



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.

August 3, 2017

Date Issued

A handwritten signature in black ink, appearing to read "Heather Osachoff".

Heather Osachoff

For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 480 Audley Boulevard, Delta, British Columbia, which is more particularly known and described as:

Lot 35 District Lot 351 Group 1 New Westminster District Plan 34925
PID: 007-128-363; and

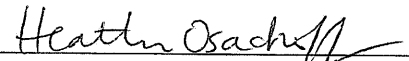
Lot 38 District Lot 351 Group 1 New Westminster District Plan 35857
PID: 007-245-611.

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

Latitude: 49° 10' 22.80"
Longitude: 122° 55' 52.60"

August 3, 2017

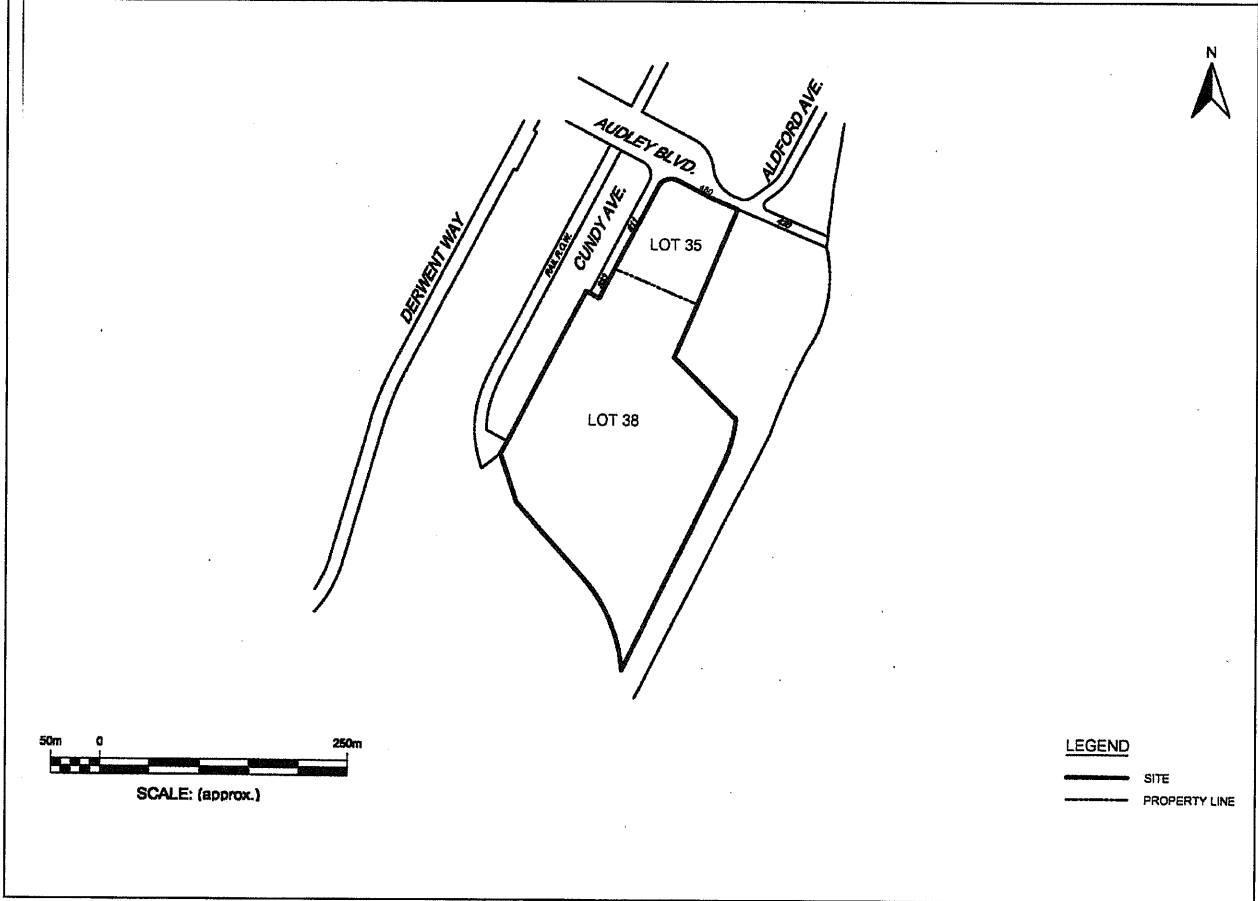
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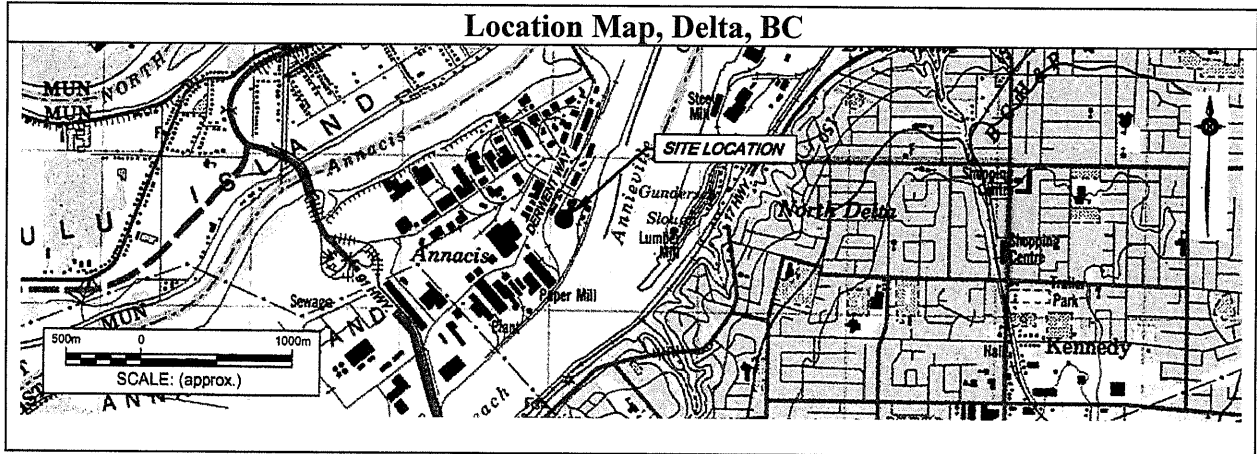
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Site Plan, Delta, BC



Location Map, Delta, BC



August 3, 2017

Date Issued

Site Identification Number 20642

Version 8.0 R

Heather Osachoff

For Director, *Environmental Management Act*

3 of 8

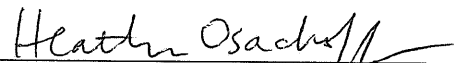
Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

August 3, 2017

Date Issued

Site Identification Number 20642
Version 8.0 R



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For Director, *Environmental Management Act*

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, manganese, mercury, molybdenum, nickel, selenium, silver, tin, vanadium and zinc;
- VPHs, LEPHs and HEPHs;
- Carbon tetrachloride, chloroform, 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), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), monochlorobenzene, 1,1,1-trichloroethane and 1,1,2-trichloroethane;
- 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;
- Benzene, ethylbenzene, toluene and xylene;
- Tetrachloroethylene (PERC) and trichloroethylene (TCE); and
- Bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, dibromochloromethane (DBCM), 1,2-dibromomethane, dibromomethane, dichlorodifluoromethane, 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane and trichlorofluoromethane (Freon 11).

Substances evaluated in vapour for industrial land vapour use:

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

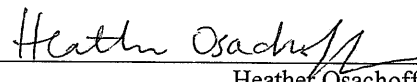
- Benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 2-chlorotoluene, n-decane, dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane, 1,2-dibromoethane (ethylene dibromide), 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 (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), ethylbenzene, 1,3-hexachlorobutadiene, n-hexane, isopropyl benzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), 4-methyl-2-pentanone,

August 3, 2017

Date Issued

Site Identification Number 20642

Version 8.0 R



Heather Osachoff

For Director, *Environmental Management Act*

5 of 8

monochlorobenzene, naphthalene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.

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, manganese, mercury, molybdenum, selenium, sodium, uranium and zinc;
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, monochlorobenzene, tetrachloroethene, trichloroethene and vinyl chloride (chloroethene);
- Bromodichloromethane, bromoform, carbon tetrachloride, dibromochloromethane and dichloromethane, trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes (total);
- Benzo[a]pyrene; and
- Bromobenzene, bromomethane, 1,3-butadiene, 2-butanone, chloroethane, chloromethane, 1,2-dibromoethane, dibromomethane, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethene(cis), 1,2-dichloroethene(trans), 1,2-dichloropropane, 1,3-dichloropropene(cis), 1,3-dichloropropene(trans), 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, , 1,1,1-trichloroethane, 1,1,2-trichloroethane, and trichlorofluoromethane.

Substances evaluated in water for freshwater aquatic life water use:

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

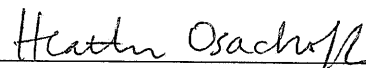
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethylene and trichloroethylene;
- Ethylene glycol and 1,2-propylene glycol;
- Benzene, toluene, and ethylbenzene; and

August 3, 2017

Date Issued

Site Identification Number 20642

Version 8.0 R



Heather Osachoff

For Director, *Environmental Management Act*

6 of 8

- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene and trichloroethene;
- Ethylene glycol and 1,2-propylene glycol;
- Benzene, toluene, and ethylbenzene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

August 3, 2017

Date Issued

Site Identification Number 20642
Version 8.0 R



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Schedule D

Documents

Summary of Site Conditions, 480 Audley Boulevard, Delta, BC, Keystone Environmental Ltd., May 2017;

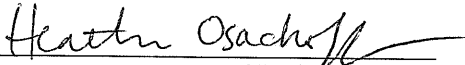
Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, 480 Audley Boulevard, Delta, BC, Keystone Environmental Ltd., May 2017; and

Stage 1 Preliminary Site Investigation for 480 Audley Boulevard, Delta, BC, D. Kelly Environmental Consulting Ltd., January 2002.

August 3, 2017

Date Issued

Site Identification Number 20642
Version 8.0 R


Heather Osachoff
For Director, *Environmental Management Act*
8 of 8