



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.

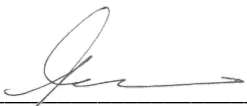
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2016-12-05
Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 2421, 2423 and 2525 Columbia Street, and Lots 1 to 5, Block 5, District Lot 201, Port Moody, British Columbia which is more particularly known and described as:

Lot 5 District Lot 201 Group 1 New Westminster District Plan 72 Except Plans 190 and EPP11751

PID: 011-449-098

Parcel "A" (N5667E) Lot 6 Block 3 District Lot 201 Group 1 New Westminster District Plan 72 Except Pan EPP11752

PID: 011-449-136

Lot A District Lot 201 Group 1 New Westminster District Pan LMP39418 Except Plan EPP4112

PID: 024-249-254

That Part of Lot 1 Block 5 District Lot 201 Group 1 New Westminster District Plan 72 Lying North of Plan 190 Except Plan EPP11750

PID: 024-717-550

That Part of Lot 2 Block 5 District Lot 201 Group 1 New Westminster District Plan 72 Lying North of Plan 190 Except Plan EPP11750

PID: 024-717-592

That Part of Lot 3 Block 5 District Lot 201 Group 1 New Westminster District Plan 72 Lying North of Plan 190 Except Plan EPP11750

PID: 024-717-614

That Part of Lot 4 Block 5 District Lot 201 Group 1 New Westminster District Plan 72 Lying North of Plan 190 Except Plan EPP11750

PID: 024-717-631

That Part of Lot 5 Block 5 District Lot 201 Group 1 New Westminster District Plan 72 Lying North of Plan 190 Except Plan EPP11750

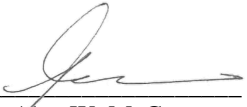
PID: 024-717-649

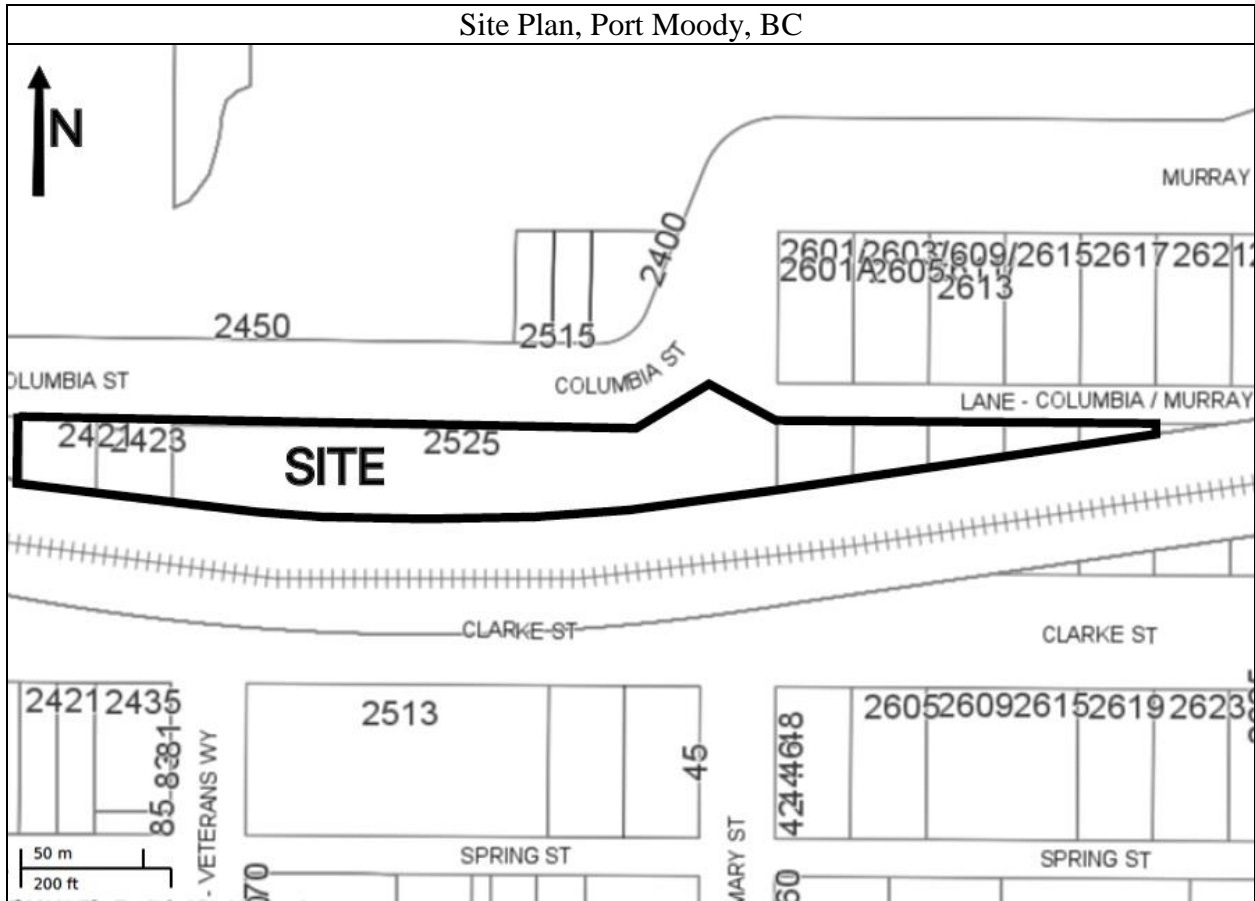
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	16'	41.6"
Longitude:	122°	51'	18.6"

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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 person 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.

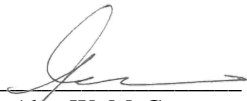
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the locations and depths of existing or expected structures at the site. These assumptions include the following:

- a) Any future buildings erected on-Site must be of slab-on-grade construction, with the underside of the slab remaining at a geodetic elevation of greater than 5m, or above the seasonal high water table.

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 or 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 industrial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, zinc;
- VPHs, LEPHs, HEPHs;
- Bromodichloromethane, bromoform, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropene, trans-1,3-dichloropropene, methyl tert-butyl ether, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, vinyl chloride;
- Benzene, ethylbenzene, styrene, toluene, xylene;
- Pentachlorophenol, tetrachlorophenols (2,3,5,6-, 2,3,4,5-, 2,3,4,6-), trichlorophenols (2,4,6-, 2,3,6-, 2,4,5-, 2,3,5-, 2,3,4-);
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, pyrene; and,
- Diethylene glycol, ethylene glycol.


Substances evaluated in vapour for industrial land vapour use:

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

- Benzene, bromodichloromethane, 1,3-butadiene, bromoform, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, cumene, n-decane, 1,2-dibromoethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, ethylbenzene, n-hexane, methylcyclohexane, methyl tert-butyl ether, naphthalene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, toluene, 1,1,1-trichloroethane, 1,1,2-trichloroethane,

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trichloroethylene, trichlorofluoromethane, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, vinyl chloride, VPHv, 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, chloride, chromium, copper, iron, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium, zinc;
- Methyl tertiary butyl ether, VH_{w6-10} , EPH_{w10-19} ;
- Chlorobenzene, chloroethane, chloromethane, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, trans-1,3-dichloropropylene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, vinyl chloride;
- Bromodichloromethane, bromoform, carbon tetrachloride, chloroform, dibromochloromethane, dichloromethane;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Pentachlorophenol; 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, zinc;
- Methyl tertiary butyl ether, VPH_w , $LEPH_w$, VH_{w6-10} , EPH_{w10-19} ;
- Chlorobenzene, 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, trichloroethylene;
- Carbon tetrachloride, chloroform, dichloromethane;
- Benzene, ethylbenzene, toluene, and styrene;
- Dichlorophenol (2,3-, 2,4&2,5-, 2,6-, 3,4-, 3,5-), monochlorophenol (2-, 3-, 4-), pentachlorophenol, tetrachlorophenol (2,3,4,5-, 2,3,4,6-, 2,3,5,6-), trichlorophenol (2,3,4-, 2,3,5-, 2,3,6-, 2,4,5-, 2,4,6-, 3,4,5-); 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 Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated October 2016;
- *Supplemental Site Investigation 2421, 2423 and 2525 Columbia Street, and Lots 1 to 5, Block 5, District Lot 201, Port Moody BC*, prepared by Active Earth Engineering, dated October 2016;
- *Stage 1 Preliminary Site Investigation – 2421, 2423 and 2525 Columbia Street, and Lots 1 to 5, Block 5, District Lot 201, Port Moody BC*, prepared by Active Earth Engineering Ltd, dated June 2016; and
- *Stage 2 Preliminary Site Investigation - 2421, 2423 and 2525 Columbia Street, and Lots 1 to 5, Block 5, District Lot 201, Port Moody BC*, prepared by Active Earth Engineering Ltd., dated June 2016.

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