



**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.

May 28, 2018  
Date Issued

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

## Schedule A

The site covered by this Preliminary Determination is located at 11598 134 Street, Surrey, British Columbia which is more particularly known and described as:

Lot 1, Section 10, Block 5, North Range 2 West, New Westminster District, Plan EPP26235  
PID: 029-171-610

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

Latitude: 49° 12' 46.66"  
Longitude: 122° 50' 57.99"

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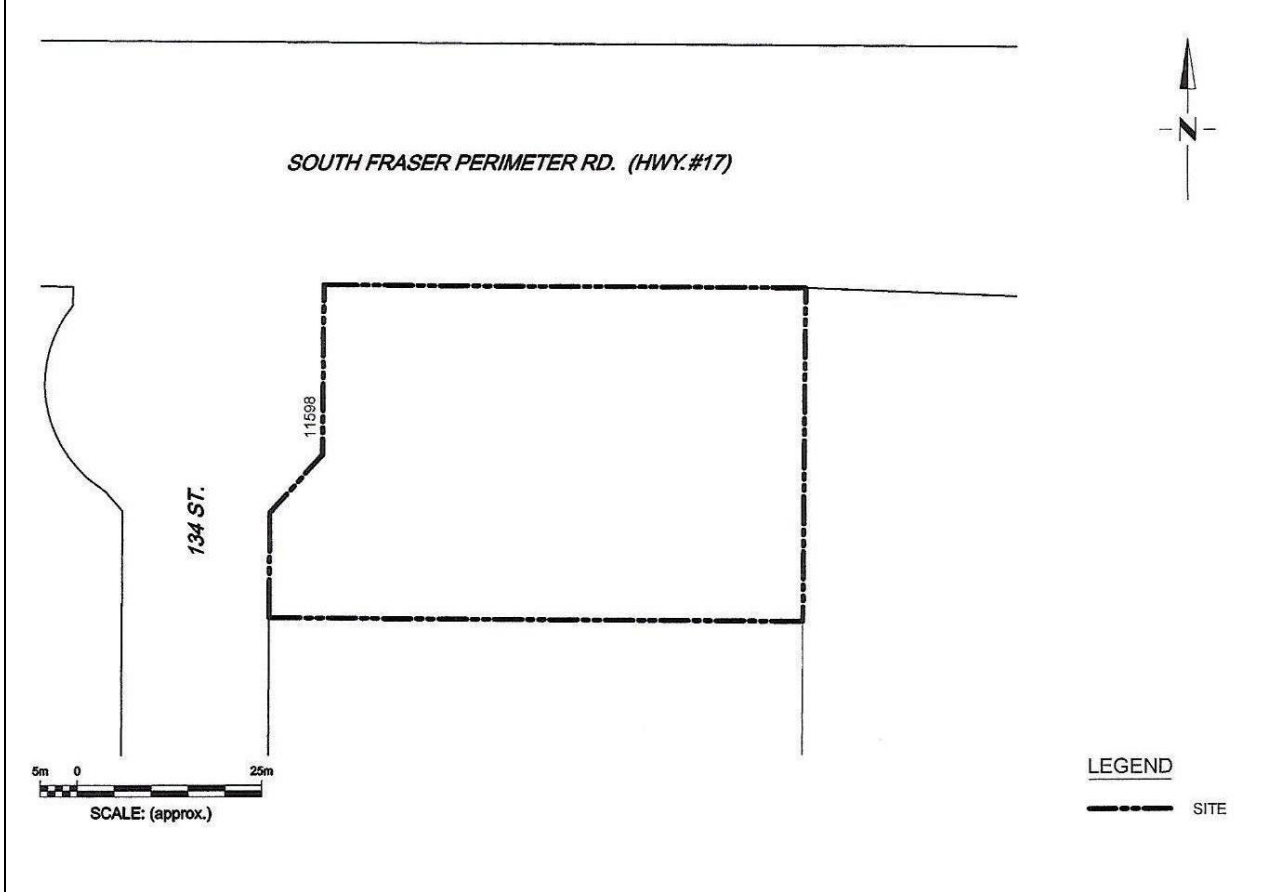
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# Site Plan, Surrey, BC



# Location Map, Surrey, BC



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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 persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site 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 structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Slab-on-grade commercial development;

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 persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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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:

acenaphthene	83-32-9	iron	7439-89-6
aluminum	7429-90-5	lead	7439-92-1
anthracene	120-12-7	LEPHs	NA
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether	1634-04-4
benzene	71-43-2	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2	methylphenol, 2-	95-48-7
benzo(k)fluoranthene	207-08-9	methylphenol, 4-chloro-3-	59-50-7
beryllium	7440-41-7	molybdenum	7439-98-7
boron	7440-42-8	naphthalene	91-20-3
bromodichloromethane	75-27-4	nickel	7440-02-0
bromoform	75-25-2	nitrophenol, 2-	88-75-5
cadmium	7440-43-9	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	pentachlorophenol [PCP]	87-86-5
chlorobenzene	108-90-7	phenanthrene	85-01-8
chloroform	67-66-3	phenol	108-95-2
chloronaphthalene, 2-	91-58-7	phenol, 2-methyl-4,6-dinitro	534-52-1
chlorophenol, 2-	95-57-8	pyrene	129-00-0
chromium	7440-47-3	selenium	7782-49-2
chrysene	218-01-9	silver	7440-22-4
cobalt	7440-48-4	strontium	7440-24-6
copper	7440-50-8	styrene	100-42-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethane, 1,1,2,2-	79-34-5
dibromochloromethane [DBCM]	124-48-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	tetrachlorophenol, 2,3,4,6-	58-90-2
dichlorobenzene, 1,3-	541-73-1	thallium	7440-28-0
dichlorobenzene, 1,4-	106-46-7	tin	7440-31-5

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dichloroethane, 1,1-	75-34-3	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2-cis	156-59-2	trichloroethylene	79-01-06
dichloroethylene, 1,2-trans	156-60-5	trichlorofluoromethane	75-69-4
dichloromethane	75-09-2	trichlorophenol, 2,3,4-	15950-66-0
dichlorophenol, 2,3-	576-24-9	trichlorophenol, 2,3,5-	933-78-8
dichlorophenol, 2,6-	87-65-0	trichlorophenol, 2,3,6-	933-75-5
dichlorophenol, 3,4-	95-77-2	trichlorophenol, 2,4,5-	95-95-4
dichlorophenol, 3,5-	591-35-5	trichlorophenol, 2,4,6-	88-06-2
dichloropropane, 1,2-	78-87-5	trichlorophenol, 3,4,5-	609-19-8
dichloropropene, 1,3- (cis+trans)	542-75-6	tungsten	7440-33-7
dimethylphenol, 2,4-	105-67-9	uranium	7440-61-1
dinitrophenol, 2,4-	51-28-5	vanadium	7440-62-2
ethylbenzene	100-41-4	vinyl chloride	75-01-4
fluoranthene	206-44-0	VPHs	NA
fluorene	86-73-7	xylenes	1330-20-7
HEPHs	NA	zinc	7440-66-6
indeno(1,2,3-cd)pyrene	193-39-5		

***Substances evaluated in water for freshwater aquatic life water use:***

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

acenaphthene	83-32-9	lead	7439-92-1
acridine	92-26-2	LEPHw	NA
anthracene	120-12-7	mercury	7439-97-6
antimony	7440-36-0	methyl tert-butyl ether	1634-04-4
arsenic	7440-38-2	methylphenol, 2-	95-48-7
barium	7440-39-3	molybdenum	7439-98-7
benz(a)anthracene	56-55-3	naphthalene	91-20-3
benzene	71-43-2	nickel	7440-02-0
benzo(a)pyrene	50-32-8	pentachlorophenol [PCP]	87-86-5
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	phenol	108-95-2
cadmium	7440-43-9	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
carbon tetrachloride	56-23-5	pyrene	129-00-0



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chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
chlorophenol, 2-	95-57-8	silver	7440-22-4
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	tetrachloroethylene	127-18-4
cobalt	7440-48-4	tetrachlorophenol, 2,3,4,6-	58-90-2
copper	7440-50-8	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-06
dichloroethane, 1,2-	107-06-2	trichlorophenol, 2,3,4-	15950-66-0
dichloromethane	75-09-2	trichlorophenol, 2,3,5-	933-78-8
dichlorophenol, 2,3-	576-24-9	trichlorophenol, 2,3,6-	933-75-5
dichlorophenol, 2,6-	87-65-0	trichlorophenol, 2,4,5-	95-95-4
dichlorophenol, 3,4-	95-77-2	trichlorophenol, 2,4,6-	88-06-2
dichlorophenol, 3,5-	591-35-5	trichlorophenol, 3,4,5-	609-19-8
dinitrophenol, 2,4-	51-28-5	uranium	7440-61-1
EPHW <sub>10-19</sub>	NA	VPHw	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7
fluoranthene	206-44-0	zinc	7440-66-6
fluorene	86-73-7		

***Substances evaluated in water for drinking water use:***

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

acenaphthene	83-32-9	ethylbenzene	100-41-4
aluminum	7429-90-5	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	lead	7439-92-1
arsenic	7440-38-2	lithium	7439-93-2
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether	1634-04-4
benzene	71-43-2	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-	methylphenol, 2-	95-48-7



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beryllium	7440-41-7	methylphenol, 4-chloro-3-	59-50-7
boron	7440-42-8	molybdenum	7439-98-7
bromodichloromethane [BDCM]	75-27-4	nickel	7440-02-0
bromoform	75-25-2	pentachlorophenol [PCP]	87-86-5
cadmium	7440-43-9	phenol	108-95-2
carbon tetrachloride	56-23-5	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
chlorobenzene	108-90-7	pyrene	129-00-0
chloroform	67-66-3	quinoline	91-22-5
chloronaphthalene, 2-	91-58-7	selenium	7782-49-2
chlorophenol, 2-	95-57-8	silver	7440-22-4
chromium	7440-47-3	strontium	7440-24-6
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibenz(a,h)anthracene	53-70-3	tetrachlorophenol, 2,3,4,6-	58-90-2
dibromochloromethane [DBCM]	124-48-1	thallium	7440-28-0
dibromoethane, 1,2-	106-93-4	tin	7440-31-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-06
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis-	156-59-2	trichlorophenol, 2,4,5-	95-95-4
dichloroethylene, 1,2-trans-	156-60-5	trichlorophenol, 2,4,6-	88-06-2
dichloromethane	75-09-2	tungsten	7440-33-7
dichloropropane, 1,2-	78-87-5	uranium	7440-61-1
dichloropropene, 1,3-	542-75-6	vanadium	7440-62-2
dimethylphenol, 2,4-	105-67-9	vinyl chloride	75-01-4
dinitrophenol, 2,4-	51-28-5	xylenes, total	1330-20-8
EPHW <sub>10-19</sub>	NA	zinc	7440-66-6
naphthalene	91-20-3		

***Substances evaluated in soil vapour for commercial land vapour use:***

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acetone	67-64-1	ethyl methacrylate	97-63-2
acrylonitrile	107-13-1	ethylbenzene	100-41-4
allyl chloride	107-05-1	hexachlorobutadiene	87-68-3
benzene	71-43-2	hexachloroethane	67-72-1
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane [BDCM]	75-27-4	methacrylonitrile	126-98-7
bromoform	75-25-2	methyl acrylate	96-33-3
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon disulfide	75-15-0	methyl isobutyl ketone [MIBK]	108-10-1
carbon tetrachloride	56-23-5	methyl methacrylate	80-62-6
chlorobenzene	108-90-7	methylcyclohexane	108-87-2
chloroethane	75-00-3	n-decane	124-18-5
chloroform	67-66-3	n-hexane	110-54-3
chlorotoluene, 2-	95-49-8	nitrobenzene	98-95-3
dibromo-3-chloropropane, 1,2-	96-12-08	styrene	100-42-5
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	tetrahydrofuran	109-99-9
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloro-1,2,2-	76-13-1
dichlorodifluoromethane	75-71-8	trifluoroethane, 1,1,2-	120-82-1
dichloroethane, 1,1-	75-34-3	trichlorobenzene, 1,2,4-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,1-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,2-	79-01-06
dichloroethylene, 1,2- cis	156-59-2	trichloroethylene	75-69-4
dichloroethylene, 1,2- trans	156-60-5	trichlorofluoromethane	96-18-4
dichloromethane	75-09-2	trichloropropane, 1,2,3-	95-63-6
dichloropropane, 1,2-	78-87-5	trimethylbenzene, 1,2,4-	108-67-8
dichloropropane, 1,3-	142-28-9	trimethylbenzene, 1,3,5-	75-01-4
dichloropropene, 1,3- (cis + trans)	542-75-6	vinyl chloride	NA
diethyl ether	60-29-7	VPH	1330-20-7
ethyl acetate	141-78-6	xylene, total	

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Core6 Environmental, dated March 15, 2018;
- *Stage 2 Preliminary Site Investigation – Report Site: BCMOTI Site ID: LIS 1644-002, 134 Street, Surrey, BC*, prepared by Core6 Environmental, dated February 2018;
- *Stage 1 Preliminary Site Investigation – Report Site: BCMOTI Site ID: LIS 1644-002, 134 Street, Surrey, BC*, prepared by Core6 Environmental, December 2017.
- *Letter Report: Limited Phase II Environmental Site Assessment, 11580-134<sup>th</sup> Street, Surrey, B.C.*, prepared by Hemmera, July 2010.
- *Environment Assessment Summary, 11542 and 11580 134<sup>th</sup> Street*, prepared by Blair Wallace, April 2007.

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