



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 within 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.

2016-08-08
Date Issued


Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 3080 - 3088 Spring Street, Port Moody, British Columbia which is more particularly known and described as:


Lot 67, District Lot 190, Group 1, New Westminster District Plan 39771
PID: 008-665-508

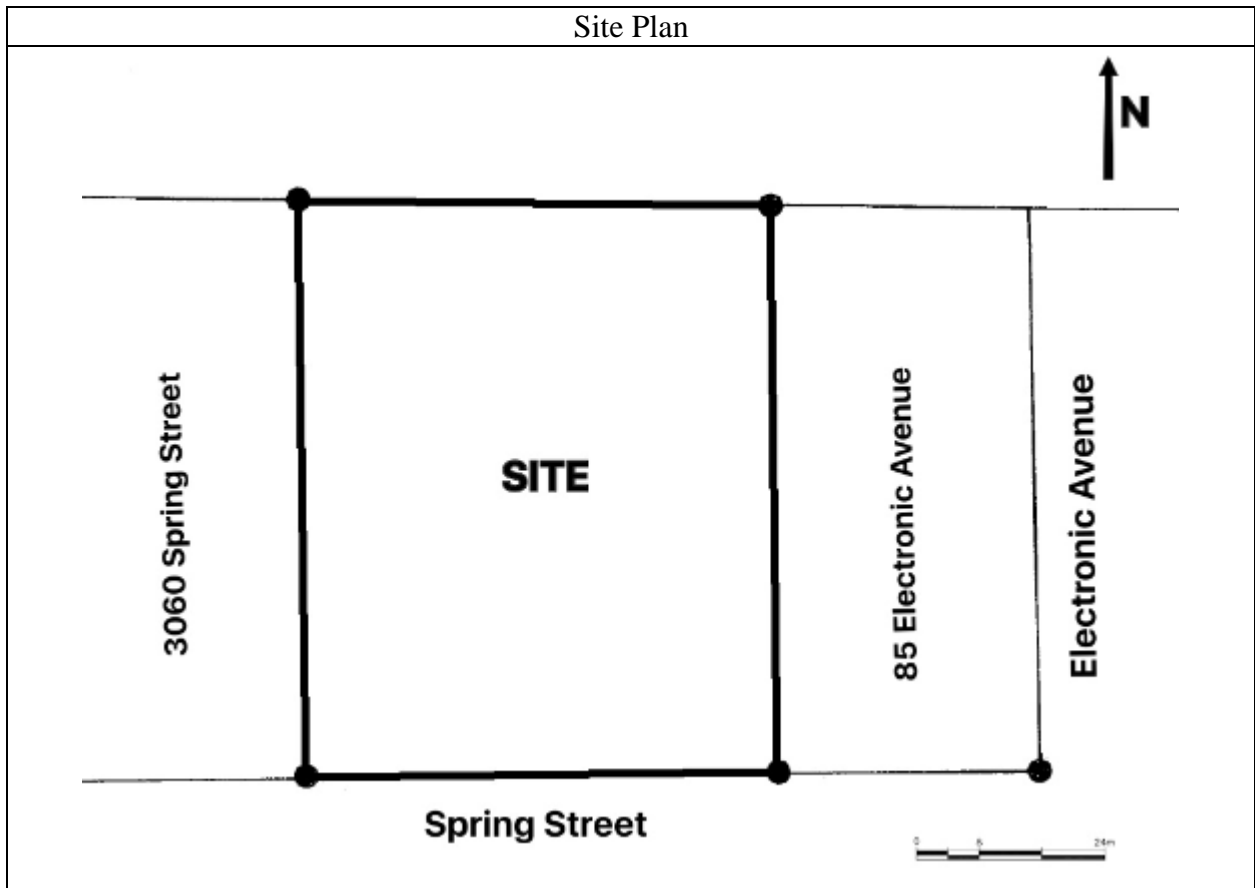
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 39.3"
Longitude: 122° 50' 32.5"

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SITE Identification Number 19240
Version 8.0 R


Alan W. McCammon
For Director, *Environmental Management Act*
2 of 8



2016-08-08
Date Issued

SITE Identification Number 19240
Version 8.0 R


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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

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SITE Identification Number 19240
Version 8.0 R



Alan W. McCammon
For Director, *Environmental Management Act*
4 of 8

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, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, thallium, tin, uranium, vanadium and zinc;
- LEPHs, HEPHs, VPHs, and methyl tert-butyl ether (MTBE);
- Bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 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, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, styrene, toluene, and xylene;
- 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,
- Ethylene glycol, and propylene glycol.

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SITE Identification Number 19240
Version 8.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

5 of 8

Substances evaluated in vapour for residential land vapour use:

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

- Benzene, bromobenzene, bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, cumene, n-decane, dibromochloromethane, 1,2-dibromo-3-chloropropane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, dichloromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis- and trans-), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene (cis- and trans-)ethylbenzene, hexachlorobutadiene, n-hexane, methyl ethyl ketone, methyl isobutyl ketone, methyl tert-butyl ether (MTBE), naphthalene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane, 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, and xylenes (mixture).

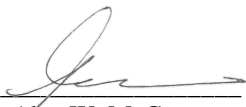
Substances evaluated in water for drinking water use:

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, strontium, tin, uranium, and zinc;
- Methyl tert-butyl ether (MTBE), VH_{w6-10} , and EPH_{w10-19} ;
- 1,3-Butadiene, bromobenzene, bromomethane, chloroethane, chloromethane, dibromomethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,2-dichloropropane, 1,2-dibromoethane, hexachlorobutadiene, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,1,2-trichloro-1,2,2-trifluoroethane, trichlorofluoromethane, and vinyl chloride;
- 1,2-Propylene glycol;
- Bromodichloromethane, bromoform, dibromochloromethane, carbon tetrachloride, chloroform, and dichloromethane;
- Benzene, ethylbenzene, toluene, and xylenes (total); and,
- Benzo[a]pyrene.

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SITE Identification Number 19240
Version 8.0 R


Alan W. McCammon
For Director, *Environmental Management Act*

6 of 8

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, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tert-butyl ether (MTBE), VPH_w , $LEPH_w$, VH_{w6-10} , and EPH_{w10-19} ;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, monochlorobenzene, tetrachloroethylene, 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene, trichloroethylene;
- Ethylene glycol, and 1,2-propylene glycol;
- Dichloromethane, carbon tetrachloride, and chloroform;
- Benzene, ethylbenzene, toluene, and styrene; 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:

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tert-butyl ether (MTBE), VPH_w , $LEPH_w$, VH_{w6-10} , and EPH_{w10-19} ;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, monochlorobenzene, tetrachloroethylene, 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene, trichloroethylene;
- Ethylene glycol, and 1,2-propylene glycol;
- Dichloromethane, carbon tetrachloride, and chloroform;
- Benzene, ethylbenzene, toluene, and styrene; and,
- Acenaphthene, acridine, anthracene, benzo(a)anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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7 of 8

Schedule D

Documents

Summary of Site Condition, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated June 2016;

Supplemental Site Investigation - 3080-3088 Spring Street, Port Moody, BC, prepared by Active Earth Engineering Ltd., dated May 2016;

Stage 1 Preliminary Site Investigation Update / Stage 2 Preliminary Site Investigation - 3080-3088 Spring Street, Port Moody, BC, prepared by Hemmera Envirochem Inc., dated January 2015; and

Stage 1 Preliminary Site Investigation - 3080-3088 Spring Street, Port Moody, BC, prepared by Active Earth Engineering Ltd., dated July 2011.

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8 of 8