



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.

January 29, 2018
Date Issued

Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 16421, 16443, 16467, 16481, 16507, and 16531 102 Avenue, Surrey, British Columbia which is more particularly known and described as:

Lot K Except; Part dedicated Road on Plan LMP2297, Section 25 Block 5 North Range 1 West New Westminister District Plan 25300
PID: 008-786-194
16421 102 Avenue, Surrey

Parcel L (Plan 25300) of Lot "C" Except; Part dedicated Road on Plan LMP 2297 Section 25 Block 5 North Range 1 West New Westminister District Plan 5445
PID: 013-828-631
16443 102 Avenue, Surrey

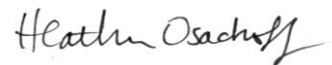
Parcel "M" (Plan 25300) of Lot "D" Section 25 Block 5 North Range 1 West New Westminister District Plan 5445
PID: 013-828-657
16467 102 Avenue, Surrey

Lot "E" Except: Firstly: Parcel 2 (Explanatory Plan 14168)
Secondly: Lot G (Plan 25300)
Thirdly: Part 1.371 and 0.325 Acres on Highway Plan 25300
Section 25, Block 5, North Range 1 West New Westminister District Plan 5445
PID: 013-828-681
16481 102 Avenue, Surrey

Parcel "O" (Statutory Right of Way Plan 25300) Lot 2 Section 25 Block 5 North Range 1 West New Westminister District Plan 3455
PID: 017-131-707
16507 102 Avenue, Surrey

Parcel "P" (Statutory Right of Way Plan 25300) Lot 2 Section 25 Block 5 North Range 1 West New Westminister District Plan 3455
PID: 017-131-715
16531 102 Avenue, Surrey

January 29, 2018
Date Issued



Heather Osachoff
For Director, *Environmental Management Act*

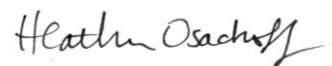
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 17.7"

Longitude: 122° 45' 56.3"

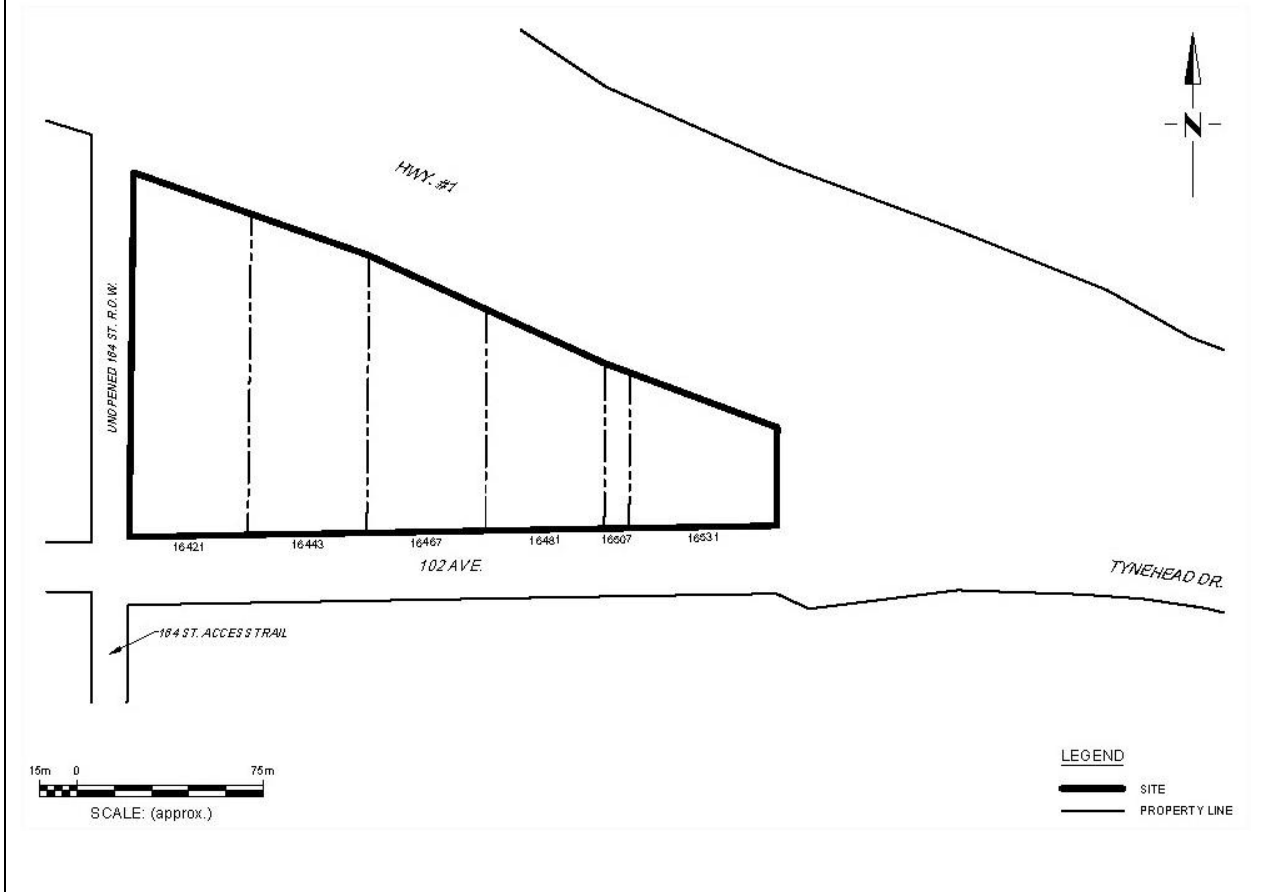
January 29, 2018
Date Issued

Site Identification Number 21125
Version 8.0 R

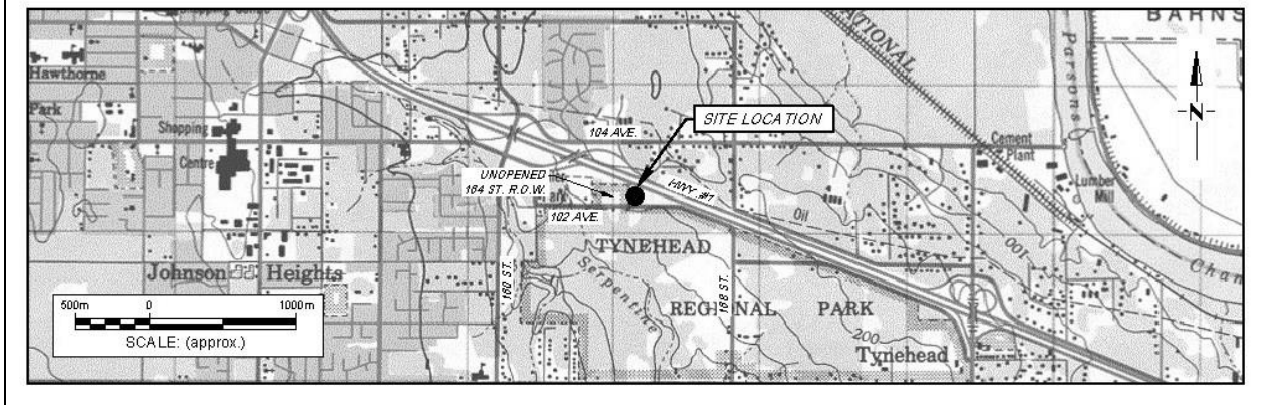


Heather Osachoff
For Director, *Environmental Management Act*
3 of 7

Site Plan, Surrey, BC



Location Map, Surrey, BC



January 29, 2018
Date Issued

Site Identification Number 21125
Version 8.0 R

Heather Osachoff

Heather Osachoff
For Director, Environmental Management Act
4 of 7


Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

January 29, 2018
Date Issued

Site Identification Number 21125
Version 8.0 R



Heather Osachoff
For Director, *Environmental Management Act*
5 of 7

Schedule C

Substances and Uses

Substances evaluated in soil for residential land soil use:

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

- Antimony, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc
- 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;
- HEPHs and LEPHs;

To meet local background concentrations:

- Arsenic.

Substances evaluated in water used 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;
- LEPHw and EPHw10-19;
- Acenaphthene, acridine, anthracene, benz[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

Substances evaluated in water used for drinking water use:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, sodium, and uranium, zinc;
- EPHw10-19;
- Benzo[a]pyrene.

January 29, 2018
Date Issued

Site Identification Number 21125
Version 8.0 R



Heather Osachoff
For Director, *Environmental Management Act*
6 of 7

Schedule D

Documents


Summary of Site Condition, prepared by Core6 Environmental, October 25, 2017, v3 January 2018;

Stage 2 Preliminary Site Investigation at BCMOTI LIS #660, 16421, 16443, 16467, 16481, 16507 and 16531 102 Avenue, Surrey, B.C., prepared by Core6 Environmental, October 2017;

Stage 1 Preliminary Site Investigation at BCMOTI LIS #660, 16421, 16443, 16467, 16481, 16507 and 16531 102 Avenue, Surrey, B.C., prepared by Core6 Environmental, July 2017.

January 29, 2018
Date Issued

Site Identification Number 21125
Version 8.0 R



Heather Osachoff
For Director, *Environmental Management Act*
7 of 7