



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 30 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. 3, 2016
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 17568 57A Avenue, Surrey, British Columbia which is more particularly known and described as:

Lot 3 Section 7 Township 8 New Westminster District Plan EPP24658

PID: 029-295-009

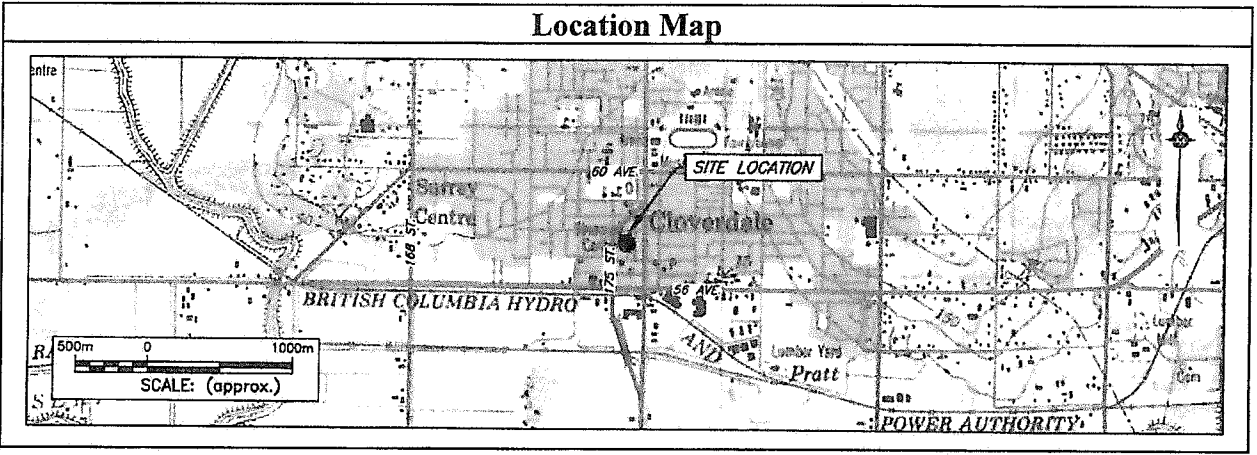
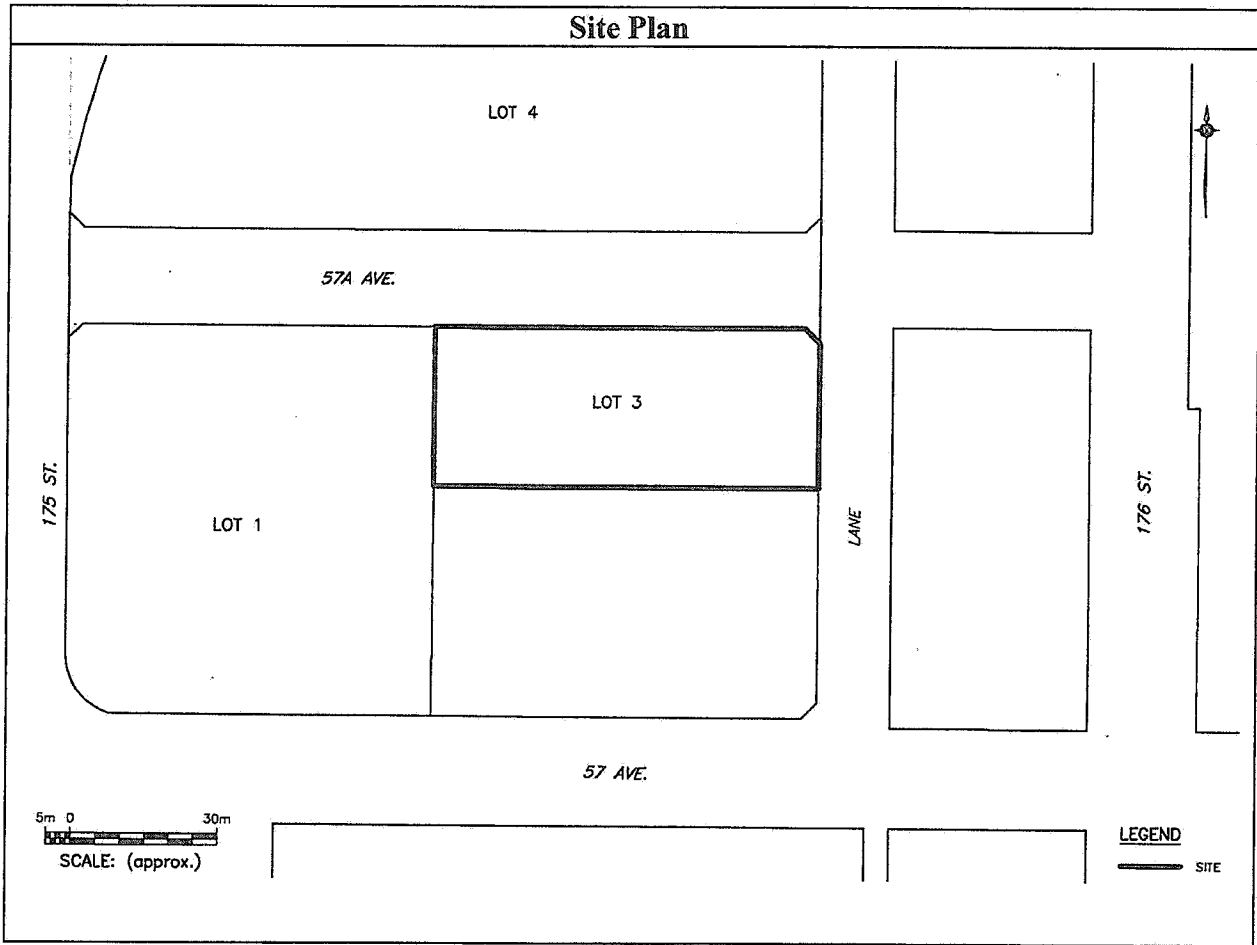
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 6' 23.98"

Longitude: 122° 44' 11.14"


Nov. 3, 2016
Date Issued

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



Nov. 3, 2016
 Date Issued

Site Identification Number 17654
 Version 8.0 R


 J.A. Brooke
 For Director, Environmental Management Act
 3 of 6

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 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 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 person in a written submission to the Director. An application for an amendment or new Determination may be necessary.

Nov. 3, 2016
Date Issued

Site Identification Number 17654
Version 8.0 R


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

4 of 6

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;
- LEPHs and HEPHs; and
- Benz[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.

Substances evaluated in vapour for residential land vapour use:

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

- Carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), tetrachloroethylene (PERC), 1,1,1-trichloroethane, and trichloroethylene (TCE);
- Naphthalene; and
- VPHv.


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;
- VPHw, LEPHw;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene and trichloroethene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

Nov. 3, 2016
Date Issued

Site Identification Number 17654
Version 8.0 R


J.A. Brooke
For Director, *Environmental Management Act*
5 of 6

Schedule D

Documents

Summary of Site Conditions, Michael Geraghty, P.Geo., Keystone Environmental Ltd., September 9, 2016;

Report of Findings - Preliminary Site Investigation – Stage 1 and Stage 2, Lot 3 - 17568 57A Avenue, Surrey, BC. Keystone Environmental Ltd., September 2016;

Approval in Principle, 17555 and 17568 57A Avenue and 57A Avenue (roadway), Surrey, BC. MOE Site ID: 12798. BC Ministry of Environment, March 12, 2015;

Summary of Site Condition, Former Cloverdale Mall, 5710 175th Street, BC. MOE Site ID: 12798. BC Ministry of Environment. SNC Lavalin Environment Inc., January 5, 2015; and

Report of Findings - Stage 1 and 2 Preliminary Site Investigation, Former Cloverdale Mall, 5710 175th Street, Surrey, BC. SNC Lavalin Environment Inc., September 20, 2011.

Nov. 3, 2016

Date Issued

Site Identification Number 17654
Version 8.0 R



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

6 of 6