



October 15, 2019

Victoria File: 26250-20/22778
Site ID: 22778

Beedie (190th Port Kells) Holdings Ltd.
c/o Ryan Beedie ryan@beedie.ca
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Mr. Beedie:

Re: Preliminary Determination – 9760 – 190th Street, Surrey, British Columbia

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke
Senior Contaminated Sites Officer

Enclosure

cc: Lauren Petersen, ASCT, City of Surrey
13450 104 Avenue, Surrey, BC V3T 1V8

Gabriel Viehweger, Approved Professional, Hemmera Envirochem Inc.
4730 Kingsway 18th Floor, Burnaby, BC V5H 0C6
gviehweger@hemmera.com

CSAP Society
744 W Hastings Street, Vancouver, BC V6C 1A5
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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.

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Schedule A

The site covered by this Preliminary Determination is located at 9760 - 190 Street, Surrey, British Columbia which is more particularly known and described as:

Lot A Section 4 Township 9 New Westminster District Plan 79047

PID: 011-947-349

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

Latitude: 49° 10' 47.20"
Longitude: 122° 41' 40.50"



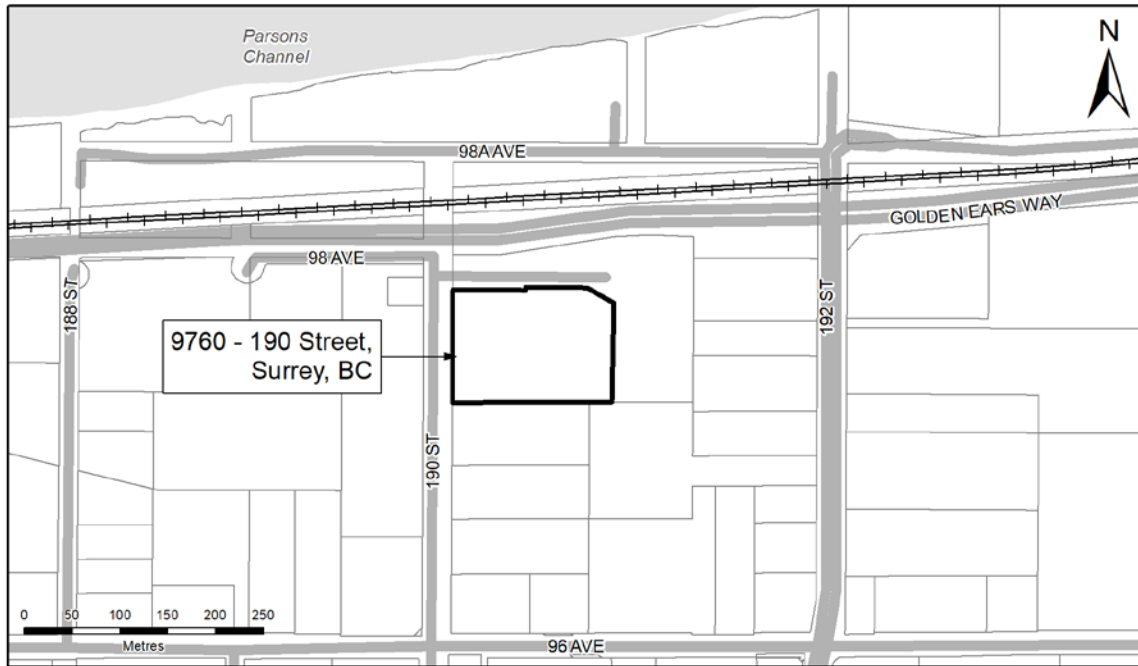
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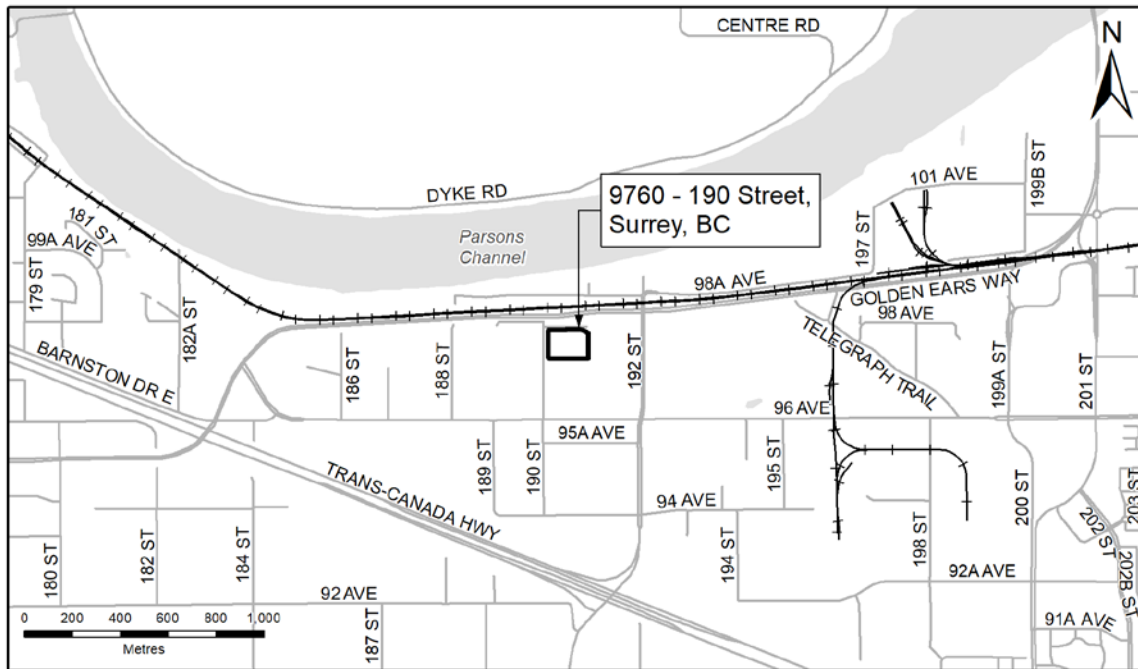
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Site Plan, Surrey, BC



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 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 Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Future buildings on the site will be commercial buildings with slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed 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 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:

- Anthracene (CAS #120-12-7)
- Benzene (CAS #71-43-2)
- Benzo(a)pyrene (CAS #50-32-8)
- Ethylbenzene (CAS #100-41-4)
- Fluoranthene (CAS #206-44-0)
- Naphthalene (CAS #91-20-3)
- Tetrachloroethylene (CAS #127-18-4)
- Toluene (CAS #108-88-3)
- Trichloroethylene (CAS #79-01-6)
- Xylenes (CAS #1330-20-7)
- Acenaphthene (CAS #83-32-9)
- Benz(a)anthracene (CAS #56-55-3)
- Benzo(b+j)fluoranthenes (CAS #205-99-2 & 205-82-3)
- Benzo(k)fluoranthene (CAS #207-08-9)
- Bromobenzene (CAS #108-86-1)
- bromodichloromethane [BDCM] (CAS #75-27-4)
- Bromoform (CAS #75-25-2)
- Bromomethane (CAS #74-83-9)
- Butadiene, 1,3- (CAS #106-99-0)
- Carbon tetrachloride (CAS #56-23-5)
- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)
- Chrysene (CAS #218-01-9)
- Dibenz(a,h)anthracene (CAS #53-70-3)
- dibromochloromethane [DBCM] (CAS #124-48-1)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,3- (CAS #541-73-1)
- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichloroethane, 1,1- (CAS #75-34-3)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloroethylene, 1,1- (CAS #75-35-4)



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- Dichloroethylene, 1,2-cis- (CAS #156-59-2)
- Dichloroethylene, 1,2-trans- (CAS #156-60-5)
- Dichloromethane (CAS #75-09-2)
- Dichloropropane, 1,2- (CAS #78-87-5)
- Dichloropropene, 1,3- (cis+trans) (CAS #542-75-6)
- Fluorene (CAS #86-73-7)
- HEPHs
- Indeno(1,2,3-cd)pyrene (CAS #193-39-5)
- LEPHs
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- Methylnaphthalene, 1- (CAS #90-12-0)
- Methylnaphthalene, 2- (CAS #91-57-6)
- Phenanthrene (CAS #85-01-8)
- Pyrene (CAS #129-00-0)
- Quinoline (CAS #91-22-5)
- Styrene (CAS #100-42-5)
- Tetrachloroethane, 1,1,1,2- (CAS #630-20-6)
- Tetrachloroethane, 1,1,2,2- (CAS #79-34-5)
- Trichloroethane, 1,1,1- (CAS #71-55-6)
- Trichloroethane, 1,1,2- (CAS #79-00-5)
- Trichlorofluoromethane (CAS #75-69-4)
- Trimethylbenzene, 1,3,5- (CAS #108-67-8)
- Vinyl chloride (CAS #75-01-4)
- VPHs

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene (CAS #71-43-2)
- Bromodichloromethane [BDCM] (CAS #75-27-4)
- Bromoform (CAS #75-25-2)
- Bromomethane (CAS #74-83-9)
- Butadiene, 1,3- (CAS #106-99-0)
- Carbon tetrachloride (CAS #56-23-5)
- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)



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- Chloroethane (CAS #75-00-3)
- Chloromethane (CAS #74-87-3)
- dibromochloromethane [DBCM] (CAS #124-48-1)
- Dibromoethane, 1,2- (CAS #106-93-4)
- Dibromomethane (CAS #4-95-3)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,3- (CAS #541-73-1)
- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichlorodifluoromethane (CAS #75-71-8)
- Dichloroethane, 1,1- (CAS #75-34-3)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloroethylene, 1,1- (CAS #75-35-4)
- Dichloroethylene, 1,2-cis- (CAS #156-59-2)
- Dichloroethylene, 1,2-trans (CAS #156-60-5)
- Dichloromethane (CAS #75-09-2)
- Dichloropropane, 1,2- (CAS #78-87-5)
- Dichloropropene, 1,3- (cis+trans) (CAS #542-75-6)
- Ethylbenzene (CAS #100-41-4)
- Isopropylbenzene (CAS #98-82-8)
- Methyl isobutyl ketone [MIBK] (CAS #108-10-1)
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- Methylcyclohexane (CAS #108-87-2)
- N-decane (CAS #124-18-5)
- N-hexane (CAS #110-54-3)
- Naphthalene (CAS #91-20-3)
- Styrene (CAS #100-42-5)
- Tetrachloroethane, 1,1,2,2- (CAS #79-34-5)
- Tetrachloroethylene (CAS #127-18-4)
- Toluene (CAS #108-88-3)
- Trichloroethane, 1,1,1- (CAS #71-55-6)
- Trichloroethane, 1,1,2- (CAS #79-00-5)
- Trichloroethylene (CAS #79-01-6)
- Trichlorofluoromethane (CAS #75-69-4)
- Trimethylbenzene, 1,2,4- (CAS #95-63-6)
- Trimethylbenzene, 1,3,5- (CAS #108-67-8)
- Vinyl chloride (CAS #75-01-4)
- VPHv
- Xylenes, total (CAS #1330-20-7)



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Substances evaluated in water for freshwater aquatic life water use:

- Acenaphthene (CAS #83-32-9)
- Acridine (CAS #260-94-6)
- Anthracene (CAS #120-12-7)
- Antimony (CAS #7440-36-0)
- Arsenic (CAS #7440-38-2)
- Barium (CAS #7440-39-3)
- Benzene (CAS #71-43-2)
- Benz(a)anthracene (CAS #56-55-3)
- Benzo(a)pyrene (CAS #50-32-8)
- Beryllium (CAS #7440-41-7)
- Boron (CAS #7440-42-8)
- Cadmium (CAS #7440-43-9)
- Carbon tetrachloride (CAS #56-23-5)
- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)
- Chromium (CAS #18540-29-9 & 16065-83-1)
- Chrysene (CAS #218-01-9)
- Copper (CAS #7440-50-8)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,3- (CAS #541-73-1)
- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloromethane (CAS #75-09-2)
- EPHw C10-C19
- Ethylbenzene (CAS #100-41-4)
- Fluoranthene (CAS #206-44-0)
- Fluorene (CAS #86-73-7)
- Hexachlorobutadiene (CAS #87-68-3)
- Lead (CAS #7439-92-1) .
- LEPHw
- Mercury (CAS #7439-97-6)
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- Molybdenum (CAS #7439-98-7)
- Naphthalene (CAS #91-20-3)
- Nickel (CAS #7440-02-0)
- Phenanthrene (CAS #85-01-8)



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- Pyrene (CAS #129-00-0)
- Quinoline (CAS #91-22-5)
- Selenium (CAS #7782-49-2)
- Silver (CAS #7440-22-4)
- Styrene (CAS #100-42-5)
- Tetrachloroethylene (CAS #127-18-4)
- Thallium (CAS #7440-28-0)
- Titanium (CAS #7440-32-6)
- Toluene (CAS #108-88-3)
- Trichlorobenzene, 1,2,3- (CAS #87-61-6)
- Trichlorobenzene, 1,2,4- (CAS #120-82-1)
- Trichloroethylene (CAS #79-01-6)
- Uranium (CAS #7440-61-1)
- Vhw6-10
- VPHw
- Xylenes, total (CAS #1330-20-7)
- Zinc (CAS #7440-66-6)

Substances evaluated in water for drinking water use:

- Aluminium (CAS #7429-90-5)
- Acenaphthene (CAS #83-32-9)
- Anthracene (CAS #120-12-7)
- Antimony (CAS #7440-36-0)
- Arsenic (CAS #7440-38-2)
- Barium (CAS #7440-39-3)
- Benzene (CAS #71-43-2)
- Benz(a)anthracene (CAS #56-55-3)
- Benzo(a)pyrene (CAS #50-32-8)
- Benzo(b+j)fluoranthenes (CAS #205-99-2 & 205-82-3)
- Beryllium (CAS #7440-41-7)
- Boron (CAS #7440-42-8)
- Bromobenzene (CAS #108-86-1)
- Bromodichloromethane [BDCM] (CAS #75-27-4)
- Bromoform (CAS #75-25-2)
- Bromomethane (CAS #74-83-9)
- Butadiene, 1,3- (CAS #106-99-0)
- Cadmium (CAS #7440-43-9)



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- Carbon tetrachloride (CAS #56-23-5)
- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)
- Chromium (CAS #18540-29-9 & 16065-83-1)
- Chrysene (CAS #218-01-9)
- Copper (CAS #7440-50-8)
- Dibenz(a,h)anthracene (CAS #53-70-3)
- dibromochloromethane [DBCM] (CAS #124-48-1)
- Dibromoethane, 1,2- (CAS #106-93-4)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichlorodifluoromethane (CAS #75-71-8)
- Dichloroethane, 1,1- (CAS #75-34-3)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloroethylene, 1,1- (CAS #75-35-4)
- Dichloroethylene, 1,2-cis- (CAS #156-59-2)
- Dichloromethane (CAS #75-09-2)
- Dichloropropane, 1,2- (CAS #78-87-5)
- Dichloropropene, 1,3- (cis+trans) (CAS #542-75-6)
- EPHw C10-C19
- Ethylbenzene (CAS #100-41-4)
- Fluoranthene (CAS #206-44-0)
- Fluorene (CAS #86-73-7)
- Hexachlorobutadiene (CAS #87-68-3)
- Lead (CAS #7439-92-1)
- Methyl naphthalene, 1- (CAS #90-12-0)
- Methyl naphthalene, 2- (CAS #91-57-6)
- Mercury (CAS #7439-97-6)
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- Molybdenum (CAS #7439-98-7)
- Naphthalene (CAS #91-20-3)
- Nickel (CAS #7440-02-0)
- Pyrene (CAS #129-00-0)
- Quinoline (CAS #91-22-5)
- Selenium (CAS #7782-49-2)
- Silver (CAS #7440-22-4)
- Strontium (CAS #7440-24-6)
- Styrene (CAS #100-42-5)



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- Tetrachloroethane, 1,1,1,2- (CAS #630-20-6)
- Tetrachloroethane, 1,1,2,2- (CAS #79-34-5)
- Tetrachloroethylene (CAS #127-18-4)
- Tin (CAS #7440-31-5)
- Toluene (CAS #108-88-3)
- Trichloro-1,2,2-trifluoroethane, 1,1,2- (CAS #76-13-1)
- Trichlorobenzene, 1,2,3- (CAS #87-61-6)
- Trichlorobenzene, 1,2,4- (CAS #120-82-1)
- Trichloroethane, 1,1,1- (CAS #71-55-6)
- Trichloroethane, 1,1,2- (CAS #79-00-5)
- Trichloroethylene (CAS #79-01-6)
- Trichlorofluoromethane (CAS #75-69-4)
- Trimethylbenzene, 1,3,5- (CAS #108-67-8)
- Vinyl chloride (CAS #75-01-4)
- Uranium (CAS #7440-61-1)
- Vanadium (CAS #7440-62-2)
- VHw6-10
- Xylenes, total (CAS #1330-20-7)
- Zinc (CAS #7440-66-6)

To meet regional background concentrations:

- Lithium (CAS # 7439-93-2)

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Schedule D

Documents

- *Summary of Site Condition – 9760 190 Street, Surrey, BC*, prepared by Hemmera Envirochem Inc., dated July 2019;
- *Stage 1 & 2 Preliminary Site Investigation – 9760 190 Street, Surrey, BC*, prepared by Hemmera Envirochem Inc., dated July 2019;
- *Soil Sampling Associated with a Removed Heating Oil Underground Storage Tank, 9760 190th Street, Surrey, BC*, prepared by Method Environmental Services Ltd., dated April 2019;
- *Stage 1 Preliminary Site Investigation, 9760 – 190 Street, Surrey, BC*, prepared by AMEC Earth & Environmental Limited, dated December 2002.

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