

Beverley Strukoff (BJ33572). 4100 Trim Road, Delta, BC V4K 3N2

Maureen Cuthbert (BJ33572). 2830 River Road West, Delta, BC V4K 3N2

Paul Swenson (BJ33572). 4770 Martin Road, Delta, BC V4K 3N2



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.

Sept. 27, 2017
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 10119 Swenson Way (leased portion), Delta, British Columbia which is more particularly known and described as:

Part of Lot A (BL371726), District Lot 119, Group 2, New Westminster District,
Plan LMP596
PID: 023-946-547

As described by the metes and bounds:

Starting at the southernmost corner of said Lot A (the point of beginning);
Thence easterly along bearing of N79°02'54''E a distance of 15.117 m;
Thence easterly along a curve with a radius of 78.029 m and an arc length of 17.534 m;
Thence northerly along bearing of N23°47'02.4''E a distance of 3.000 m;
Thence easterly along bearing of N65°02'27.6''W a distance of 3.000 m;
Thence southerly along bearing of S23°49'22.8''E a distance of 3.000 m;
Thence easterly along a curve with a radius of 78.029 m and an arc length of 27.129 m;
Thence northeasterly along bearing of N50°00'00''E a distance of 8.359 m;
Thence northwesterly along bearing of N50°00'00''W a distance of 58.357 m;
Thence westerly along bearing of N140°00'00''W a distance of 32.757 m;
Thence southerly along a curve with a radius of 1215.000 m and an arc length of 27.273 m;
Thence southerly along bearing of N00°57'06''W a distance of 17.420 m;
Thence southeasterly along bearing of N129°02'58''E a distance of 6.428 m to the point of beginning, containing an approximate area of 2,710 m².

As depicted in LMP 40512 explanatory plan of leasehold over part of Lot A (BL371726), District Lot 119, Group 2, New Westminster District, Plan LMP596 prepared by S.D. Milner, B.C. Land Surveyor on December 18, 1998 and an engineering drawing by Hemmera Envirochem Inc. on August 1, 2017.

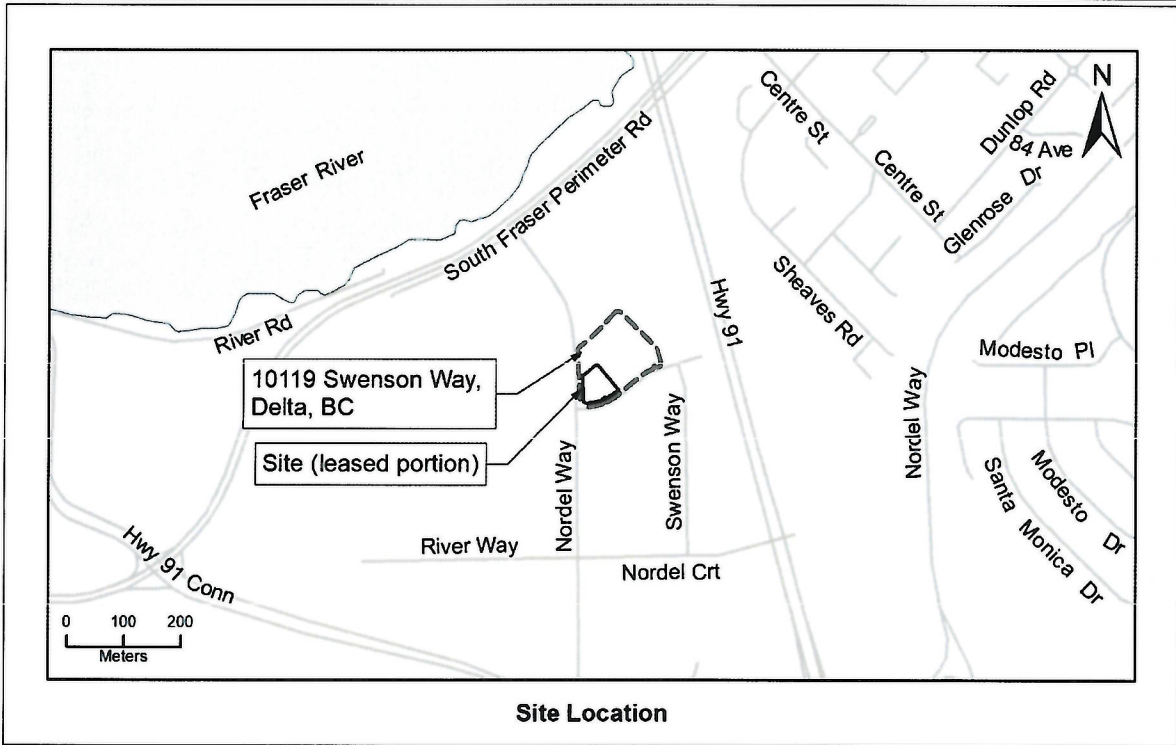
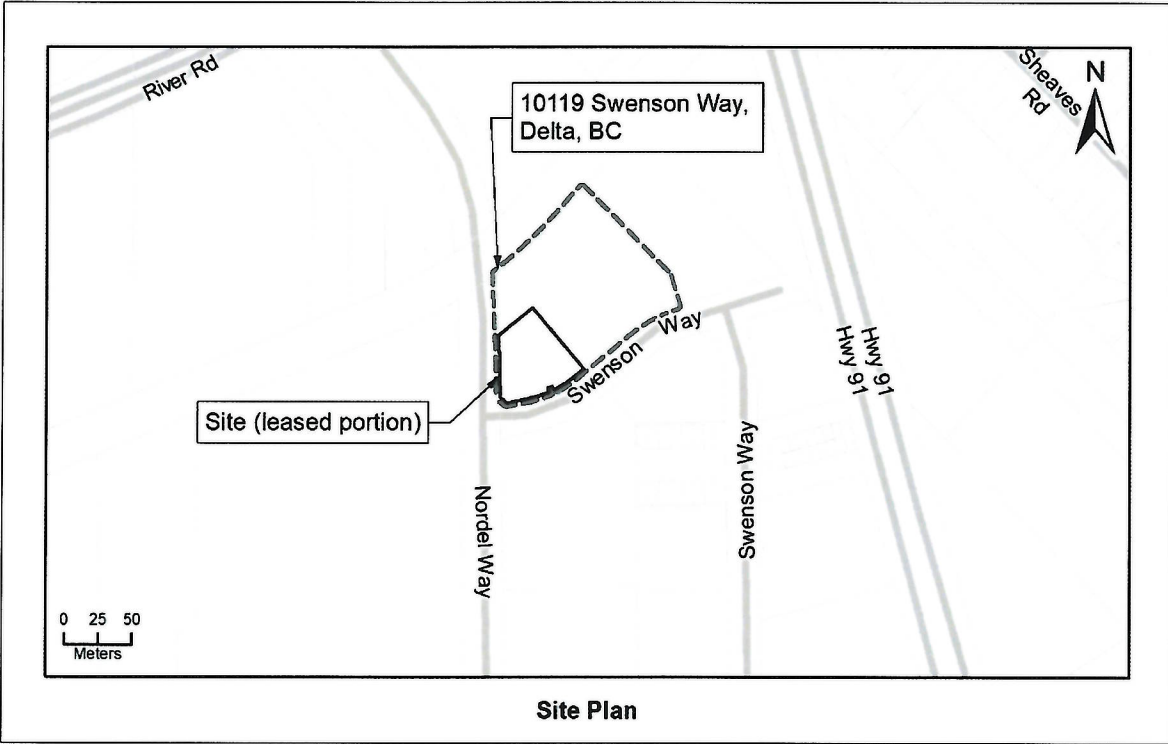
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 9' 6.75"
Longitude: 122° 56' 34.0"

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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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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, mercury, molybdenum, nickel, selenium, silver, tin, zinc;
- Benzene, ethylbenzene, styrene, toluene, xylene;
- Methyl tert-butyl ether (MTBE);
- VPHs, LEPHs, and HEPHs;
- Carbon tetrachloride, chloroform, dichloroethane (1,1-, 1,2-), 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane (cis and trans), tetrachloroethylene (PERC), trichloroethane (1,1,1-, 1,1,2-), and trichloroethylene (TCE);
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and monochlorobenzene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Bromodichloromethane (BDCM), 1,3-butadiene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), dibromochloromethane (DBCM), 1,2-dibromoethane, methyl chloride (chloromethane), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tribromomethane (bromoform), and trichlorofluoromethane (Freon 11).

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;
- Methyl tertiary butyl ether (MTBE);
- VPHw, LEPHw, VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, and toluene;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, monochlorobenzene, 1,2-Dichloroethane, tetrachloroethylene, trichloroethylene, dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform); and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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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, manganese, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethylene, dichloromethane (methylene chloride), monochlorobenzene, tetrachloroethylene, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloroethylene, trichloromethane (chloroform), and vinyl chloride;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene; and,
- Chloroethane (ethyl chloride), chloromethane (methyl chloride), 1,1-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane (propylene dichloride), trichlorofluoromethane (Freon 11), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, and 1,1,2-trichloroethane.

Substances evaluated in soil vapour for commercial land vapour use:

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

- Benzene, 1,3-butadiene, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, ethylbenzene, isopropylbenzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), n-decane, n-hexane, naphthalene, styrene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, mixture, and VPHv.

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Schedule D

Documents

Summary of Site Condition, prepared by Chuck Jochems / Hemmera, dated August 2, 2017;

Stage 1 and 2 Preliminary Site Investigation and Station Decommissioning Chevron Gas Station at 10119 Swenson Way, Delta, BC (VC60380), Site ID 20112, prepared by Laura McLaren and James Mair / Hemmera, dated August 1, 2017; and,

Preliminary Site Investigation Proposed Service Station and Cardlock Facility Nordel & Swenson Way, Delta, B.C., prepared by SEACOR Environmental Engineering Inc., dated May 7, 1997.

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