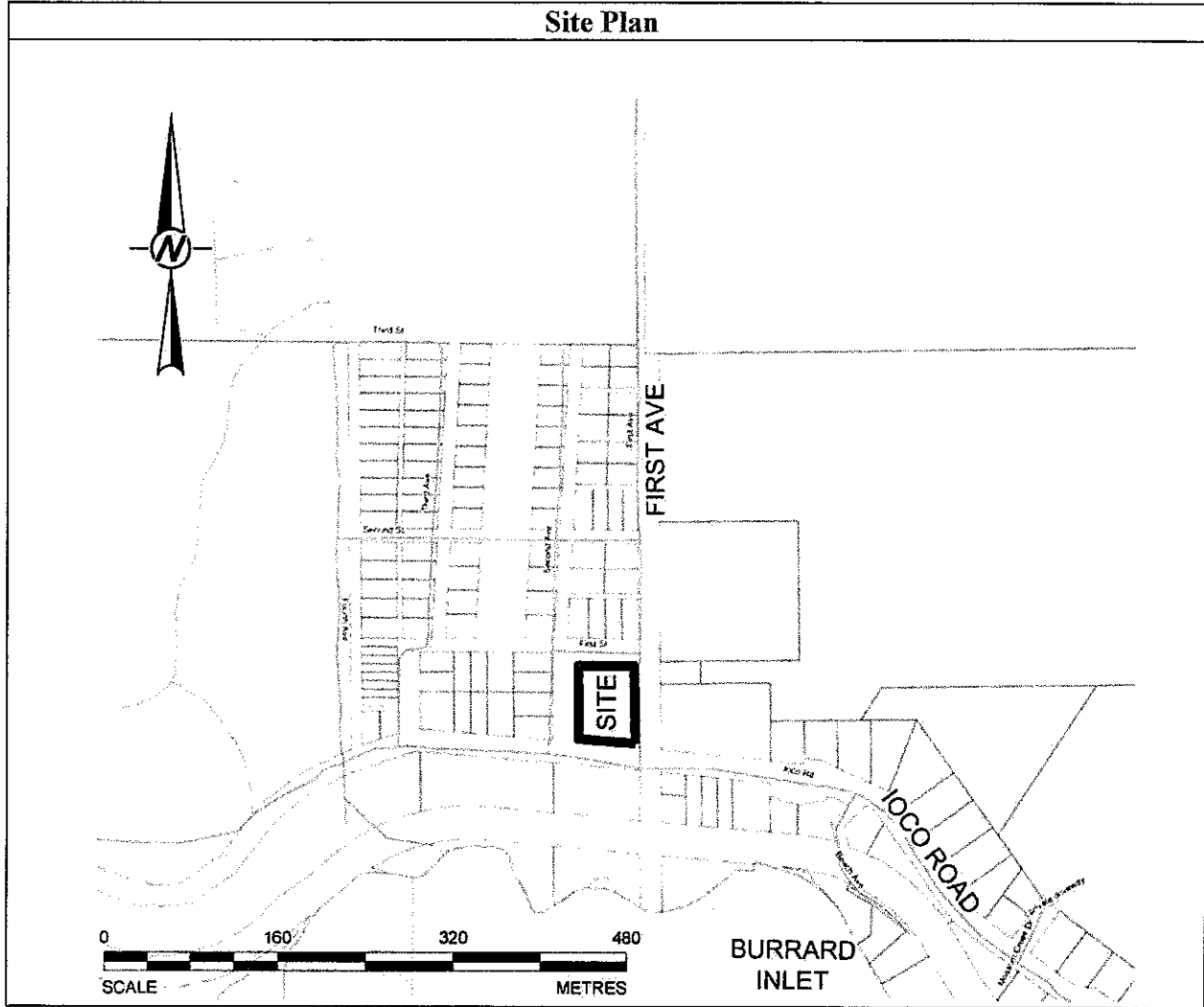
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 11.01"
Longitude: 122° 52' 26.00"

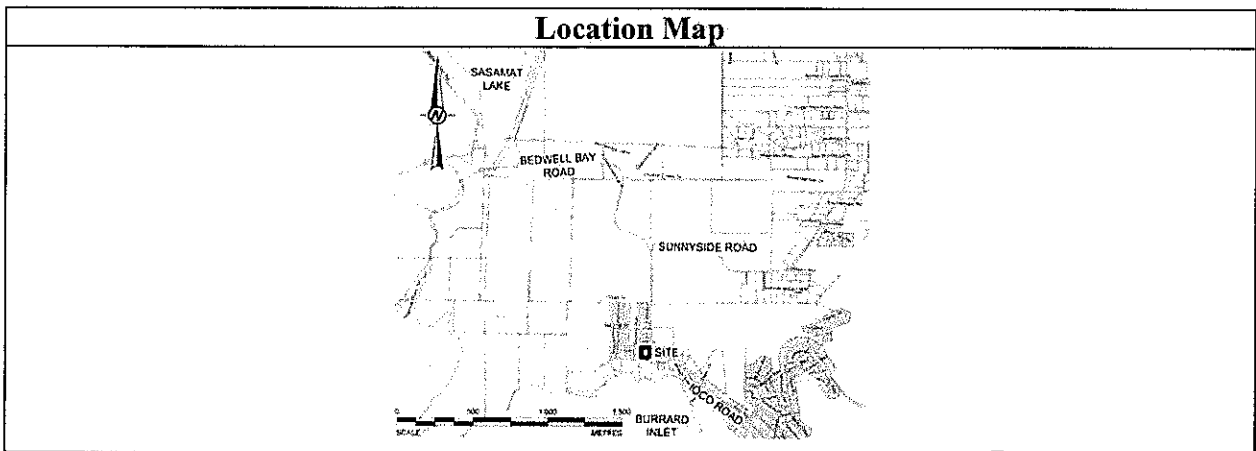
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

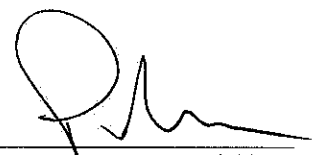
This Schedule contains no requirements or conditions.

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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, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, vanadium and zinc;
- LEPHs and HEPHs; and
- 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.

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 III, chromium VI, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- VPHw, LEPHw, VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene 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 marine aquatic life water use:

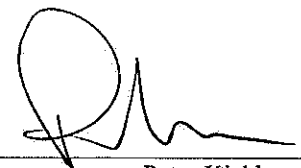
To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, chromium III, chromium VI, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene and 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 and zinc;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHw₁₀₋₁₉;
- Benzene, ethylbenzene, toluene and xylenes (total); and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Schedule D

Documents

Summary of Site Condition, Golder Associates Ltd. February 18, 2016;

Detailed Site Investigation and Confirmation of Remediation, IOCO East V1 Lands, Port Moody, BC, Site Registry ID 3130. Golder Associates Ltd. February 5, 2016;

Stage 1 and 2 Preliminary Site Investigation, IOCO East V1 and V2 Lands, Port Moody, BC Site Registry ID 3130. Golder Associates Ltd. February 5, 2016;

Re: Application for Determination of Local Background Concentrations of Dissolved Cadmium in Shallow Groundwater for Site ID 3130 East U4, East V1 and East V2 Areas, Port Moody, BC. Peggy Evans, For Director, Environmental Management Branch, BC MoE. September 8, 2015;

Application for Determination of Local Background Concentrations of Dissolved Cadmium in Shallow Groundwater for Site ID 3130 East U4, East V1 and East V2 Areas, Port Moody, BC. Golder Associates Ltd., August 10, 2015;

Email Correspondence, Re: Site ID 3130 – Request to Consolidate Contaminated Site Legal Instruments for Multiple Parcels, Peter Kickham, Manager, Risk Assessment and Remediation, Land Remediation Section, BC MoE, June 26, 2015; and

Request for Consolidation of Contaminated Sites Legal Instruments for Multiple, Detached Parcels, IOCO Townsite, Port Moody, BC (Site ID 3130), Golder Associates Ltd., April 23, 2015.

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