



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.

Nov 14, 2016  
Date Issued

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

## Schedule A

The site covered by this Preliminary Determination is located at Tsawwassen First Nation Lands Lot 7, Tsawwassen, British Columbia, which is more particularly known and described as:

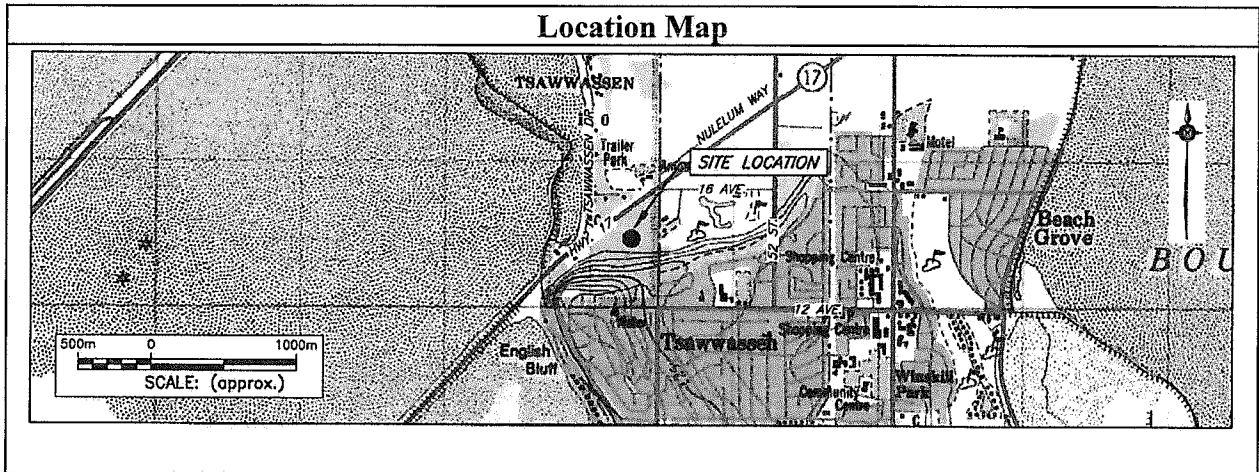
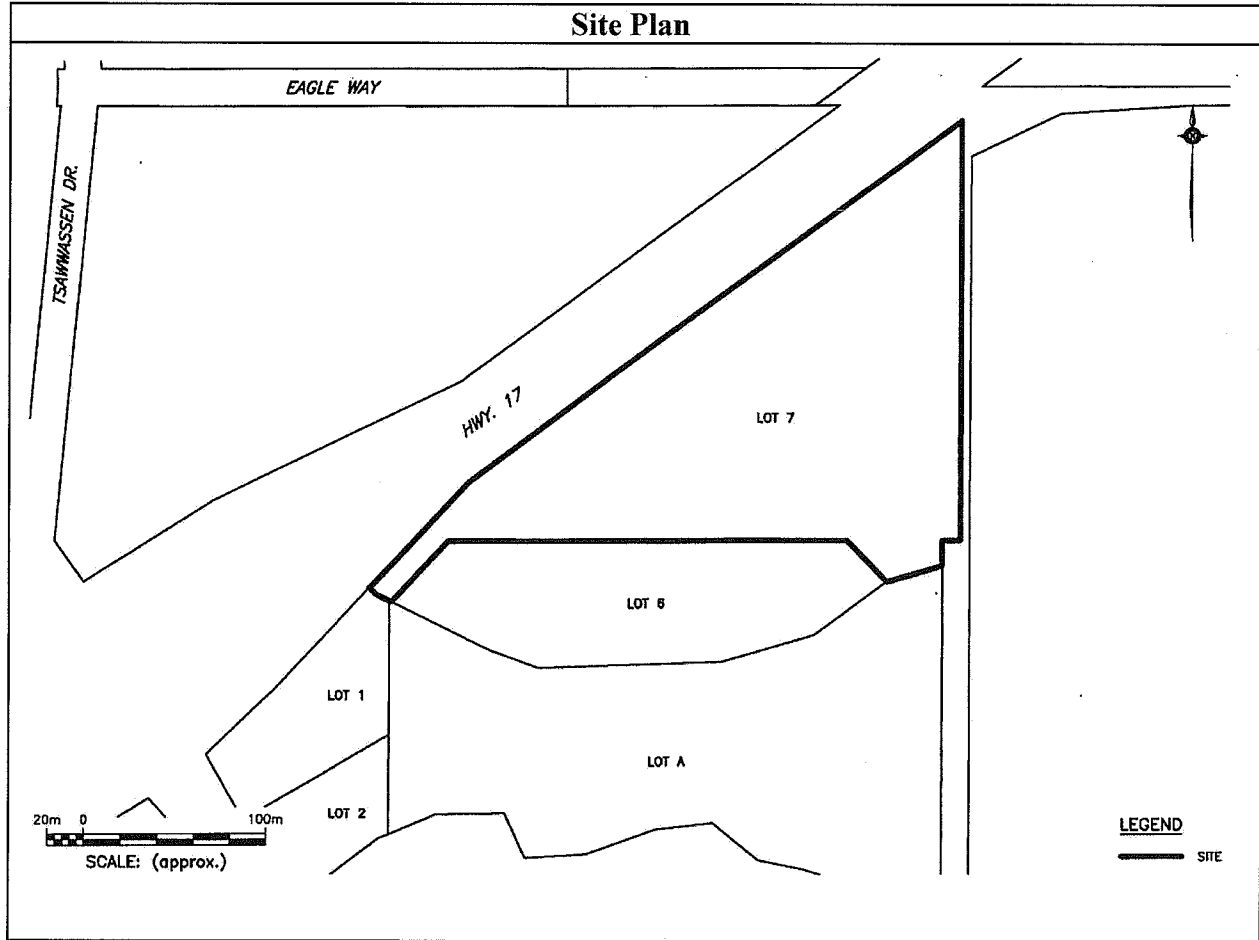
Lot 7 District Lot 169 Group 2 New Westminster District Plan BCP 38104  
PID: 027-867-498.

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

Latitude: 49° 1' 50.2"  
Longitude: 123° 5' 31.1"

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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 a 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 and trenches existing or expected at the site. These assumptions include the following:

- (a) Buildings constructed on the site will be slab-on-grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 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, strontium, tin, vanadium and zinc;
- VPHs, LEPHs and HEPHs;
- Benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indo[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Benzene, ethylbenzene, toluene and xylene; and
- Bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, 1,2-dibromoethane, dibromomethane, dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,1-dichloroethylene, dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), 4-methyl-2-pentanone, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11) and trichloromethane (chloroform);

#### *Substances evaluated in vapour for residential land vapour use:*

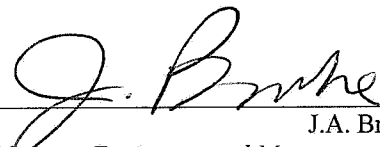
To meet numerical standards prescribed for defining whether a site is contaminated:

- Benzene, 1,3-butadiene, n-decane, 1,2-dibromoethane, 1,2-dichloroethane, ethylbenzene, n-hexane, isopropylbenzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and xylenes;
- Naphthalene; and
- VPHv.

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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, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium and zinc;
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Bromobenzene, bromodichloromethane, bromoform, bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride, chloroethane, chloromethane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, 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, 1,2-dichloropropane, 1,3-dichloropropene, 4-methyl-2-pentanone, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane and vinyl chloride;
- Benzene, ethylbenzene, toluene and xylenes (total); and
- Benzo[a]pyrene.


***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;
- VPHW, LEPHW, VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Carbon tetrachloride, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene, and trichloroethene;
- Benzene, ethylbenzene and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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## Schedule D

### Documents

- *Summary of Site Conditions*, Jason Christensen, P.Eng., Keystone Environmental Ltd., August 2016.
- *Report of Findings – Preliminary Site Investigation – Stage 1 Update and Stage 2*, Tsawwassen First Nation Lands Lot 7, Tsawwassen, BC. Keystone Environmental Ltd., August 2016.
- *Report of Findings – Phase I Environmental Site Investigation – Tsawwassen First Nations Lands Lot 7, Delta, BC*, Keystone Environmental Ltd., July 2012.

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