



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 7, 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 17299 104A Avenue, Surrey, British Columbia which is more particularly known and described as:

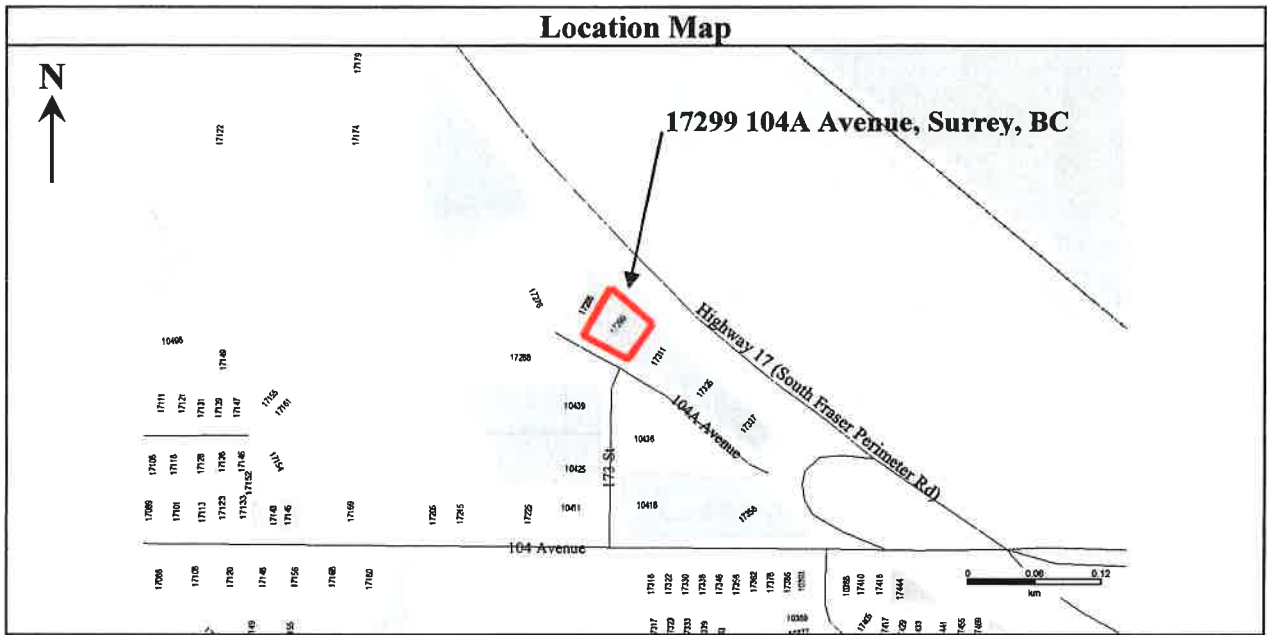
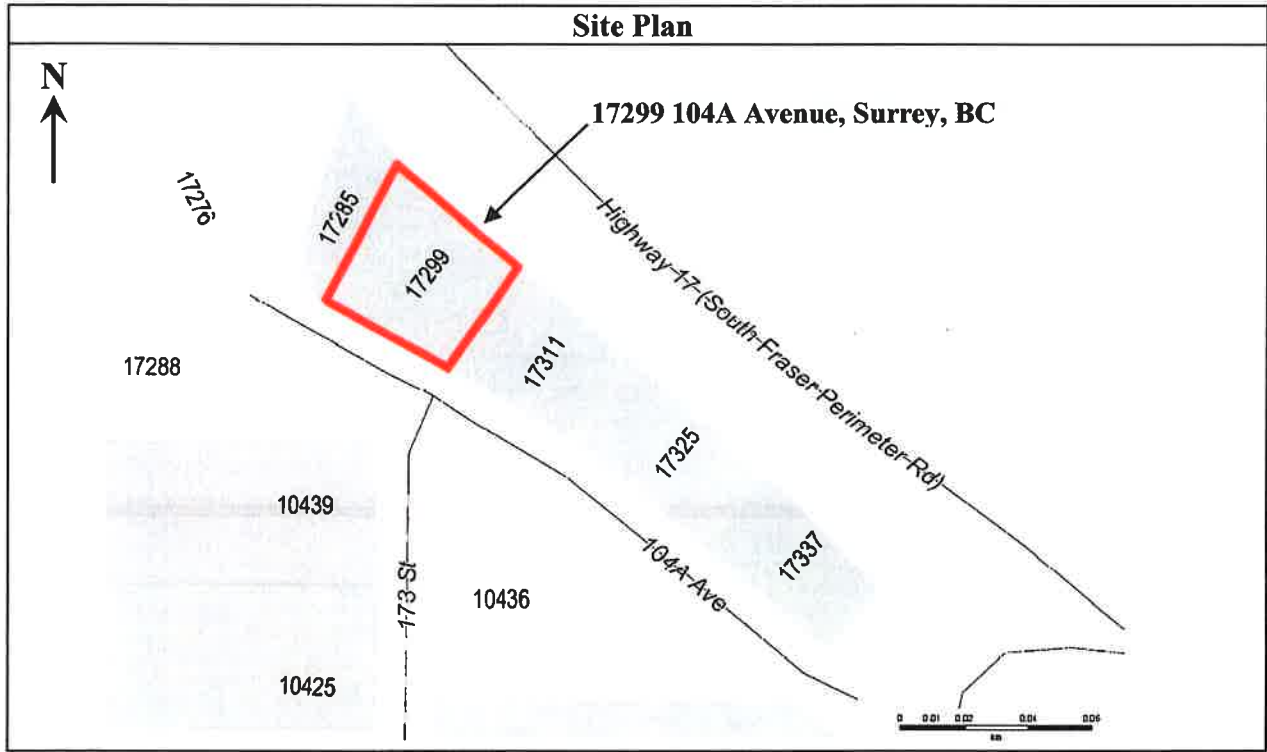
Lot 7, Section 7, Township 9, New Westminster District Plan LMP47179 Except Plan EPP1705
PID: 024-842-877

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

Latitude: 49° 11' 35.76"
Longitude: 122° 44' 34.68"

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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 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 must be of slab-on-grade construction; and
- (b) Groundwater must not come in contact with building foundations.

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 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 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, manganese, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, styrene, toluene, and xylene;
- Bromodichloromethane, bromoform, carbon tetrachloride, chlorobenzene, chloroform, dibromochloromethane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1, dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane, 1,3, dichloropropene(cis), 1,3, dichloropropene (trans), methyl tert-butyl ether, methylene chloride, 1,1,2,2,-tetrachloroethane, tetrachloroethene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane, and vinyl chloride;
- 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
- Diethylene glycol, ethylene glycol, and 1,2-propylene glycol.

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, VHW₆₋₁₀, and EPHw₁₀₋₁₉;
- Ethylene glycol, and propylene glycol, 1,2-;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline;
- Benzene, ethylbenzene, styrene, and toluene; and
- Carbon tetrachloride, monochlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, methylene chloride, tetrachloroethene, and trichloroethene.

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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, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tert butyl ether, VHw₆₋₁₀, EPHw₁₀₋₁₉;
- Bromodichloromethane, bromoform, carbon tetrachloride, monochlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, toluene, and xylenes (total); and
- Benzo[a]pyrene.

Substances evaluated in vapour for commercial land vapour use:

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

- Acetone, acrylonitrile, allyl chloride, benzene, bromobenzene, bromodichloromethane, bromoform, 1,3-butadiene, 2-butanone (MEK), carbon disulfide, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, 2-chlorotoluene, n-decane, 1,2-Dibromo-3-chloropropane, dibromochloromethane, 1,2-Dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene, ethyl acetate, ethylbenzene, ethyl ether, ethyl methacrylate, hexachlorobutadiene, hexachloroethane, n-hexane, isopropylbenzene, methacrylonitrile, methyl acrylate, methyl cyclohexane, methyl tert-butyl ether, methylene chloride, methyl methacrylate, 4-methyl-2-pentanone (methyl isobutyl ketone), naphthalene, nitrobenzene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, tetrahydrofuran, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane, 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv and xylenes, mixture.

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Schedule D

Documents

Summary of Site Condition, prepared by Core6 Environmental, dated September 27, 2016;

Addendum to Reports Supporting Submission for Determinations at 17299, 17311, 17325 104A Avenue, Surrey, B.C., prepared by Core6 Environmental, dated September 20, 2016;

Determination of Background Water Quality: Request for a background release under Protocol 9 of the Contaminated Sites Regulation – 17299, 17311, 17325 104A Avenue, Surrey, B.C., prepared by Core6 Environmental, dated March 2016;

Stage 2 Preliminary Site Investigation, 17299, 17311, 17325 104A Avenue, Surrey, B.C., prepared by Core6 Environmental, dated February 2016; and

Stage 1 Preliminary Site Investigation, 17299, 17311, 17325 104A Avenue, Surrey, B.C., prepared by Core6 Environmental, dated November 2015.

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