



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

Site Identification Number 3130
Version 8.0 R

Peter Kickham

For Director, *Environmental Management Act*

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Schedule A

The site covered by this Preliminary Determination is located west of intersection of First Avenue and Burrard Inlet, Port Moody, British Columbia, V2 Area 2, which has no applicable civic address, but which is more particularly known and described as:

Parcel G (Reference Plan 6697) District Lot 256 Group 1 New Westminster District
PID: 024-495-930

Lot 2 District Lot 256 Group 1 New Westminster District Plan EPP52351
PID: 029-693-454

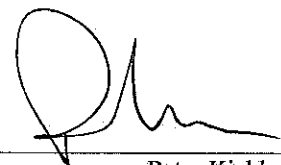
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 5.84"
Longitude: 122° 52' 27.60"

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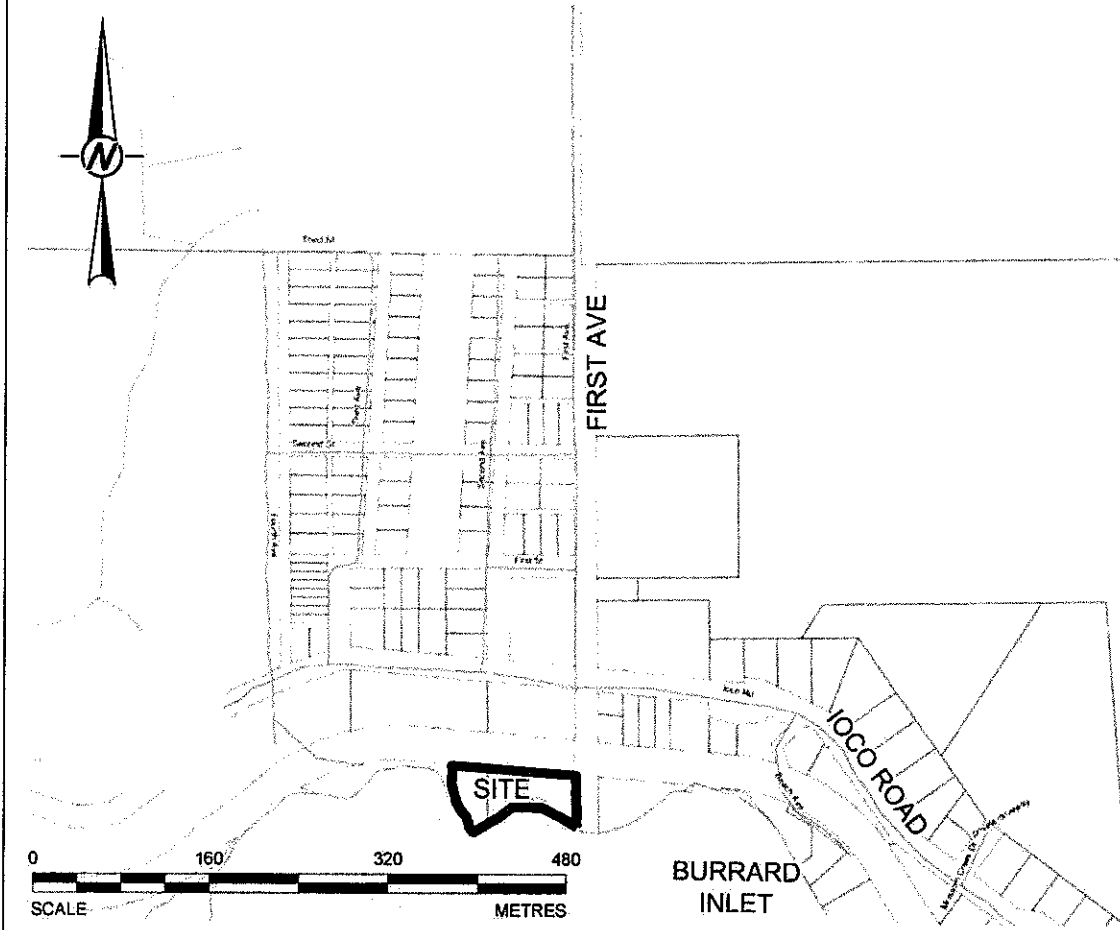
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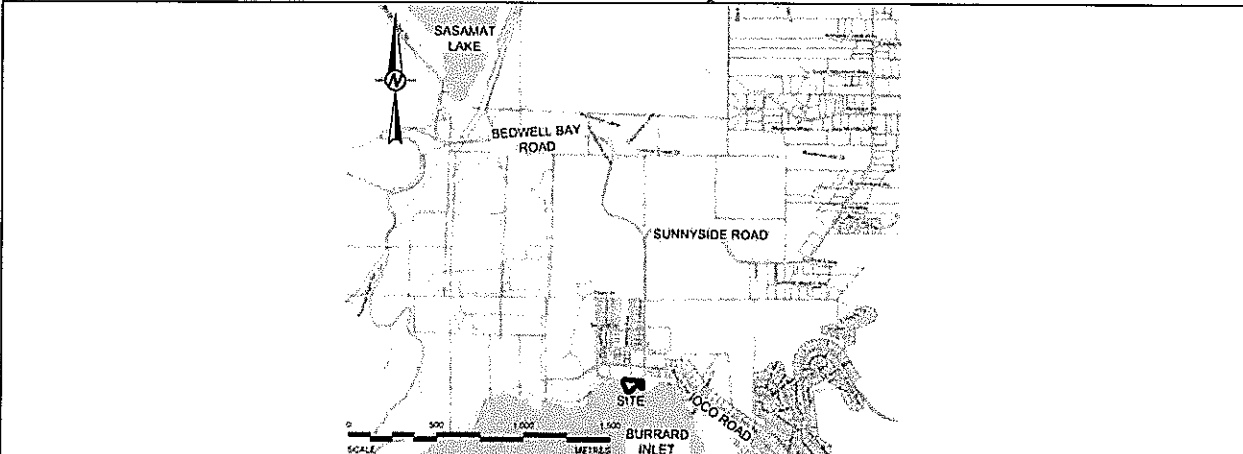


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Site Plan



Location Map



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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 persons 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 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 expected at the site. These assumptions include the following:

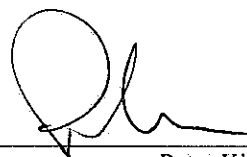
- (a) Future slab on grade buildings construction with no basements or crawlspaces.

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 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, manganese, mercury, molybdenum, nickel, selenium, silver, tin, vanadium and zinc;
- LEPHs, HEPHs, VPHs;
- Benzene, ethylbenzene, toluene and 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, pyrene; and
- Acephate, alachlor, aldrin, atrazine, benefin, bentazon, bidrin, bromophos, bromoxynil, butylate, captan, chlorambem, chlordane, chlorothalonil, chlorpropham, chlorpyrifos, chlorpyrifos-methyl, chlorthiophos, cyanazine, dacthal, dichloro-diphenyl-trichloroethane (DDT), demeton, diallate, diazinon, dicamba, 2,4-dichlorophenoxyacetic acid, 4-(2,4-dichlorophenoxy) butyric acid, 1,3-dichloropropane, dichlorvos, dicofol, dieldrin, dimethoate, dinoseb, diphenylamine, disulfoton, endosulfan, endrin, ethion, s-ethyl dipropylthiocarbamate, ethyl p-nitrophenyl phenylphosphorothioate, folpet, fonofos, heptachlor, heptachlor epoxide, hexachlorobenzene, hexachlorocyclohexane (alpha), hexachlorocyclohexane (beta), hexazinone, iprodione, lindane, malathion, MCPA, metalaxyl, methamidophos, methidathion, methoxychlor, 2-(2-methyl-4-chlorophenoxy)propionic acid, metolachlor, metribuzin, mirex, naled, parathion, parathion-methyl, pentachloronitrobenzene, permethrin, phorate, phosmet, picloram, pirimiphos-methyl, profluralin, prometryn, pronamide, propazine, propiconazole, quinalphos, ronnel, simazine, sulfotep, terbufos, terbutryn, terachlorovinphos, triadimefon, triallate, 2,4,5-trichlorophenoxyacetic acid, 2-(2,4,5,-trichlorophenoxy) propionic acid, trifuralin, and vinclozolin.

Substances evaluated in soil for residential land vapour use:

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

- VPHv;
- Benzene, ethylbenzene, toluene and xylenes; and
- Naphthalene.

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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, zinc;
- VPHw, LEPHw, VHW₆₋₁₀, EPHw₁₀₋₁₉;
- Hexachlorocyclohexane;
- Benzene, ethylbenzene, toluene;
- Pentachlorophenol;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, quinoline; and
- Aldrin, atrazine, bromocil, bromoxynil, captan, chlordane, chlorothalonil, chlorpyrifos, cyanazine, 2,4-dichlorophenoxyacetic acid, dichlofop-methyl, DDT, diazinon, dicamba, dieldrin, dimethoate, dinoseb, endosulfan, endrin, heptachlor, heptachlor epoxide, lindane, malathion, MCPA, metolachlor, metribuzin, picloram, simazine, triallate, and trifluralin.

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;
- Hexachlorocyclohexane;
- Benzene, ethylbenzene, toluene;
- Pentachlorophenol;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinolone.
- Aldrin, atrazine, bromocil, bromoxynil, captan, chlordane, chlorothalonil, chlorpyrifos, cyanazine, 2,4-dichlorophenoxyacetic acid, dichlofop-methyl, DDT, diazinon, dicamba, dieldrin, dimethoate, dinoseb, endosulfan, endrin, heptachlor, heptachlor epoxide, lindane, malathion, MCPA, metolachlor, metribuzin, picloram, simazine, triallate, and trifluralin.

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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, toluene, xylenes (total);
- Pentachlorophenol;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline; and
- Acephate, alachlor, aldrin, atrazine, azinphos-methyl, benefin, bentazon, bidrin, bromophos, bromoxynil, butylate, captan, chloramben, chlordane, chlorothalonil, chlorpropham, chlorpyrifos, chlopyrifos-methyl, chlorthiophos, cyanazine, 2,4-dichlorophenoxyacetic acid, 4-(2,4-dichlorophenoxy) butyric acid, dacthal, DDT, demeton, diallate, diazinon, dicamba, dichlofop-methyl, 1,3-dichloropropane, dichlorvos, dicofol, dieldrin, dimethoate, dinoseb, diphenylamine, disulfoton, endosulfan, endrin, ethion, ethyl p-nitrophenyl phenylphosphorothioate, s-ethyl dipropylthiocarbamate, folpet, fonofos, heptachlor, heptachlor epoxide, hexachlorocyclohexane (alpha), hexachlorocyclohexane (beta), hexachlorohexane, hexazinone, iprodione, lindane, malathion, MCPA, MCPP, metalaxyl, methamidophos, methidathion, methoxychlor, metolachlor, metribuzin, mirex, naled, parathion, parathion-methyl, pentachloronitrobenzene, permethrin, phorate, phosmet, picloram, pirimiphos-methyl, profluralin, prometryn, pronamide, propazine, propiconazole, quinalphos, ronnel, simazine, 2,4,5-trichlorophenoxyacetic acid, sulfotep, 2-(2,4,5-trichlorophenoxy)propionic acid, terbufos, terbutryn, terachlorovinphos, triadimefon, triallate, trifuralin, and vinclozolin.

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Schedule D

Documents

Summary of Site Condition, Golder Associates Ltd, February 19, 2016;

Detailed Site Investigation and Confirmation of Remediation, IOCO V2 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;

Email Correspondence RE: Request: Confirmation of P6 pre-authorization (Townsite Portion of Site ID 3130), November 2, 2015;

RE: Request for approval of a local background concentration for arsenic in soil for use at the Ioco Townsite V2 Area, 225[sic] Ioco Road, Port Moody, BC (SITE 3130), Glen Fox, Land Remediation Section, BC MoE, March 25, 2015;

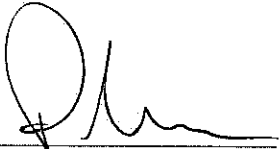
Email Correspondence RE: P4 for Ioco Townsite V2 (Application 6781 – Site 3130), March 16, 2015; and

Request for approval of a local background concentration of arsenic in soil, Ioco Townsite, V2 Area, Port Moody, BC, Golder Associates Ltd., February 17, 2015.

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