



**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 7, 2019  
Date Issued

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

## Schedule A

The site covered by this Preliminary Determination is located at 6850 72<sup>nd</sup> Street, Delta, British Columbia which is more particularly known and described as:

That Part of District Lot 128, Group 2, New Westminster District shown on Plan EPP9305 (Parcel A)

PID: 028-435-524

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

Latitude: 49° 07' 38.4"  
Longitude: 123° 00' 49.9"

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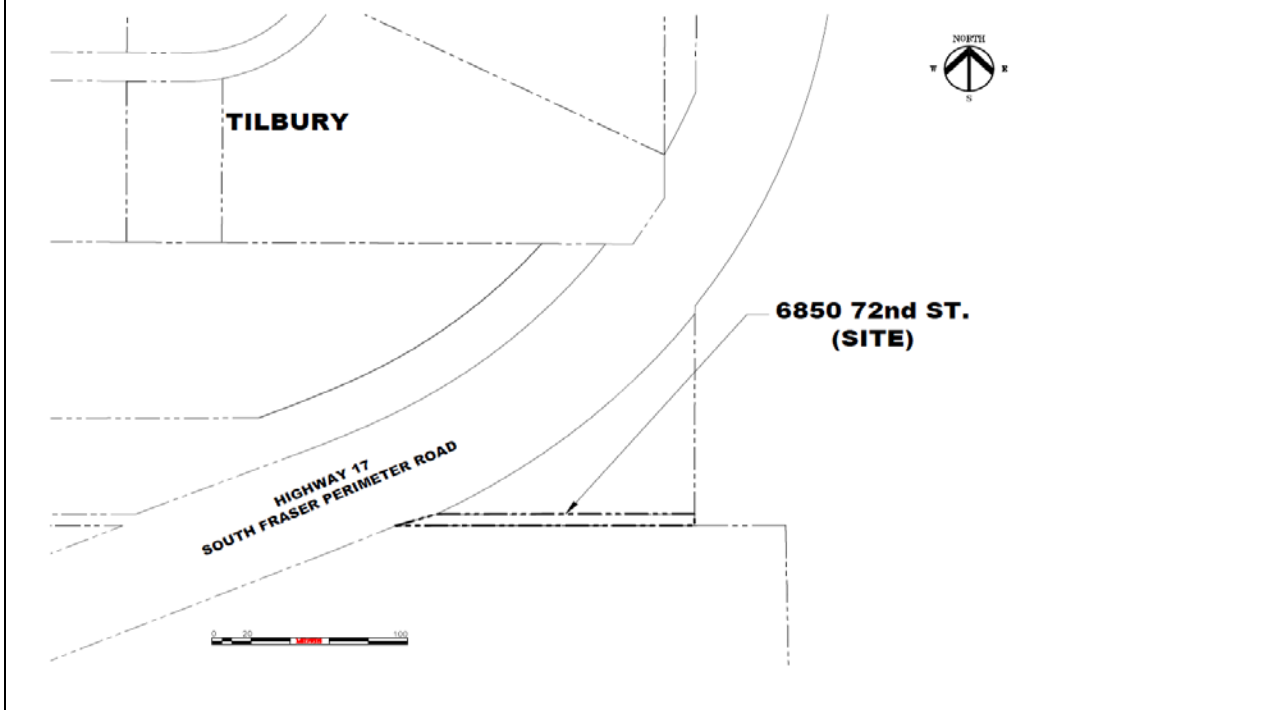
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### Site Plan, Delta, BC



### Location Map, Delta, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land use must be promptly identified by the responsible person 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 a Contaminated Sites Regulation numerical standard at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the site. These assumptions include the following:

- (a) Current and future outdoor use; and
- (b) There is no existing or planned indoor air use at the site.

Any inconsistencies that arise between the structures, locations and depths of proposed buildings at or adjacent to 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 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 agricultural land soil use:*

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

|                         |            |                          |            |
|-------------------------|------------|--------------------------|------------|
| acenaphthene            | 83-32-9    | isopropylbenze           | 92-82-8    |
| 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   | molybdenum               | 7439-98-7  |
| benzo(b)fluoranthene    | 205-99-2   | naphthalene              | 91-20-3    |
| benzo(j)fluoranthene    | 205-82-3   | nitrate (as N)           | 14797-55-8 |
| benzo(k)fluoranthene    | 207-08-9   | nitrite (as N)           | 14797-65-0 |
| beryllium               | 7440-41-7  | nickel                   | 7440-02-0  |
| boron                   | 7440-42-8  | phenanthrene             | 85-01-8    |
| butadiene, 1,3-         | 106-99-0   | pyrene                   | 129-00-0   |
| cadmium                 | 7440-43-9  | quinoline                | 91-22-5    |
| chloride ion            | 16887-00-6 | selenium                 | 7782-49-2  |
| chloronaphthalene, 2-   | 91-58-7    | sodium ion               | 17341-25-2 |
| chromium                | 7440-47-3  | silver                   | 7440-22-4  |
| chrysene                | 218-01-9   | strontium                | 7440-24-6  |
| cobalt                  | 7440-48-4  | styrene                  | 100-42-5   |
| copper                  | 7440-50-8  | thallium                 | 7440-28-0  |
| dibenz(a,h)anthracene   | 53-70-3    | tin                      | 7440-31-5  |
| dibromoethane, 1,2-     | 106-93-4   | toluene                  | 108-88-3   |
| dichloroethane, 1,2-    | 107-06-2   | trimethylbenzene, 1,3,5- | 108-67-8   |
| ethylbenzene            | 100-41-4   | tungsten                 | 7440-33-7  |
| fluoranthene            | 206-44-0   | uranium                  | 7440-61-1  |
| fluorene                | 86-73-7    | vanadium                 | 7440-62-2  |
| HEPHs                   | NA         | VPHs                     | NA         |
| indeno(1,2,3-cd)pyrene  | 193-39-5   | xylenes                  | 1330-20-7  |
| iron                    | 7439-89-6  | zinc                     | 7440-66-6  |



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***Substances evaluated in vapour for agricultural land vapour use:***

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

|                         |           |                          |           |
|-------------------------|-----------|--------------------------|-----------|
| ammonia (as N)          | 7664-41-7 | naphthalene              | 91-20-3   |
| benzene                 | 71-43-2   | n-decane                 | 124-18-5  |
| butadiene, 1,3-         | 106-99-0  | n-hexane                 | 110-54-3  |
| dibromoethane, 1,2-     | 106-93-4  | toluene                  | 108-88-3  |
| dichloroethane, 1,2-    | 107-06-2  | trimethylbenzene, 1,2,4- | 95-63-6   |
| ethylbenzene            | 100-41-4  | trimethylbenzene, 1,3,5- | 108-67-8  |
| isopropylbenzene        | 98-82-8   | VPHv                     | NA        |
| methylcyclohexane       | 108-87-2  | xylene, total            | 1330-20-7 |
| methyl tert-butyl ether | 1634-04-4 |                          |           |

***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   | LEPHw                   | NA         |
| acridine              | 92-26-2   | methyl tert-butyl ether | 1634-04-4  |
| ammonia, total (as N) | 7664-41-7 | mercury                 | 7439-97-6  |
| anthracene            | 120-12-7  | molybdenum              | 7439-98-7  |
| antimony              | 7440-36-0 | naphthalene             | 91-20-3    |
| arsenic               | 7440-38-2 | nickel                  | 7440-02-0  |
| barium                | 7440-39-3 | nitrate (as N)          | 14797-55-8 |
| benzene               | 71-43-2   | nitrite (as N)          | 14797-65-0 |
| benzo(a)pyrene        | 50-32-8   | phenanthrene            | 85-01-8    |
| benzo(a)anthracene    | 56-55-3   | pyrene                  | 129-00-0   |
| beryllium             | 7440-41-7 | quinoline               | 91-22-5    |
| boron                 | 7440-42-8 | salinity                | NA         |
| cadmium               | 7440-43-9 | selenium                | 7782-49-2  |
| chloride ion          | 16887-006 | silver                  | 7440-22-4  |
| chromium              | 7440-47-3 | sodium ion              | 17341-25-2 |
| chrysene              | 218-01-9  | thallium                | 7440-28-0  |
| cobalt                | 7440-48-4 | titanium                | 7440-32-6  |
| copper                | 7440-50-8 | toluene                 | 108-88-3   |
| dichloroethane, 1,2-  | 107-06-2  | uranium                 | 7440-61-1  |



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|                       |           |                     |           |
|-----------------------|-----------|---------------------|-----------|
| EPHw <sub>10-19</sub> | NA        | VHw <sub>6-10</sub> | NA        |
| ethylbenzene          | 100-41-4  | VPHw                | NA        |
| fluoranthene          | 206-44-0  | xylenes, total      | 1330-20-7 |
| fluorene              | 86-73-7   | zinc                | 7440-66-6 |
| lead                  | 7439-92-1 |                     |           |

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

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

|                       |           |                         |            |
|-----------------------|-----------|-------------------------|------------|
| acenaphthene          | 83-32-9   | fluorene                | 86-73-7    |
| aluminum              | 7429-90-5 | isopropylbenzene        | 92-82-8    |
| anthracene            | 120-12-7  | lead                    | 7439-92-1  |
| antimony              | 7440-36-0 | lithium                 | 7439-93-2  |
| arsenic               | 7440-38-2 | methyl tert-butyl ether | 1634-04-4  |
| barium                | 7440-39-3 | methylnaphthalene, 1-   | 90-12-0    |
| benz(a)anthracene     | 56-55-3   | methylnaphthalene, 2-   | 91-57-6    |
| benzene               | 71-43-2   | mercury                 | 7439-97-6  |
| benzo(a)pyrene        | 50-32-8   | molybdenum              | 7439-98-7  |
| benzo(b)fluoranthenes | 205-99-2  | nickel                  | 7440-02-0  |
| benzo(j)fluoranthenes | 205-82-3  | nitrate (as N)          | 14797-55-8 |
| beryllium             | 7440-41-7 | nitrite (as N)          | 14797-65-0 |
| boron                 | 7440-42-8 | pyrene                  | 129-00-0   |
| butadiene, 1,3-       | 106-99-0  | quinoline               | 91-22-5    |
| cadmium               | 7440-43-9 | selenium                | 7782-49-2  |
| chloride ion          | 16887-006 | sodium ion              | 17341-25-2 |
| chromium              | 7440-47-3 | strontium               | 7440-24-6  |
| chrysene              | 218-01-9  | tin                     | 7440-31-5  |
| cobalt                | 7440-48-4 | toluene                 | 108-88-3   |
| copper                | 7440-50-8 | 1,3,5-Trimethylbenzene  | 108-67-8   |
| dibenz(a,h)anthracene | 53-70-3   | tungsten                | 7440-33-7  |
| dibromoethane, 1,2-   | 106-93-4  | uranium                 | 7440-61-1  |
| dichloroethane, 1,2-  | 107-06-2  | vanadium                | 7440-62-2  |
| EPHw <sub>10-19</sub> | NA        | VHw <sub>6-10</sub>     | NA         |
| naphthalene           | 91-20-3   | xylenes, total          | 1330-20-7  |
| ethylbenzene          | 100-41-4  | zinc                    | 7440-66-6  |
| fluoranthene          | 206-44-0  |                         |            |



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To meet local background concentrations:

|         |           |         |           |
|---------|-----------|---------|-----------|
| arsenic | 7440-38-2 | lithium | 7439-93-2 |
|---------|-----------|---------|-----------|

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

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

|                       |           |                     |           |
|-----------------------|-----------|---------------------|-----------|
| aluminum              | 7429-90-5 | lead                | 7439-92-1 |
| arsenic               | 7440-38-2 | lithium             | 7439-93-2 |
| barium                | 7440-39-3 | mercury             | 7439-97-6 |
| beryllium             | 7440-41-7 | molybdenum          | 7439-98-7 |
| boron                 | 7440-42-8 | nickel              | 7440-02-0 |
| cadmium               | 7440-43-9 | selenium            | 7782-49-2 |
| chloride ion          | 16887-006 | uranium             | 7440-61-1 |
| chromium              | 7440-47-3 | vanadium            | 7440-62-2 |
| cobalt                | 7440-48-4 | VHw <sub>6-10</sub> | NA        |
| copper                | 7440-50-8 | zinc                | 7440-66-6 |
| EPHw <sub>10-19</sub> | NA        |                     |           |

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## Schedule D

### Documents

- *Summary of Site Condition, 6850 72<sup>nd</sup> Street, Delta BC*, prepared by Alan Walker, SNC-Lavalin Inc., dated November 9, 2018;
- *Stage 1 and 2 Preliminary Site Investigation Delta Agri Management Properties, Delta, BC*, prepared by SNC-Lavalin Inc., dated November 5, 2018;
- *Letter: Application for Local Background Groundwater Quality Determination for Dissolved Arsenic and Lithium Concentrations in Groundwater, 6363, 6850 and 6860 72nd Street, Delta, British Columbia*, prepared by Lavinia Zanini for Director, Environmental Management Act (ENV), dated June 26, 2018;
- *Letter: Addendum to Request for Groundwater Background Release – Local Background Groundwater Quality Determination Using ENV Protocol 9 Release for 6363, 6850 and 6860 72nd Street, Delta, BC*, prepared by SNC-Lavalin Inc., dated June 11, 2018;
- *Email: Site 21420 – P9 application for 6363, 6850 and 6860 72nd Street, Delta, BC*, prepared by SNC-Lavalin Inc. dated May 7, 2018; and
- *Letter: Release for Groundwater Background Release – Local Background Quality Determination Using ENV Protocol 9 Release 6363, 6850 and 6860 72nd Street, Delta, BC*, prepared by SNC-Lavalin Inc., dated February 5, 2018.

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