



Victoria File: 26250-20/9930
Site ID: 9930

Date: June 2, 2023

Mr. Darren Cowan
Woodfibre LNG Limited
1020-1075 West Georgia Street
Vancouver, BC V6E 3C9
darren_cowan@wlng.ca

Dear Mr. Cowan:

Re: Preliminary Determination – Woodfibre Panhandle (Lot A), Squamish, British Columbia

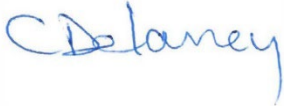
Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards 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.

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,

A handwritten signature in blue ink that reads "C. Delaney".

Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: District of Squamish, Environment and Sustainability Department,
environment@squamish.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
csp_cio@victoria1.gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.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.

June 2, 2023

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at a portion of Woodfibre Panhandle, Squamish, British Columbia which is more particularly known as Lot 1 District Lots 2802 And 8294 Group 1 New Westminster District Plan EPP86842 and described by the following Metes & Bounds:

Starting At the Southeast Corner of Lot 1 District Lots 2802 And 8294 Group 1 New Westminster District Plan EPP86842:
The Point of Commencement.

thence 270° 06' 58" for 86.122 metres;
thence 0° 11' 52" for 548.502 metres;
thence 90° 11' 24" for 133.700 metres;
thence along the Natural Boundary

Returning to the Point of Commencement.
PID: 031-813-992

The site contains part of a legal parcel depicted in an engineering drawing by Keystone Environmental Ltd., dated October 28, 2022.

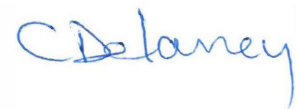
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 39' 21.40"
Longitude: 123° 15' 32.60"

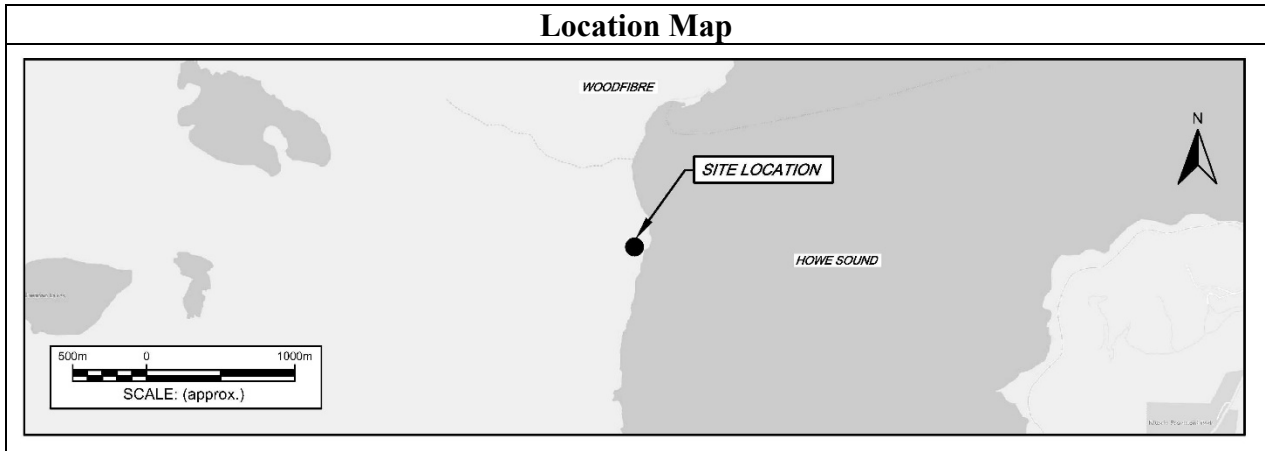
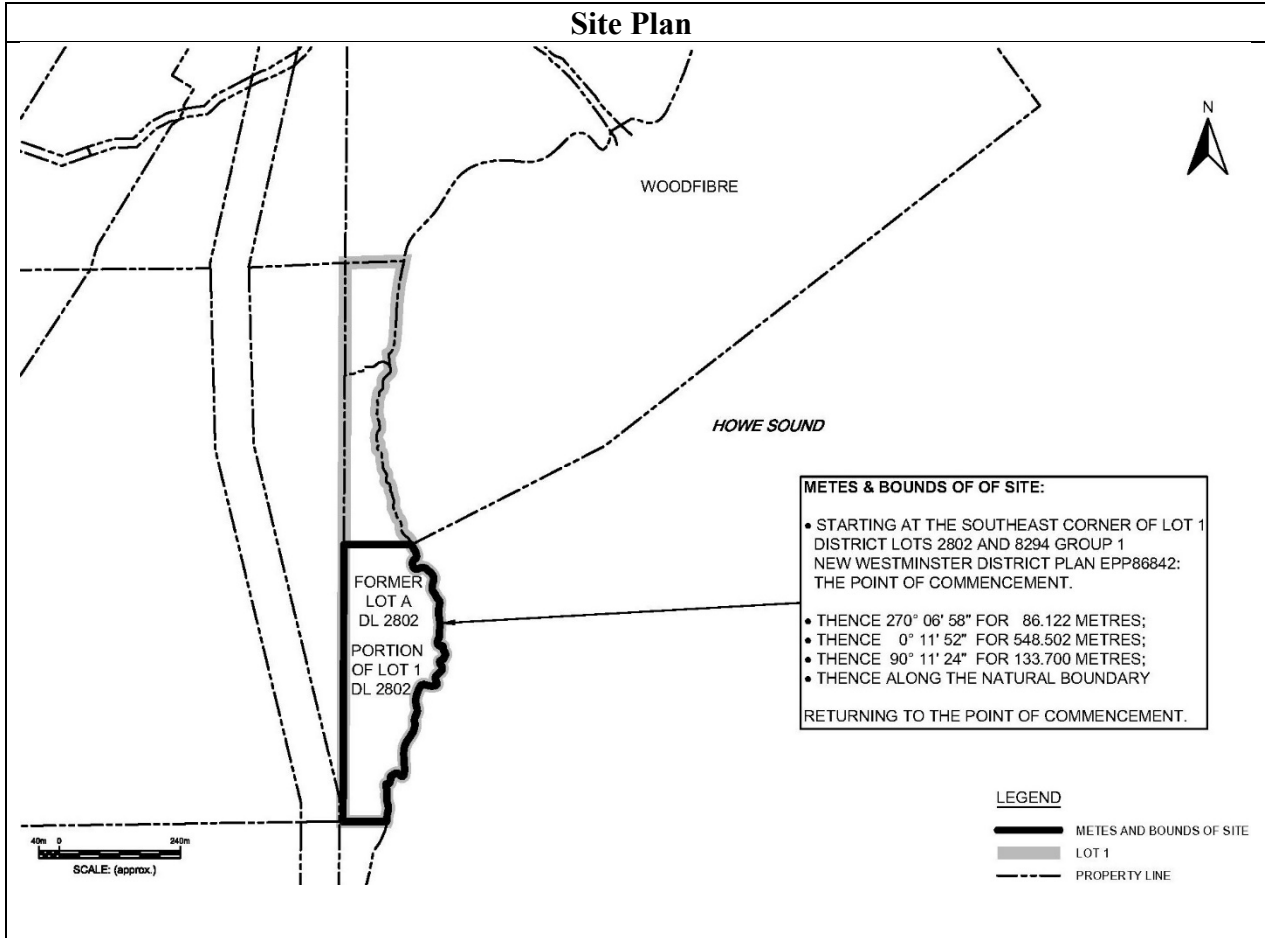
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Schedule B


Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

Substances evaluated in soil for Reverted Wildlands land use soil use:

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

acenaphthene	83-32-9	naphthalene	91-20-3
aluminum	7429-90-5	nickel	7440-02-0
anthracene	120-12-7	phenanthrene	85-01-8
antimony	7440-36-0	pyrene	129-00-0
arsenic	7440-38-2	quinoline	91-22-5
barium	7440-39-3	selenium	7782-49-2
benz(a)anthracene	56-55-3	silver	7440-22-4
benzo(a)pyrene	50-32-8	strontium	7440-24-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	thallium	7440-28-0
benzo(k)fluoranthene	207-08-9	tin	7440-31-5
beryllium	7440-41-7	tungsten	74400-33-7
boron	7440-42-8	uranium	7440-61-1
cadmium	7440-43-9	vanadium	7440-62-2
chromium	7440-47-3	zinc	7440-66-6
chrysene	218-01-9		
cobalt	7440-48-4		
copper	7440-50-8		
dibenz(a,h)anthracene	53-70-3		
fluoranthene	206-44-0		
fluorene	86-73-7		
HEPHs	NA		
indeno(1,2,3-cd)pyrene	193-39-5		
iron	7439-89-6		
lead	7439-92-1		
LEPHs	NA		
lithium	7439-93-2		
manganese	7439-96-5		
methylnaphthalene, 1-	90-12-0		
methylnaphthalene, 2-	91-57-6		
mercury	7439-97-6		
molybdenum	7439-98-7		

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Schedule D

Documents

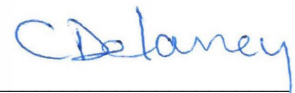
Summary of Site Condition, Site ID 9930, Keystone Environmental Ltd., November 2022 and

Phase I Environmental Site Assessment and Surface Soil Sampling Investigation, D.L. 2802, Woodfibre Panhandle (Lot A), Squamish, BC, Keystone Environmental Ltd., September 2022.

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