



**EMAIL: admin@canadiansteam.com**

Victoria File: 26250-20/25528  
Site ID: 25528

May 4, 2022

Andrew Piechnik  
1251363 B.C. LTD.  
8089 Hunter Street  
Burnaby, BC V5A 2B8

Dear Mr. Piechnik:

**Re: Preliminary Determination – 1320 Riverside Road, Abbotsford, 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 Regulation and may be encountered during any future subsurface work at the site.
5. A streamside protection and enhancement area bordering the unnamed creek south of the site and/or the ditch east of the site may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site.

Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.

6. 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 [james.plett@gov.bc.ca](mailto:james.plett@gov.bc.ca).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: Darren Braun, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7  
[dbraun@abbotsford.ca](mailto:dbraun@abbotsford.ca)

Peter Choi, RBC Royal Bank of Canada, 110-2885 Barnet Highway, Coquitlam, BC  
V3B 1C1 [peter.d.choi@rbc.com](mailto:peter.d.choi@rbc.com)

James Smith, Approved Professional, Envision Environmental Consulting Ltd.  
[jsmith@envisionenvironmental.ca](mailto:jsmith@envisionenvironmental.ca)

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

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Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 1320 Riverside Road, Abbotsford, British Columbia, which is more particularly known and described as:

LOT 3 SECTION 11 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 84963


PID: 015-981-568

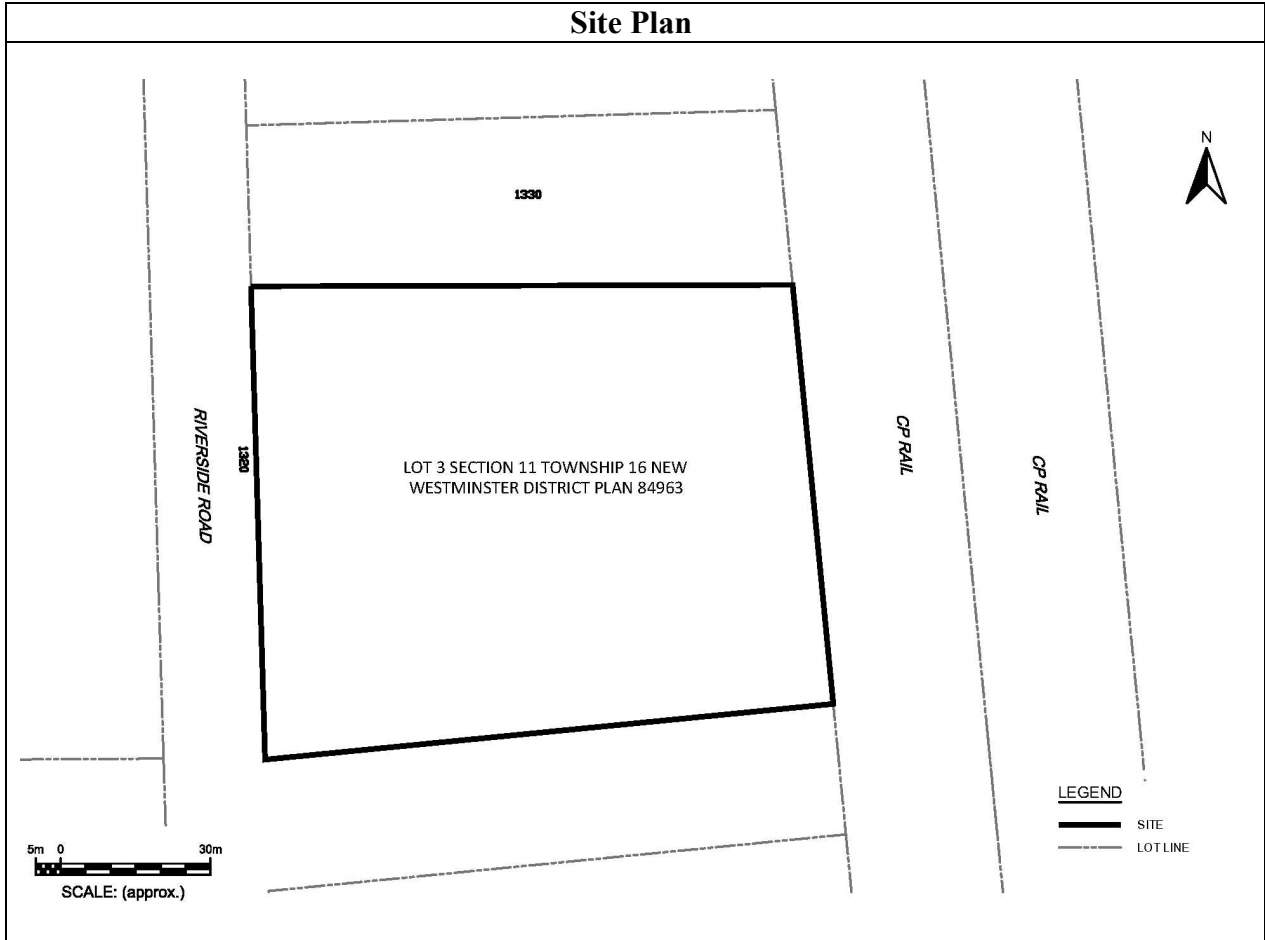
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 01' 34.90"  
Longitude: 122° 16' 16.10"

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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 industrial 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	207-08-09
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chromium	7440-47-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
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

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dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
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
dichloropropene, 1,3- (cis+trans)	542-75-6
ethylbenzene	100-41-4
ethylene glycol	107-21-1
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
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
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
thallium	7440-28-0

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tin	7440-31-5
toluene	108-88-3
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
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	NA
xylene, total	1330-20-7
zinc	7440-66-6

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

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

acetone	67-64-1
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
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
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
styrene	100-42-5
tetrachloroethylene	127-18-4
trichloroethane, 1,1,1-	71-55-6
trichloroethylene	79-01-6
trimethylbenzene, 1,2,4-	95-63-6

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trimethylbenzene, 1,3,5- 108-67-8  
vinyl chloride 75-01-4


***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
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
boron	7440-42-8
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	75-09-2
EPHW <sub>10-19</sub>	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	NA
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7

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naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
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
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
uranium	7440-61-1
VHW <sub>6-10</sub>	NA
vinyl chloride	75-01-4
VPHw	NA
xylene, total	1330-20-7
zinc	7440-66-6

***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
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
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4

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bromoform	75-25-2
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
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
dichloropropene, 1,3- (cis+trans)	542-75-6
EPHW <sub>10-19</sub>	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
isopropylbenzene	98-82-8
lead	7439-92-1
lithium	7439-93-2
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
propylene glycol, 1,2-	57-55-6

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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
tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
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
VHw <sub>6-10</sub>	NA
vinyl chloride	75-01-4
xylene, total	1330-20-7
zinc	7440-66-6

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

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

aluminum	7429-90-5
arsenic	7440-38-2
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chloroform	67-66-3
chromium	7440-47-3
cobalt	7440-48-4

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copper	7440-50-8
dibromochloromethane [DBCM]	124-48-1
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
EPHw <sub>10-19</sub>	NA
lead	7439-92-1
lithium	7439-93-2
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
nickel	7440-02-0
selenium	7782-49-2
trichloroethylene	79-01-6
uranium	7440-61-1
vanadium	7440-62-2
VHw <sub>6-10</sub>	NA
zinc	7440-66-6

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by James Smith, R.P.Bio, Envision Environmental Consultants Ltd., dated November 2021.

*Stage 1 and Stage 2 Preliminary Site Investigation Update, 1320 Riverside Road, Abbotsford, BC*, prepared by Paul Dawson, P.Eng., Envirochem Services Inc. dated October 2021.

*Summary of Environmental Investigations and Opinion of Probable Costs, 1320 Riverside Road, Abbotsford, BC*, Kevin Wong, P.Eng., Keystone Environmental Ltd., dated May 29, 2020.

*Phase II Environmental Site Assessment, 1320 Riverside Road Abbotsford, British Columbia*, prepared by James Smith, R.P.Bio, Envision Environmental Consulting Ltd., dated April 30, 2020.

*Phase I Environmental Site Assessment, 1320 Riverside Road Abbotsford, British Columbia*, prepared by James Smith, R.P.Bio, Envision Environmental Consulting Ltd., dated March 19, 2020.

*Environmental Site Assessment Report (Phase I) of 1320 Riverside Road*, prepared by Datapact Environmental Research Services Ltd., dated December 31, 1994.

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