



Victoria File: 26250-20/26560  
Site ID: 26560

March 20, 2023

1343458 B.C. Ltd., INC.NO. BC1343458  
460 19567 Fraser Highway  
Surrey, BC V3S 9A4  
[chattan@zengroup.ca](mailto:chattan@zengroup.ca)

Dear Chattan Manchanda:

**Re: Preliminary Determination – 2444 West Railway Street, Abbotsford, BC**

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 and 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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: City of Abbotsford, Planning & Development Services  
[planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Lora Paul, P.Eng., CSAP, Thurber Engineering Ltd.  
[lpaul@thurber.ca](mailto:lpaul@thurber.ca)

Client Information Officer, ENV, Victoria, [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)



**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.

March 20, 2023  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 2444 West Railway Street, Abbotsford, British Columbia which is more particularly known and described as:

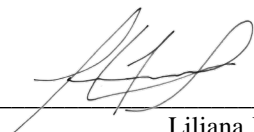
Lot 1 Section 15 and 22 Township 16 New Westminster District Plan 78153  
PID: 011-544-198

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

Latitude: 49° 2' 45.03"  
Longitude: 122° 17' 7.96"

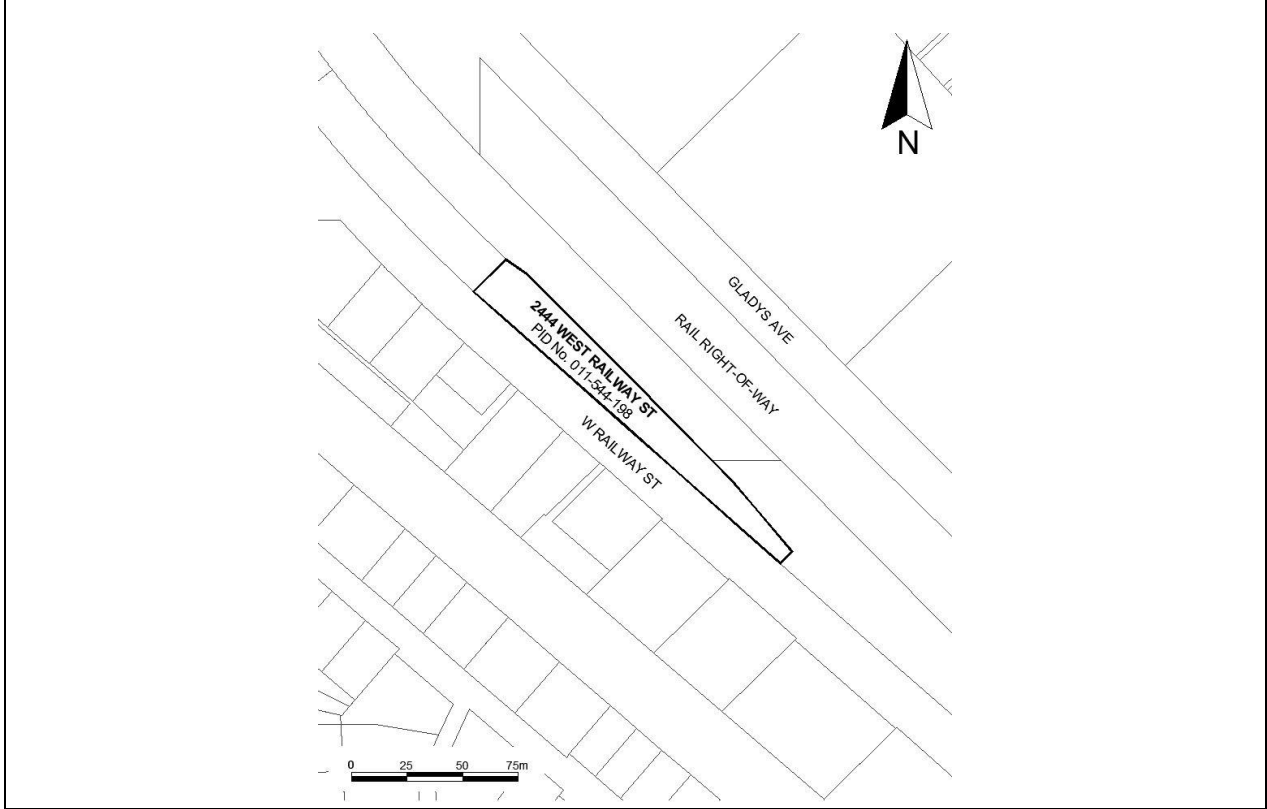
March 20, 2023

Date Issued

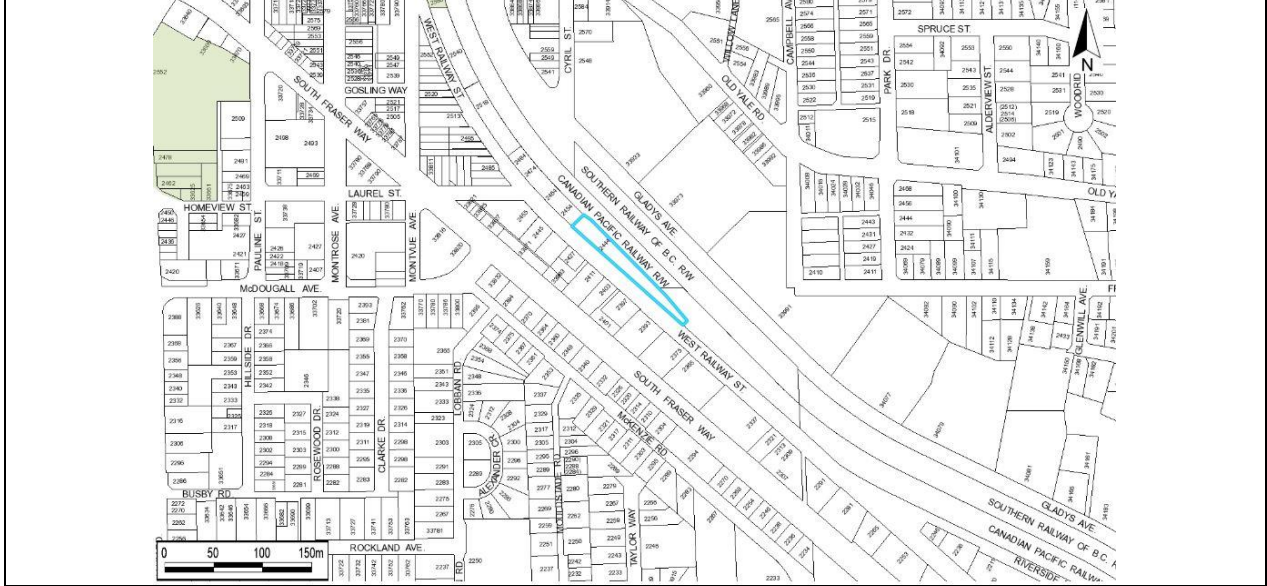


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# Site Plan



# Location Map



March 20, 2023  
Date Issued

Site Identification Number 26560  
Version 9.0 R

Liliana Jerade  
For Director, Environmental Management Act  
3 of 13

## 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 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 buildings existing or expected at the site. These assumptions include the following:

*(a) Any new buildings constructed on site will be slab-on grade buildings.*

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.

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade  
For Director, *Environmental Management Act*  
4 of 13

## 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
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-52-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade  
For Director, *Environmental Management Act*  
5 of 13

dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
hexachlorobutadiene	87-68-3
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
LEPHs	NA
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
thallium	7440-28-0

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

6 of 13



tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VPHs	NA
vinyl chloride	75-01-4
xylenes	1330-20-7
zinc	7440-66-6

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

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

benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chloromethane	74-87-3
chlorotoluene, 2-	95-49-8
dibromo-3-chloropropane, 1,2-	96-12-8
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dibromomethane	74-95-3
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

7 of 13

dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis	156-59-2
dichloroethylene, 1,2-trans	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	108-10-1
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trichloropropane, 1,2,3-	96-18-4
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylenes, total	1330-20-7

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

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

acenaphthene	83-32-9
acetone	67-64-1
aluminum	7429-90-5

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

8 of 13

anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
beryllium	7440-41-7
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-52-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-02
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9
EPHw10-19	NA

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
lead	7439-92-1
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
perfluorobutane sulfonate [PFBS]	375-73-5
perfluorooctane sulfonate [PFOS]	1763-23-1
perfluorooctanoic acid [PFOA]	335-67-1
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tetraethyl lead	78-00-2
tin	7440-31-5
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

10 of 13

trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA
vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

***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
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-02
EPHw10-19	NA
ethylbenzene	100-41-4

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
lead	7439-92-1
LEPHw	NA
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
perfluorooctane sulfonate [PFOS]	1763-23-1
phenanthrene	85-01-08
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-06
uranium	7440-61-1
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

March 20, 2023

Date Issued

Site Identification Number 26560  
Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

12 of 13

## Schedule D

### Documents

*Summary of Site Condition*, Thurber Engineering Ltd., February 2023.

*Stage 2 Preliminary Site Investigation, 2444 West Railway Street, Abbotsford, British Columbia*,  
Thurber Engineering Ltd., January 2023.

*Stage 1 Preliminary Site Investigation, 2444 West Railway Street, Abbotsford, British Columbia*,  
Thurber Engineering Ltd., January 2023.

March 20, 2023

Date Issued

Site Identification Number 26560

Version 9.0 R



Liliana Jerade

For Director, *Environmental Management Act*

13 of 13