



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.

Date Issued

May 2, 2016

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 10035 176th Street, Surrey, British Columbia (formerly 10033 & 10061 176th Street, Surrey) which is more particularly known and described as:

Lot A Section 6 Township 9, New Westminster District, Plan EPP54936
PID: 029-735-793

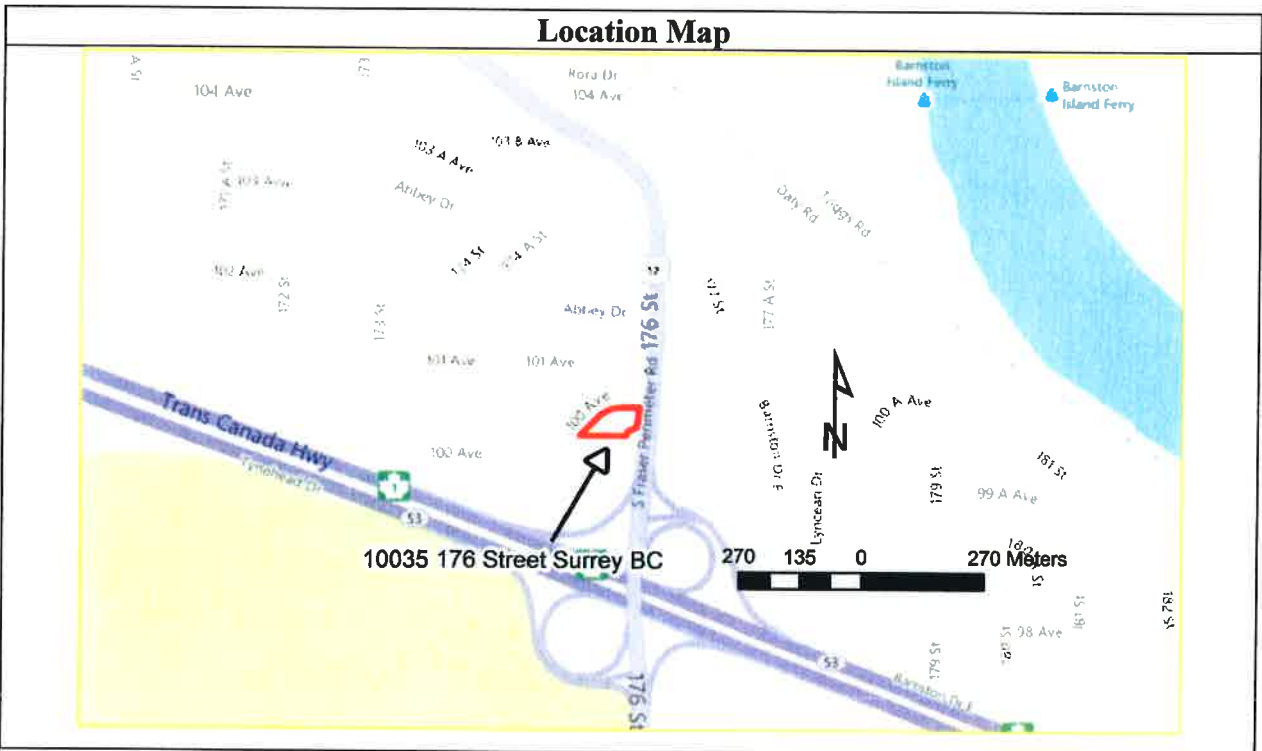
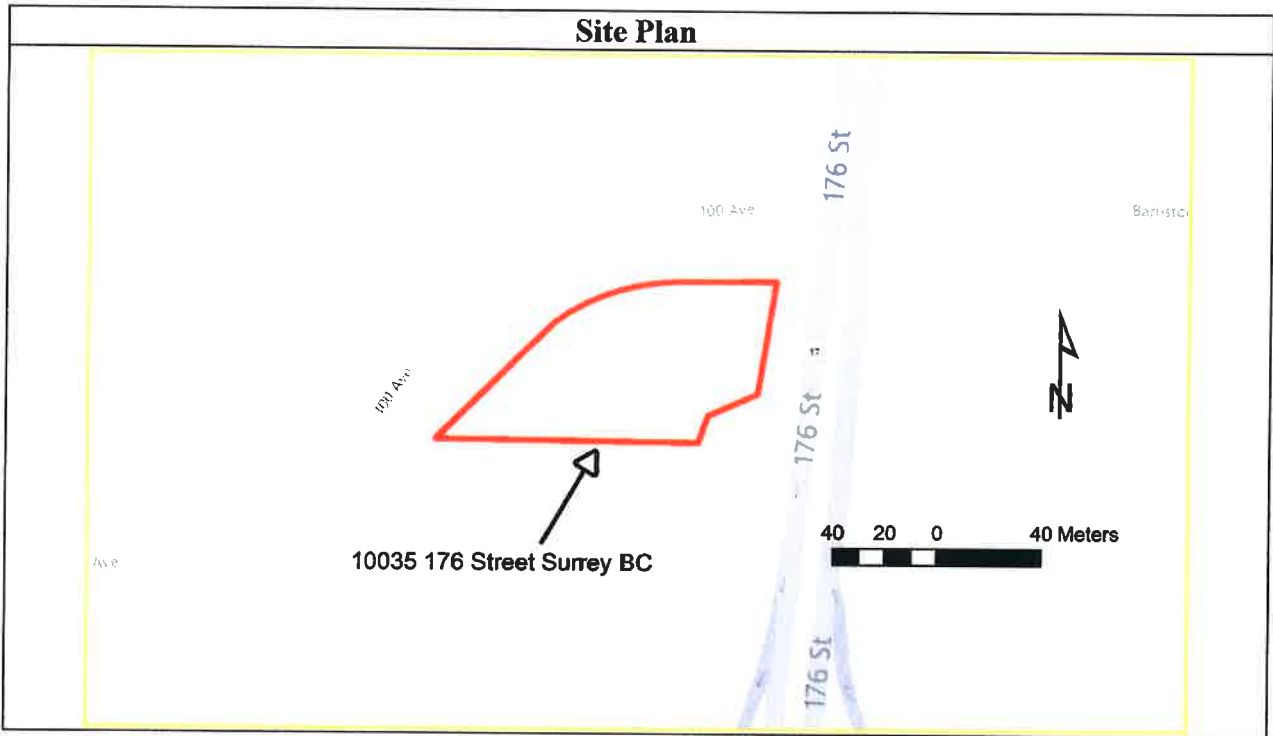
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 6.87"
Longitude: 122° 44' 6.93"

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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, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzo[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;
- Benzene, ethylbenzene, styrene, toluene and xylene;
- Chloride ion; and
- Methyl tertiary butyl ether.

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, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VPHw, LEPHw, VHW₆₋₁₀ and EPHw₁₀₋₁₉;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, monochlorobenzene, 1,2-dichloroethane, tetrachloroethylene, trichloroethylene, dichloromethane, tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform),
- Benzene, ethylbenzene, styrene, 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, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tert-butyl ether (MTBE);
- VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Vinyl chloride, 1,2-dichlorobenzene, 1,4-dichlorobenzene, monochlorobenzene, 1,2-dichloroethane, 1,1-dichloroethylene, tetrachloroethylene, trichloroethylene;
- Bromodichloromethane, dibromochloromethane, dichloromethane, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene, xylenes;
- Benzo[a]pyrene;
- Chloroethane, chloromethane, 1,1-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, 1,3-dichloropropane, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane.

Substances evaluated in soil vapour for residential land vapour use:

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

- Acetone, benzene, bromobenzene, bromodichloromethane (BDCM), bromomethane, 1,3-butadiene, carbon disulphide, chlorobenzene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane (methyl chloride), 2-chlorophenol, 2-chlorotoluene, n-decane, dibromomethane, 1,2-dibromoethane (ethylene dibromide) (EDB), dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane (DBCP), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane, ethyl acetate, ethylbenzene, n-hexane, isopropyl benzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), toluene, tribromomethane (bromoform), 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), trichloromethane (chloroform), 1,2,3-trichloropropane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, xylenes.

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Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition</i>	Core6 Environmental	April 6, 2016
<i>Stage 2 Preliminary Site Investigation at 10035 176 Street, Surrey, BC</i>	McElhanney Consulting Services/Core6 Environmental	April 4, 2016
<i>Stage 1 Preliminary Site Investigation 10061 176 Street, Surrey, BC</i>	SLR Consulting Ltd.	September 23, 2015
<i>Stage 1 Preliminary Site Investigation 10033 176 Street, Surrey, BC</i>	SLR Consulting Ltd.	September 23, 2015

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