



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.

2018-04-09
Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 1365 Pemberton Avenue, Squamish, British Columbia which is more particularly known and described as:

Strata Lot 1, 2, 3 and 4, District Lot 4261 Strata Plan VR2355 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 013-108-204 (Lot 1)
013-108-212 (Lot 2)
013-108-221 (Lot 3)
013-108-239 (Lot 4)

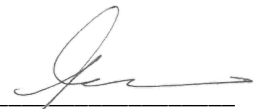
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	42'	06.6"
Longitude:	123°	09'	06.6"

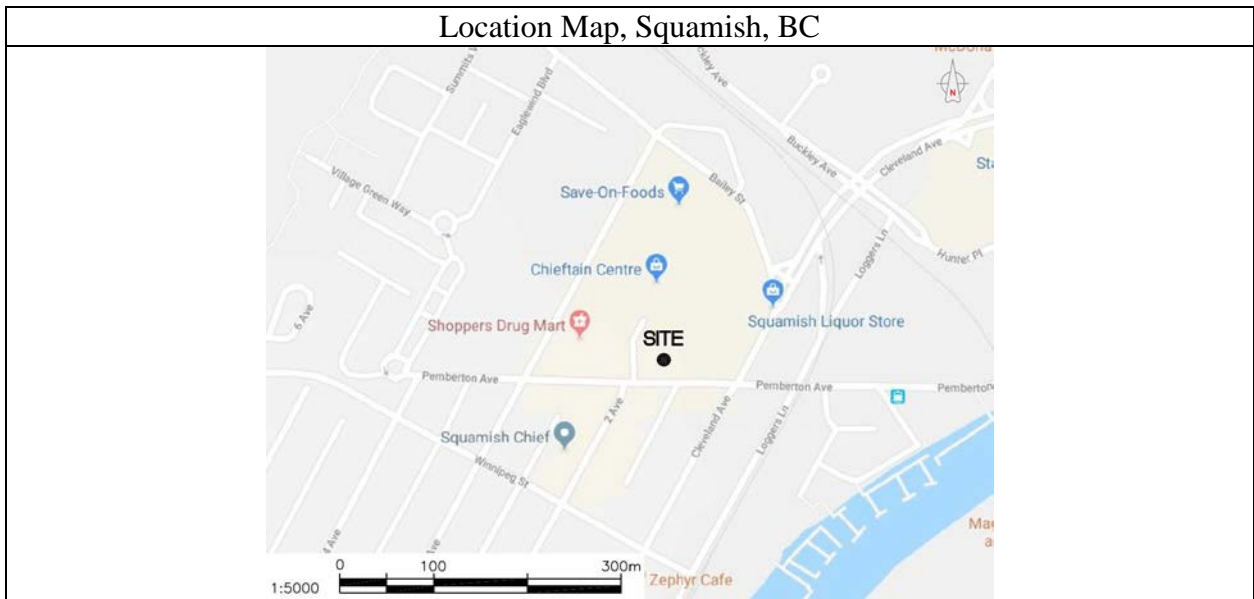
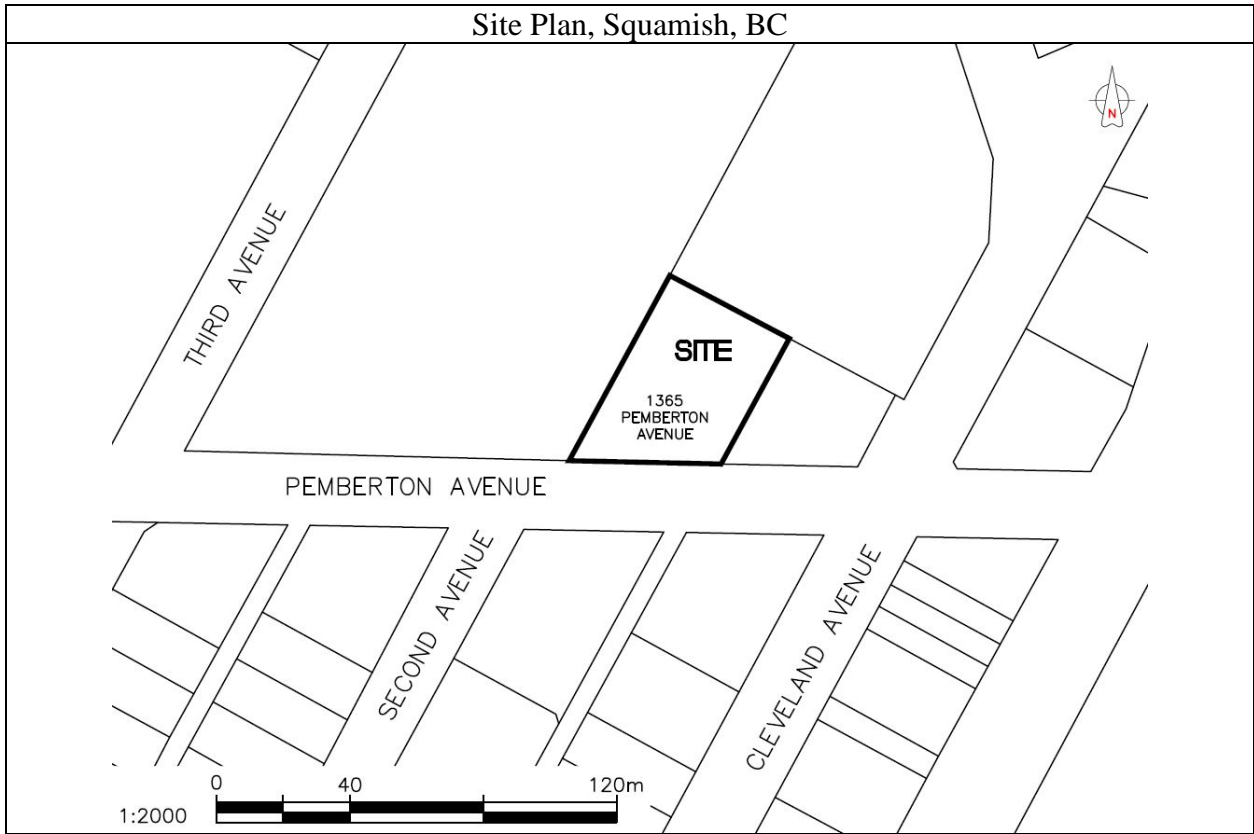
2018-04-09

Date Issued

SITE Identification Number 21405
Version 9.0 R




Alan W. McCammon
For Director, *Environmental Management Act*
2 of 7



2018-04-09
Date Issued

SITE Identification Number 21405
Version 9.0 R


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

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 use to which this condition applies is 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of existing or expected at the site. These assumptions include the following:

- (a) The future building foundation will be constructed in accordance with the 2012 BC Building Code.

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.

2018-04-09

Date Issued

SITE Identification Number 21405

Version 9.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

4 of 7

Schedule C

Substances and Uses

Substances evaluated in soil for residential high density soil use:

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

benzene	71-43-2	bromodichloromethane	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
carbon tetrachloride	56-23-5	chlorobenzene	108-90-7
chloroform	67-66-3	dibromochloromethane	124-48-1
1,2-dichlorobenzene	95-50-1	1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7	1,1-dichloroethane	75-34-3
1,2-dichloroethane	107-06-2	1,1-dichlorethene	75-35-4
cis-1,2-dichloroethene	156-59-2	trans-1,2-dichloroethene	156-60-5
dichloromethane	75-09-2	1,2-dichloropropane	78-87-5
1,3-dichloropropene (cis+trans)	542-75-6	ethylbenzene	100-41-4
hexachlorobutadiene	118-74-1	methyl tert-butyl ether	1634-04-4
styrene	100-42-5	1,1,1,2-tetrachloroethane	630-20-6
1,1,2,2-tetrachloroethane	79-34-5	tetrachloroethylene	127-18-4
toluene	108-88-3	1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	vinyl chloride	75-01-4
VPHs	N/A	xylenes	1330-20-7

Substances evaluated in vapour for residential high density vapour use:

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

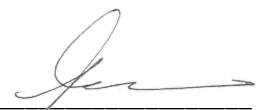
benzene	71-43-2	bromodichloromethane	75-27-4
bromoform	75-25-2	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chloroethane	75-00-3
chloroform	67-66-3	chloromethane	74-87-3
dibromochloromethane	75-71-8	n-hexane	N/A
n-decane	N/A	1,2-dibromoethane	106-93-4
1,2-dichlorobenzene	95-50-1	1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7	1,1-dichloroethane	75-34-3
1,2-dichloroethane	107-06-2	1,1-dichlorethene	75-35-4
cis-1,2-dichloroethene	156-59-2	trans-1,2-dichloroethene	156-60-5

2018-04-09

Date Issued

SITE Identification Number 21405

Version 9.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

5 of 7

dichloromethane	75-09-2	1,2-dichloropropane	78-87-5
ethylbenzene	100-41-4	methyl tert-butyl ether	1634-04-4
styrene	100-42-5	1,1,1,2-tetrachloroethane	630-20-6
1,1,2,2-tetrachloroethane	79-34-5	tetrachloroethylene	127-18-4
toluene	108-88-3	1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	1,2,4-trimethylbenzene	95-63-6
1,3,5-trimethylbenzene	108-67-8	vinyl chloride	75-01-4
VPHv	N/A	xylenes, total	1330-20-7

Substances evaluated in water for marine aquatic life water use:

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

benzene	71-43-2	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chloroform	67-66-3
1,2-dichlorobenzene	95-50-1	1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7	1,2-dichloroethane	107-06-2
dichloromethane	75-09-02	ethylbenzene	100-41-4
methyl tert-butyl ether	1634-04-4	styrene	100-42-5
tetrachloroethylene	127-18-4	toluene	108-88-3
trichloroethylene	79-01-06	VH _{w6-10}	N/A
VPH _w	N/A	xylenes, total	1330-20-7

2018-04-09

Date Issued

SITE Identification Number 21405

Version 9.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

6 of 7

Schedule D

Documents

- *Summary of Site Condition*, prepared by David Mitchell / Active Earth Engineering Ltd., dated 12 Feb 2018;
- *Preliminary Site Investigation, 1365 Pemberton Avenue, Squamish, BC*, prepared by Active Earth Engineering Ltd., dated 04 Jan 2018;
- *Stage 2 Preliminary Site Investigation, 1365 Pemberton Avenue, Squamish, BC*, prepared by NEXT Environmental Inc., dated Mar 2016; and
- *Stage 1 Preliminary Site Investigation, 1365 Pemberton Avenue, Squamish, BC*, prepared by NEXT Environmental Inc., dated Feb 2016.

2018-04-09

Date Issued

SITE Identification Number 21405

Version 9.0 R



Alan W. McCammon

For Director, *Environmental Management Act*

7 of 7