



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 27, 2014
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 10366 176 Street, Surrey, British Columbia which is more particularly known and described as:

Lot 1, District Lot 389A, Group 2, New Westminster District, Plan EPP54209
PID: 029-626-749

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

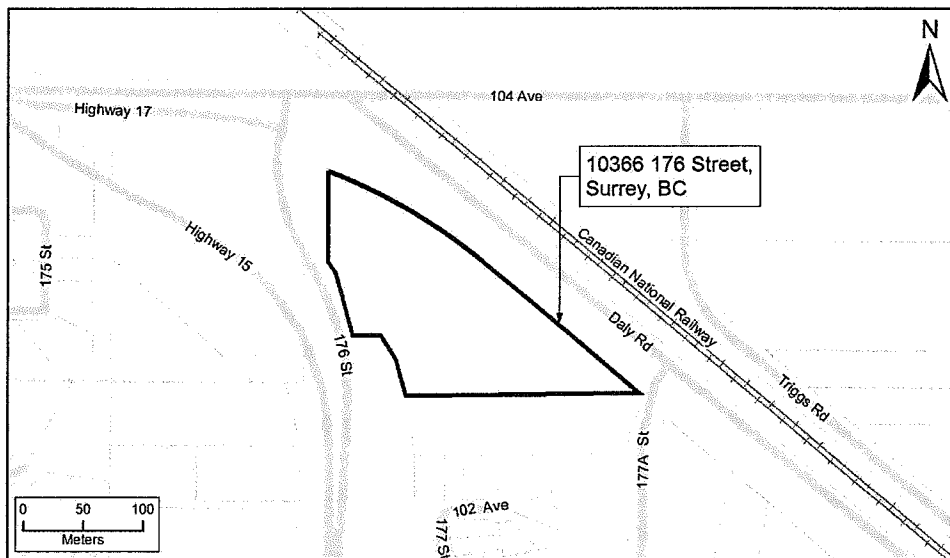
Latitude: 49° 11' 24.87"
Longitude: 122° 44' 0.05"

June 27, 2016
Date Issued

Site Identification Number 18880
Version 8.0 R

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*
2 of 7

Site Plan



Site Plan

Location Map



Site Location

June 27, 2014
Date Issued

Site Identification Number 18880
Version 8.0 R

Peggy Evans
Peggy Evans
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 constructed on the site will have a foundation depth no lower than 5.0 metres above mean sea level.

Any inconsistencies that arise between the structures, locations and depths of proposed 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.

June 27, 2014
Date Issued

Site Identification Number 18880
Version 8.0 R

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

4 of 7

Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, toluene, xylene, and styrene;
- 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;
- 1,3-Butadiene, 1,2-dichloroethane, 1,2-dibromomethane (ethylene dibromide) (EDB), methyl tert-butyl ether (MTBE);
- 2-Monochlorophenol, 3- & 4-monochlorophenol, 2,3-dichlorophenol, 2,4- & 2,5-dichlorophenol, 2,6-dichlorophenol, 3,4-dichlorophenol, 3,5-dichlorophenol, 2,3,4-trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,5,6-tetrachlorophenol, and pentachlorophenol;
- 2,4-Dimethylphenol, 2,4-dinitrophenol, 2-methyl 4,6-dinitrophenol, 2,6-dimethylphenol, 2-nitrophenol, 3,4-dimethylphenol, 4-nitrophenol, and phenol; and
- Ethylene glycol, and propylene glycol.

Substances evaluated in vapour for commercial land vapour use:

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

- Naphthalene, toluene, VPHv and xylenes, mixture.

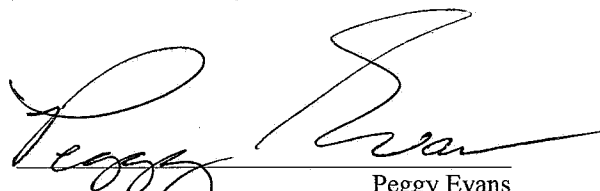
Substances evaluated in water for freshwater aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chloride, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether, VPHw, LEPHw, VHw₆₋₁₀, and EPHw₁₀₋₁₉;
- Ethylene glycol, and 1,2-propylene glycol;

June 27, 2016
Date Issued

Site Identification Number 18880
Version 8.0 R


Peggy Evans
For Director, Environmental Management Act

5 of 7

- Benzene, ethylbenzene, styrene, and toluene;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol, nonchlorinated phenols (total); 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, barium, boron, cadmium, chloride, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VH₆₋₁₀, EPH_{w10-19};
- Ethylene dibromide, 1,3-butadiene, 1,2-dichloroethane;
- Propylene glycol;
- Benzene, ethylbenzene, styrene, toluene, and xylenes (total);
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol;
- 2,4-Dimethylphenol, 2,6-dimethylphenol, 3,4-dimethylphenol, and phenol; and
- Benzo[a]pyrene.

To meet local background concentrations:

- Arsenic.

June 27, 2016
Date Issued

Site Identification Number 18880
Version 8.0 R

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

6 of 7

Schedule D

Documents

Summary of Site Condition, prepared by Brant Dorman, Hemmera, dated May 2, 2016;

*Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation
10366 176th Street, Surrey, BC (MOTI Site ID 133A/B)* prepared by Seth Kingsbury and
Diane Zorn/ Hemmera, dated March 2016; and

*Application for Determination of Local Background Concentration for Dissolved Arsenic
Concentrations in Groundwater, 10382 and 10280 176th Street, Surrey, BC*, prepared by the
Ministry of Environment, dated March 23, 2016.

June 27, 2016
Date Issued

Site Identification Number 18880
Version 8.0 R

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*
7 of 7

