



Victoria File: 26250-20/26621
Site ID: 26621

Date: May 12, 2023

Perminder Tung
1235633 BC LTD.
400 – 8621 201 Street
Langley, BC V2Y 0G9
ptung@lklaw.ca

Dear Mr. Perminder Tung:

Re: Preliminary Determination – 10216 128 Street, Surrey, 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 criteria 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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.

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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: Ms. Lauren Petersen, City of Surrey, 13450 104 Avenue, Surrey, BC, V3T 1V8
LYPetersen@surrey.ca

Accesstroniks Systems (Okanagan) Inc., Inc. No. 419368, Unit 18 – 1725 Southmere Crescent, Surrey, BC V4A 7A7, lothar1@telus.net

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5,
apopova@csapsociety.bc.ca

Gavin Leung, Approved Professional, 8545 Commerce Court, Burnaby, BC V5A 4N4,
gleung@nextenvironmental.com

Client Information Officer, ENV, 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.

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Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 10216 128 Street, Surrey, British Columbia which is more particularly known and described as:

Lot "A", Section 28, Block 5 North, Range 2 West, New Westminster District, Plan 20811, PID: 003-097-129


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

Latitude: 49° 11' 18.31"
Longitude: 122° 52' 1.96"

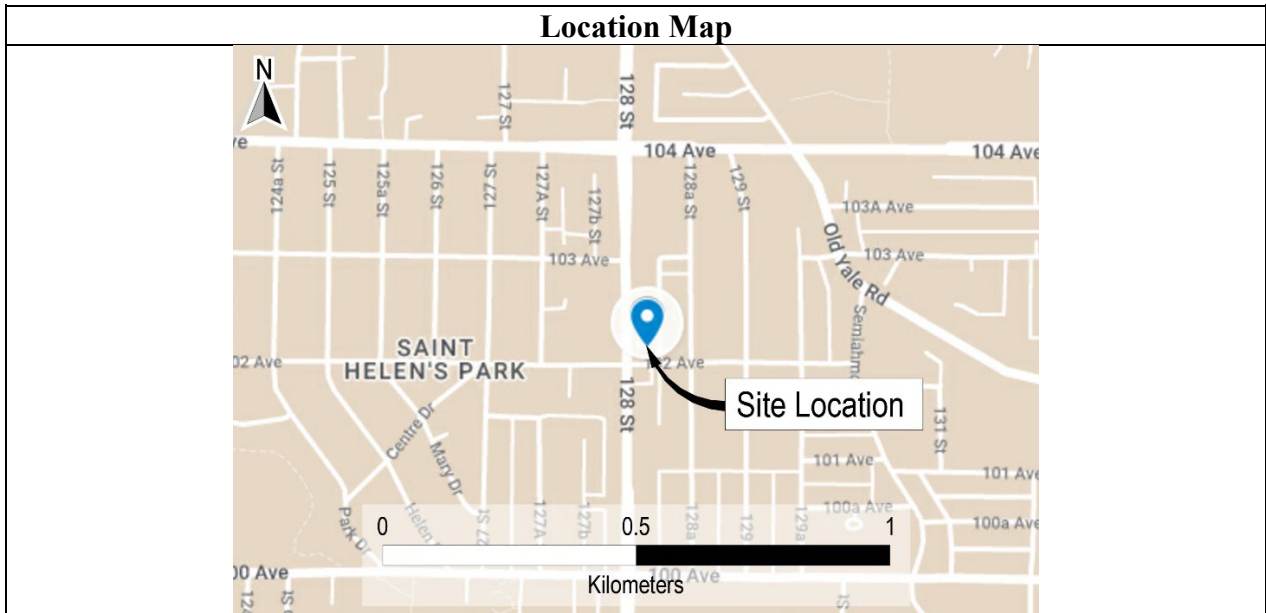
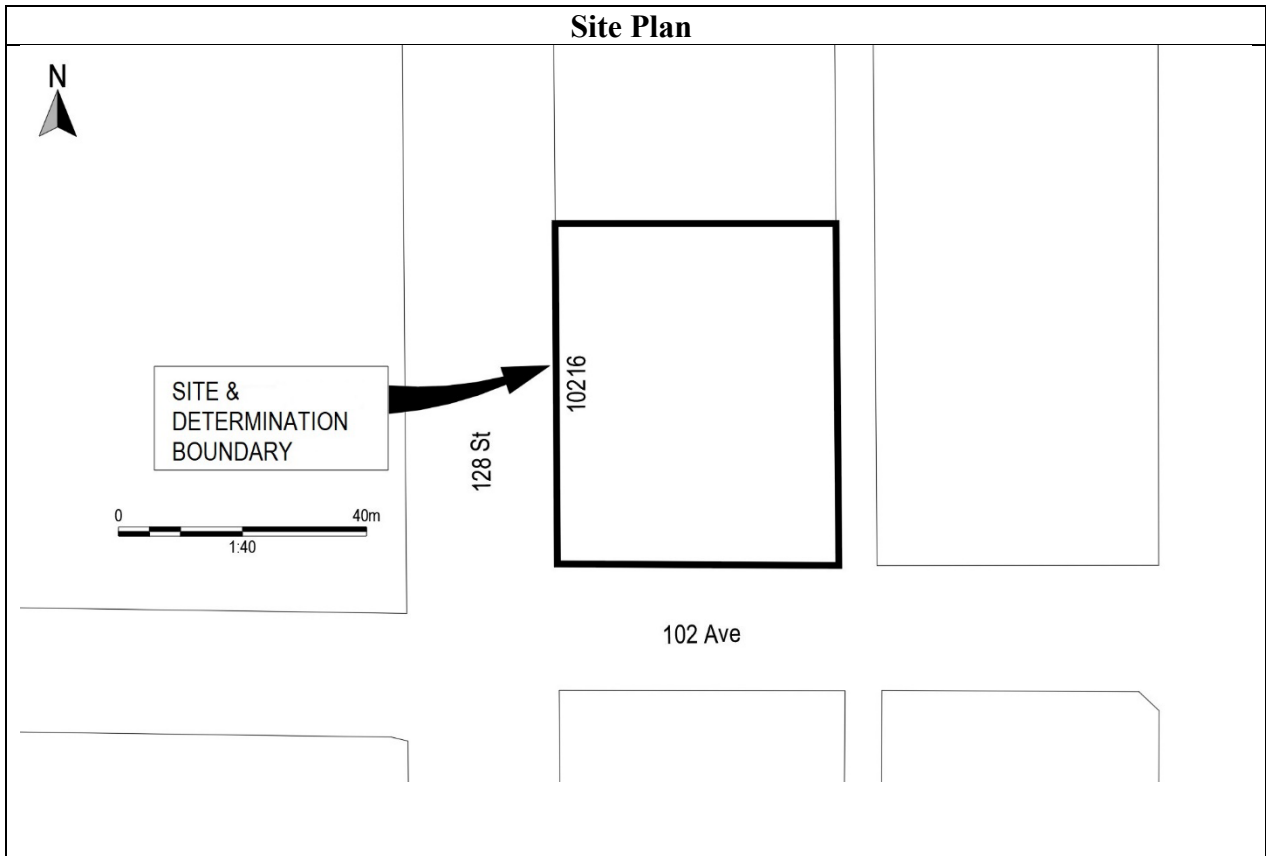
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Schedule B

Requirements and Conditions

1. Any changes in land or vapour 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 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) Future Site development will be a slab-on-grade building.

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 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 residential low density land soil use:

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

| | | | |
|-----------------------------------|-----------|--------------------------------|-----------|
| Aluminum | 7429-90-5 | Iron | 7439-89-6 |
| Antimony | 7440-36-0 | Isobutanol | 78-83-1 |
| Arsenic | 7440-38-2 | Isopropanol | 67-63-0 |
| Barium | 7440-39-3 | Lead | 7439-92-1 |
| Benzene | 71-43-2 | Lithium | 7439-93-2 |
| Beryllium | 7440-41-7 | Manganese | 7439-96-5 |
| Bromobenzene | 108-86-1 | Mercury | 7439-97-6 |
| Bromodichloromethane [BDCM] | 75-27-4 | Methanol | 67-56-1 |
| Bromoform | 75-25-2 | Methyl Tert-Butyl Ether [MTBE] | 1634-04-4 |
| Butanol, 2- | 78-92-2 | Molybdenum | 7439-98-7 |
| Butanol, n- | 71-36-3 | Nickel | 7440-02-0 |
| Cadmium | 7440-43-9 | Selenium | 7782-49-2 |
| Carbon Tetrachloride | 56-23-5 | Silver | 7440-22-4 |
| Chlorobenzene | 108-90-7 | Strontium | 7440-24-6 |
| Chloroform | 67-66-3 | Styrene | 100-42-5 |
| Chromium, total | 7440-47-3 | Tetrachloroethane, 1,1,1,2- | 630-20-6 |
| Cobalt | 7440-48-4 | Tetrachloroethane, 1,1,2,2- | 79-34-5 |
| Copper | 7440-50-8 | Tetrachloroethylene | 127-18-4 |
| Dibromochloromethane [DBCM] | 124-48-1 | Thallium | 7440-28-0 |
| Dibromoethane, 1,2- | 106-93-4 | Tin | 740-31-5 |
| Dichlorobenzene, 1,2- | 95-50-1 | Toluene | 108-88-3 |
| Dichlorobenzene, 1,3- | 541-73-1 | Trichloroethane, 1,1,1- | 71-55-6 |
| Dichlorobenzene, 1,4- | 106-46-7 | Trichloroethane, 1,1,2- | 79-00-5 |
| Dichloroethane, 1,1- | 75-34-3 | Trichloroethylene | 79-01-6 |
| Dichloroethane, 1,2- | 107-06-2 | Trichlorofluoromethane | 75-69-4 |
| Dichloroethylene, 1,1- | 75-35-4 | Uranium | 7440-61-1 |
| Dichloroethylene, 1,2-cis- | 156-59-2 | Vanadium | 7440-62-2 |
| Dichloroethylene, 1,2-trans- | 156-60-5 | Vinyl Chloride | 75-01-4 |
| Dichloromethane | 75-09-2 | VPHs | n/a |
| Dichloropropane, 1,2- | 78-87-5 | Xylenes, total | 1330-20-7 |
| Dichloropropene, 1,3- (cis+trans) | 542-75-6 | Zinc | 7440-66-6 |
| Ethylbenzene | 100-41-4 | | |

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Substances evaluated in vapour for residential vapour use:

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

| | | | |
|------------------------------|----------|-----------------------------------|-----------|
| Acetone | 67-64-1 | Dichloropropene, 1,3- (cis+trans) | 542-75-6 |
| Benzene | 71-43-2 | Methyl Ethyl Ketone [MEK] | 78-93-3 |
| Bromobenzene | 108-86-1 | Methyl Isobutyl Ketone [MIBK] | 108-10-1 |
| Bromodichloromethane [BDCM] | 75-27-4 | Methyl Tert-Butyl Ether [MTBE] | 1634-04-4 |
| Bromoform | 75-25-2 | Methylcyclohexane | 108-87-2 |
| Carbon Tetrachloride | 56-23-5 | Napthalene | 91-20-3 |
| Chlorobenzene | 108-90-7 | n-Decane | 124-18-5 |
| Chloroform | 67-66-3 | n-Hexane | 110-54-3 |
| Chloromethane | 74-87-3 | Styrene | 100-42-5 |
| Chlorophenol, 2- | 95-57-8 | Tetrachloroethane, 1,1,1,2- | 630-20-6 |
| Dibromochloromethane [DBCM] | 124-48-1 | Tetrachloroethane, 1,1,2,2- | 79-34-5 |
| Dibromoethane, 1,2- | 106-93-4 | Tetrachloroethylene | 127-18-4 |
| Dibromomethane | 74-95-3 | Toluene | 108-88-3 |
| Dichlorobenzene, 1,2- | 95-50-1 | Trichlorobenzene, 1,2,4- | 120-82-1 |
| Dichlorobenzene, 1,3- | 541-73-1 | Trichloroethane, 1,1,1- | 71-55-6 |
| Dichlorobenzene, 1,4- | 106-46-7 | Trichloroethane, 1,1,2- | 79-00-5 |
| Dichloroethane, 1,1- | 75-34-3 | Trichloroethylene | 79-01-6 |
| Dichloroethane, 1,2- | 107-06-2 | Trichlorofluoromethane | 75-69-4 |
| Dichloroethylene, 1,1- | 75-35-4 | Trimethylbenzene, 1,2,4- | 95-63-6 |
| Dichloroethylene, 1,2-cis- | 156-59-2 | Trimethylbenzene, 1,3,5- | 108-67-8 |
| Dichloroethylene, 1,2-trans- | 156-60-5 | Vinyl Chloride | 75-01-4 |
| Dichloromethane | 75-09-2 | VPHv | n/a |
| Dichloropropane, 1,2- | 78-87-5 | Xylenes, total | 1330-20-7 |

Substances evaluated in water for freshwater aquatic life and drinking water use:

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

| | | | |
|--------------|-----------|-------------------------|-----------|
| Acenaphthene | 83-32-9 | Fluorene | 86-73-7 |
| Acridine | 260-94-6 | Indeno(1,2,3-c,d)pyrene | 193-39-5 |
| Aluminum | 7429-90-5 | Iron | 7439-89-6 |

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| | | | |
|-----------------------------|-----------|--------------------------------|-----------|
| Anthracene | 120-12-7 | Isobutanol | 78-83-1 |
| Antimony | 7440-36-0 | Isopropanol | 67-63-0 |
| Arsenic | 7440-38-2 | Isopropylbenzene | 98-82-8 |
| Barium | 7440-39-3 | Lead | 7439-92-1 |
| Benz(a)anthracene | 56-55-3 | LEPHw | n/a |
| Benzene | 71-43-2 | Lithium | 7439-93-2 |
| Benzo(a)pyrene | 50-32-8 | Manganese | 7439-96-5 |
| Benzo(b+j)fluoranthenes | n/a | Mercury | 7439-97-6 |
| Benzo(k)fluoranthene | 207-08-9 | Methanol | 67-56-1 |
| Beryllium | 7440-41-7 | Methyl Ethyl Ketone [MEK] | 78-93-3 |
| Bromobenzene | 108-86-1 | Methyl Tert-Butyl Ether [MTBE] | 1634-04-4 |
| Bromodichloromethane [BDCM] | 75-27-4 | Methylnaphthalene, 1- | 90-12-0 |
| Bromoform | 75-25-2 | Methylnaphthalene, 2- | 91-57-6 |
| Bromomethane | 74-83-9 | Molybdenum | 7439-98-7 |
| Butadiene, 1,3- | 106-99-0 | Naphthalene | 91-20-3 |
| Butanol, 2- | 78-92-2 | Nickel | 7440-02-0 |
| Butanol, n- | 71-36-3 | Nonane, n- | 111-84-2 |
| Butylbenzene, n- | 104-51-8 | Phenanthrene | 85-01-8 |
| Butylbenzene, sec- | 135-98-8 | Propylbenzene, 1- | 103-65-1 |
| Butylbenzene, tert- | 98-06-6 | Propylene glycol, 1,2- | 57-55-6 |
| Cadmium | 7440-43-9 | Pyrene | 129-00-0 |
| Carbon Tetrachloride | 56-23-5 | Quinoline | 91-22-5 |
| Chlorobenzene | 108-90-7 | Selenium | 7782-49-2 |
| Chloroform | 67-66-3 | Silver | 7440-22-4 |
| Chromium, total | 7440-47-3 | Strontium | 7440-24-6 |
| Chrysene | 218-01-9 | Styrene | 100-42-5 |
| Cobalt | 7440-48-4 | Tetrachloroethane, 1,1,1,2- | 630-20-6 |
| Copper | 7440-50-8 | Tetrachloroethane, 1,1,2,2- | 79-34-5 |
| Dibenz(a,h)anthracene | 53-70-3 | Tetrachloroethylene | 127-18-4 |
| Dibromochloromethane [DBCM] | 124-48-1 | Thallium | 7440-28-0 |
| Dibromoethane, 1,2- | 106-93-4 | Tin | 740-31-5 |
| Dichlorobenzene, 1,2- | 95-50-1 | Toluene | 108-88-3 |
| Dichlorobenzene, 1,3- | 541-73-1 | Trichloroethane, 1,1,1- | 71-55-6 |
| Dichlorobenzene, 1,4- | 106-46-7 | Trichloroethane, 1,1,2,0 | 79-00-5 |
| Dichloroethane, 1,1- | 75-34-3 | Trichloroethylene | 79-01-6 |
| Dichloroethane, 1,2- | 107-06-2 | Trichlorofluoromethane | 75-69-4 |
| Dichloroethylene, 1,1- | 75-35-4 | Triethylene glycol | 112-27-6 |

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| Dichloroethylene, 1,2-cis- | 156-59-2 | Trimethylbenzene, 1,3,5- | 108-67-8 |
| Dichloroethylene, 1,2-trans- | 156-60-5 | Uranium | 7440-61-1 |
| Dichloromethane | 75-09-2 | Vanadium | 7440-62-2 |
| Dichloropropane, 1,2- | 78-87-5 | Vinyl Chloride | 75-01-4 |
| Dichloropropene, 1,3- (cis+trans) | 542-75-6 | VPHw | n/a |
| Ethylbenzene | 100-41-4 | Xylenes, total | 1330-20-7 |
| Ethylene Glycol | 107-21-1 | Zinc | 7440-66-6 |
| Fluoranthene | 206-44-0 | | |

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Schedule D

Documents

Summary of Site Condition, 10216 128 Street, Surrey, BC, Next Environmental Inc., dated December 28, 2022.

Stage 1 Preliminary Site Investigation Update, 10216 128 Street, Surrey, BC, by Jevan Friedlander & Gavin Leung, Next Environmental Inc., dated December 1, 2022.

Supplemental Site Investigation, 10216 128 Street, Surrey, BC, by Jevan Friedlander, Phil Zylka, & Gavin Leung, Next Environmental Inc., dated December 1, 2022.

Stage 2 Preliminary Site Investigation, 10216 128 Street, Surrey, BC, by Jevan Friedlander, Phil Zylka, & Aio Haberli, Next Environmental Inc., dated December 1, 2022.

Phase I Environmental Site Assessment, 10216 128 Street, Surrey, BC, by Alison Lundgren & Kaitlyn Munn, Next Environmental Inc., dated June 14, 2022.

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