



Ministry of  
Environment

**FINAL DETERMINATION**  
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

Jan 12, 2017  
Date Issued

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

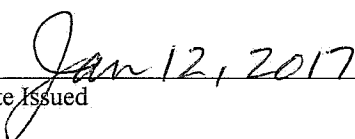
## Schedule A

The site covered by this Final Determination is located at 17325 104A Avenue, Surrey, British Columbia which is more particularly known and described as:

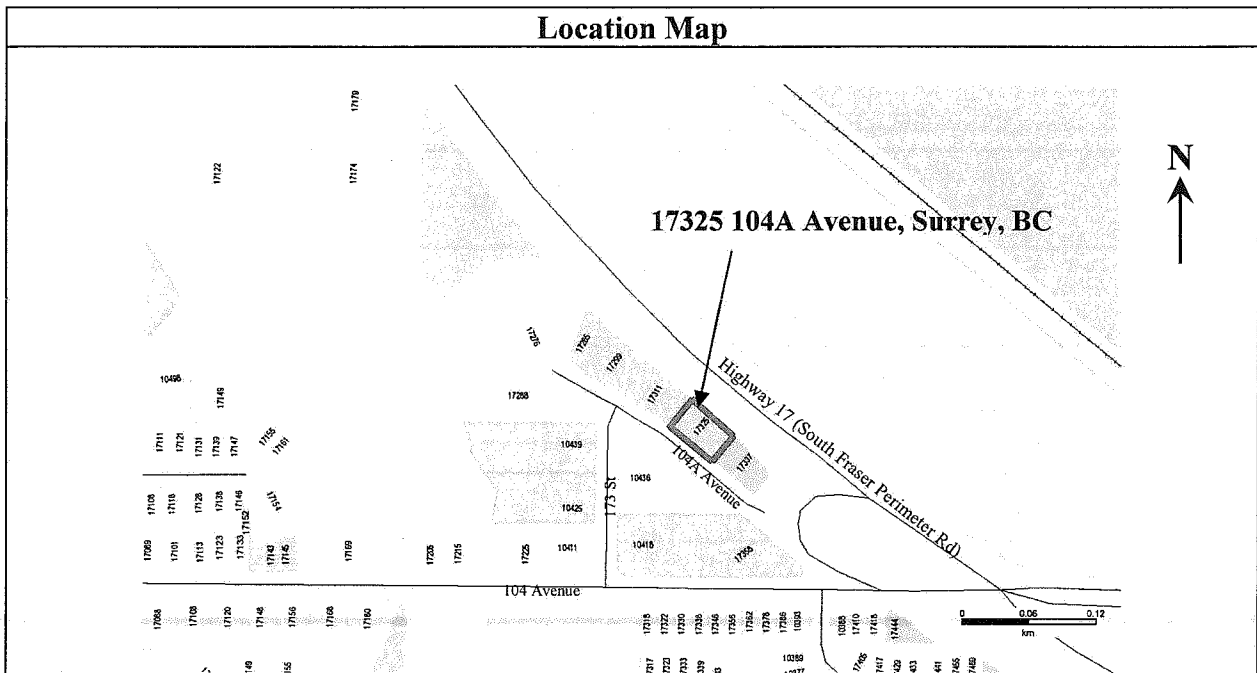
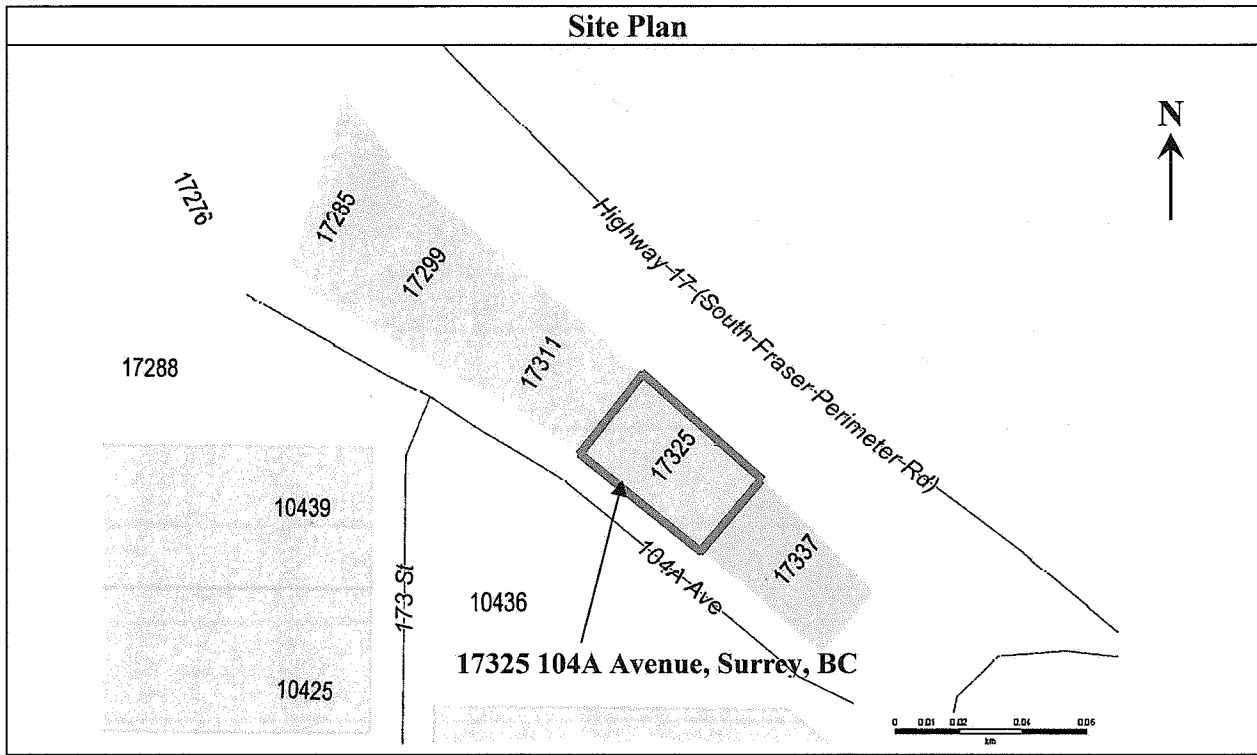
Lot 9, Section 7, Township 9, New Westminster District Plan LMP47179 Except Plan EPP1705  
PID: 024-842-893

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

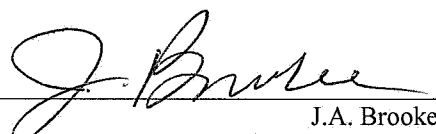
Latitude: 49° 11' 33.89"  
Longitude: 122° 44' 30.44"

  
Date Issued

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



Date Issued Jan 12, 2017  
 Site Identification Number 18948  
 Version 8.0 R

  
 J.A. Brooke  
 For Director, *Environmental Management Act*  
 3 of 7

## 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 of Contaminated Site 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 of Contaminated Site may be necessary.

Date Issued

Jan 12, 2017

Site Identification Number 18948  
Version 8.0 R

  
For Director, *Environmental Management Act*

J.A. Brooke

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, 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, 1,1,1-dichloroethane, 1,2-dichloroethane (cis), 1,2-dichloroethane (trans), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (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, VHW<sub>6-10</sub>, and EPHW<sub>10-19</sub>;
- 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.

Jan 12, 2017  
Date Issued

Site Identification Number 18948  
Version 8.0 R

J. Brooke  
J.A. Brooke  
For Director, Environmental Management Act  
5 of 7

***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, VHW<sub>6-10</sub>, EPHW<sub>10-19</sub>;
- 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 soil 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.

Jan 12, 2017  
Date Issued

Site Identification Number 18948  
Version 8.0 R

J.A. Brooke  
J.A. Brooke  
For Director, *Environmental Management Act*  
6 of 7

## 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.

Jan 12, 2017  
Date Issued

Site Identification Number 18948  
Version 8.0 R

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

7 of 7