



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.

May 2, 2014
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 8740 River Road, Delta, British Columbia which is more particularly known and described as:

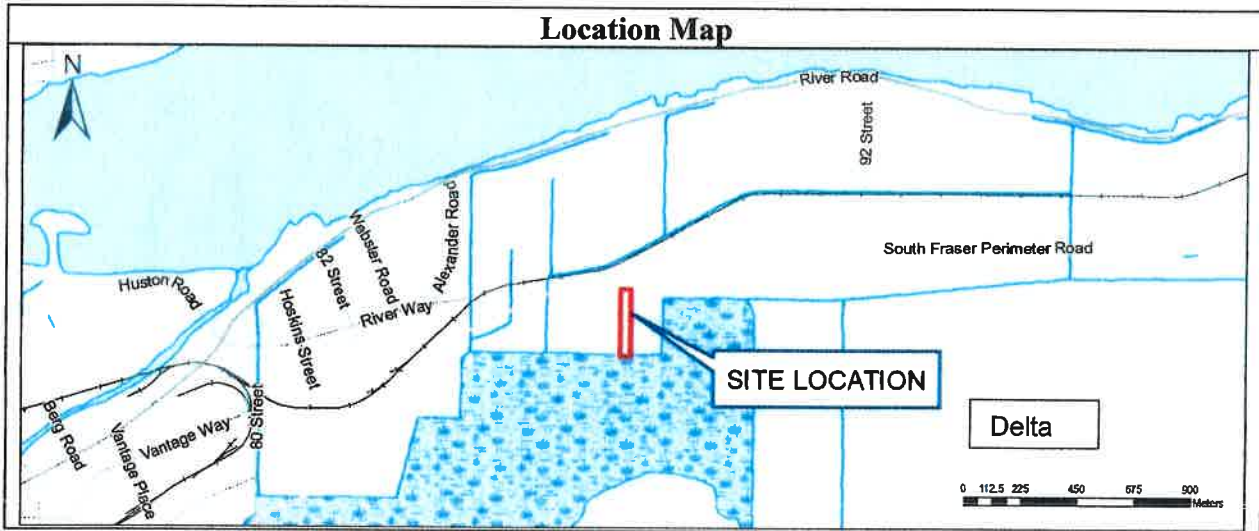
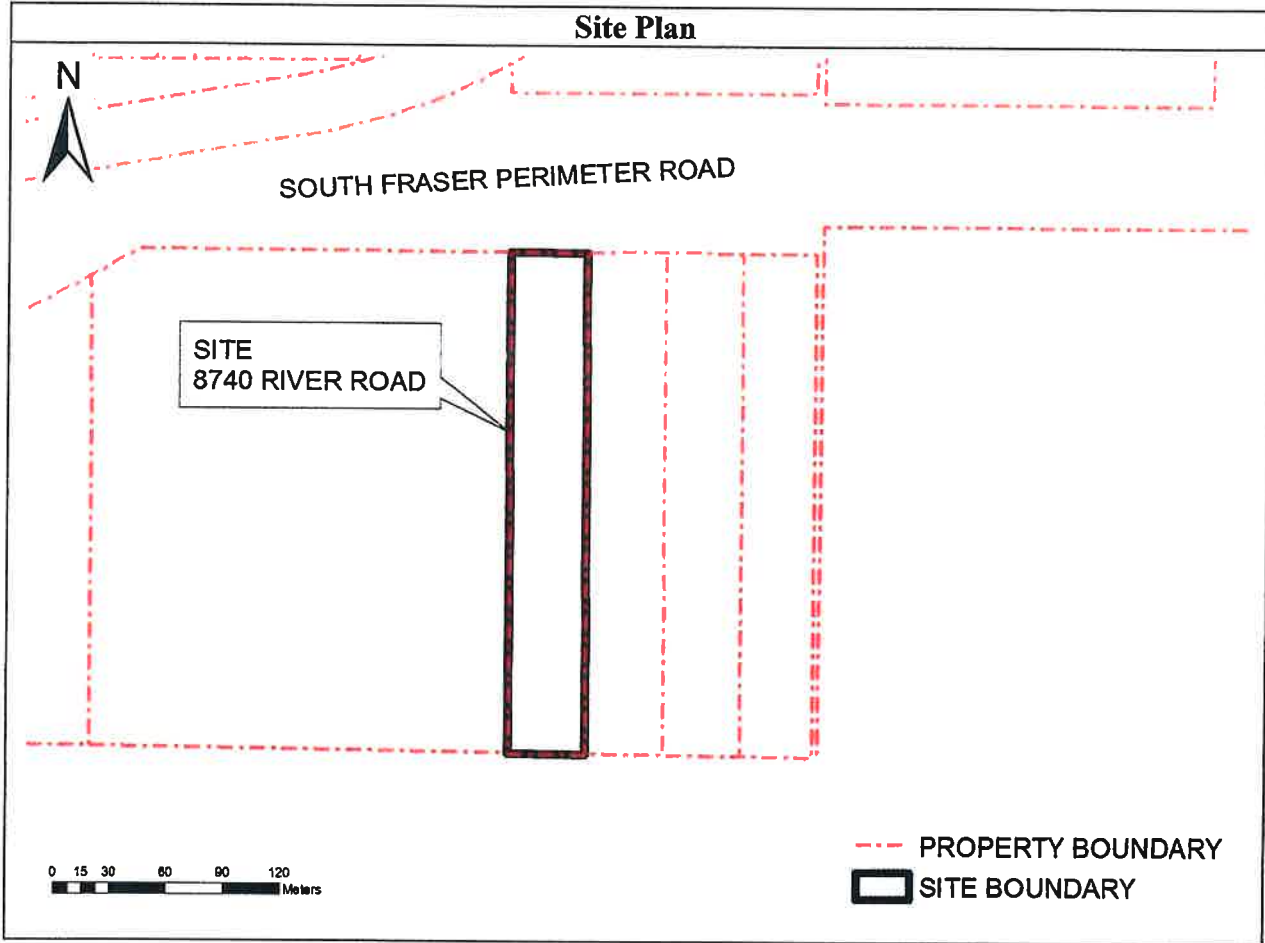
Parcel 100 (Reference Plan EPP116) Lot 1, District Lot 131, Group 2, New Westminster District
Plan 9324, Except Plan EPP117
PID: 027-379-825

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

Latitude: 49° 8' 44.7"
Longitude: 122° 58' 53.0"

May 9, 2011
Date Issued

Peggy Evans
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For Director, *Environmental Management Act*



May 9, 2016
 Date Issued

Site Identification Number 18924
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 For Director, Environmental Management Act

Schedule B

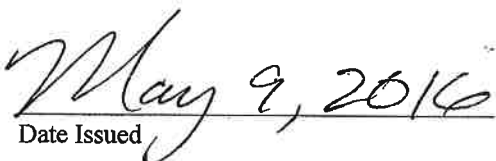
Requirements and Conditions

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) All buildings must be of slab-on-grade construction; and
- (b) Groundwater must not come in contact with building foundations.

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 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 industrial land soil use:

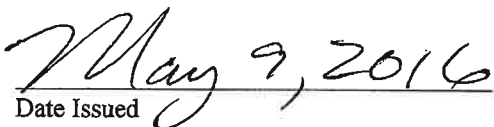
To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, titanium, uranium, and zinc;
- MTBE, VPHs, LEPHs, and HEPHs;
- Bromodichloromethane, bromoform (tribromomethane), carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- 2,3,4-Trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,5,6-tetrachlorophenol, 2,4-dimethylphenol, phenol, cresol, and pentachlorophenol;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and
- Benzene, ethylbenzene, toluene, and xylene.

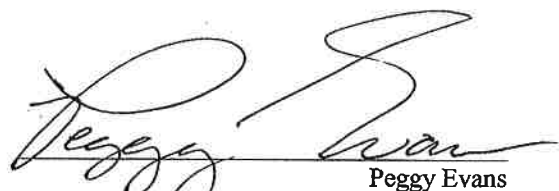
Substances evaluated in vapour for industrial land vapour use:

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

- Acetone, benzene, bromobenzene, bromodichloromethane, bromomethane, 1,3-butadiene, carbon disulphide, carbon tetrachloride, chlorobenzene, n-decane, 1,2-dibromoethane, 1,2-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane, ethyl acetate, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methylene chloride, methyl ethyl ketone, methyl isobutyl ketone, methyl tert-butyl ether, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorotrifluoroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, toluene, vinyl chloride, VPHv, and xylenes.


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Substances evaluated in water for marine aquatic life water use:

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

- Ammonia, antimony, arsenic, barium, beryllium, boron, cadmium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, sulphide, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VPH_w, LEPH_w, VH_{w6-10}, and EPH_{w10-19};
- Carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, 1,2,4-trichlorobenzene, tetrachloroethylene, and trichloroethylene;
- Benzene, ethylbenzene, and toluene;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol, and nonchlorinated phenols; and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

Substances evaluated in water for freshwater aquatic life water use:

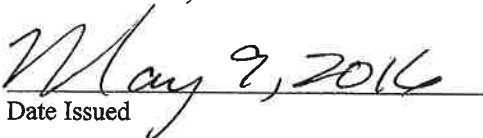
To meet numerical standards prescribed for defining whether a site is contaminated:

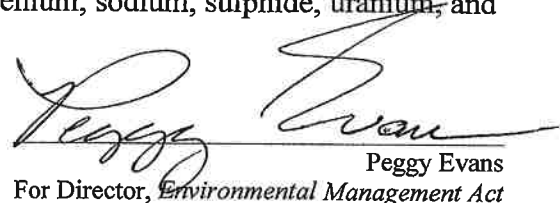
- Ammonia, antimony, arsenic, barium, beryllium, boron, cadmium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, sulphide, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VPH_w, LEPH_w, VH_{w6-10}, and EPH_{w10-19};
- Carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, 1,2,4-trichlorobenzene, tetrachloroethylene, and trichloroethylene;
- Benzene, ethylbenzene, and toluene;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol, and nonchlorinated phenols; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, sulphide, uranium, and zinc;


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- Methyl tertiary butyl ether (MTBE), VHw₆₋₁₀, and EPHw₁₀₋₁₉;
- Bromodichloromethane, bromoform, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane (Freon 12), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane (Freon 11), and vinyl chloride;
- Benzene, ethylbenzene, toluene, and xylenes;
- Pentachlorophenol, phenol, and 2,4-dimethylphenol; and
- Benzo[a]pyrene.


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Schedule D

Documents

Summary of Site Condition, SLR Consulting (Canada) Ltd., February 2016;

Stage 2 Preliminary Site Investigation, SLR Consulting (Canada) Ltd., February 2016; and

Stage 1 Preliminary Site Investigation, Hemmera Envirochem, December 2012.

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