



REGISTERED MAIL

Victoria File: 26250-20/25408
Site ID: 25408

January 25, 2022

Braden Smith
Orion Construction
Suite 104 – 3950 191 Street
Surrey, BC V3Z 0Y6
bsmith@orionconstruction.ca

Dear Braden Smith:

Re: Preliminary Determination – 5353 192 Street and 19060 54 Avenue, 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.

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,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: City of Surrey
(BY EMAIL) citymanager@surrey.ca

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) jeff.taylor@activeearth.ca

BC Hydro and Power Authority
PO Box 8910, Vancouver, BC, V6B 4N1 (BY MAIL)

AE Concrete Precast Products Ltd.
19060 54 Avenue, Surrey, BC, V3S 8E5 (BY MAIL)

Armtec Holdings Ltd.
5741 Production Way, Langley, BC, V3A 4N5 (BY MAIL)

Hanny Au, Canadian Western Bank
2200 – 666 Burrard Street, Vancouver, BC, V6C 2X8
(BY EMAIL) hanny.au@cwbank.com

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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.

January 25, 2022
Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 5353 192 Street and 19060 54 Avenue, Surrey, British Columbia which is more particularly known and described as:

Lot D Section 4 Township 8 New Westminster District Plan 71437 Except Plan 74226
and BCP 50052
PID: 003-678-628

Parcel "A" (L18861E) of the North Half Lot 5 Section 4 Township 8 New Westminster
District Plan 1461
PID: 005-592-798

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

Latitude: 49° 6' 0.5"
Longitude: 122° 41' 37.8"

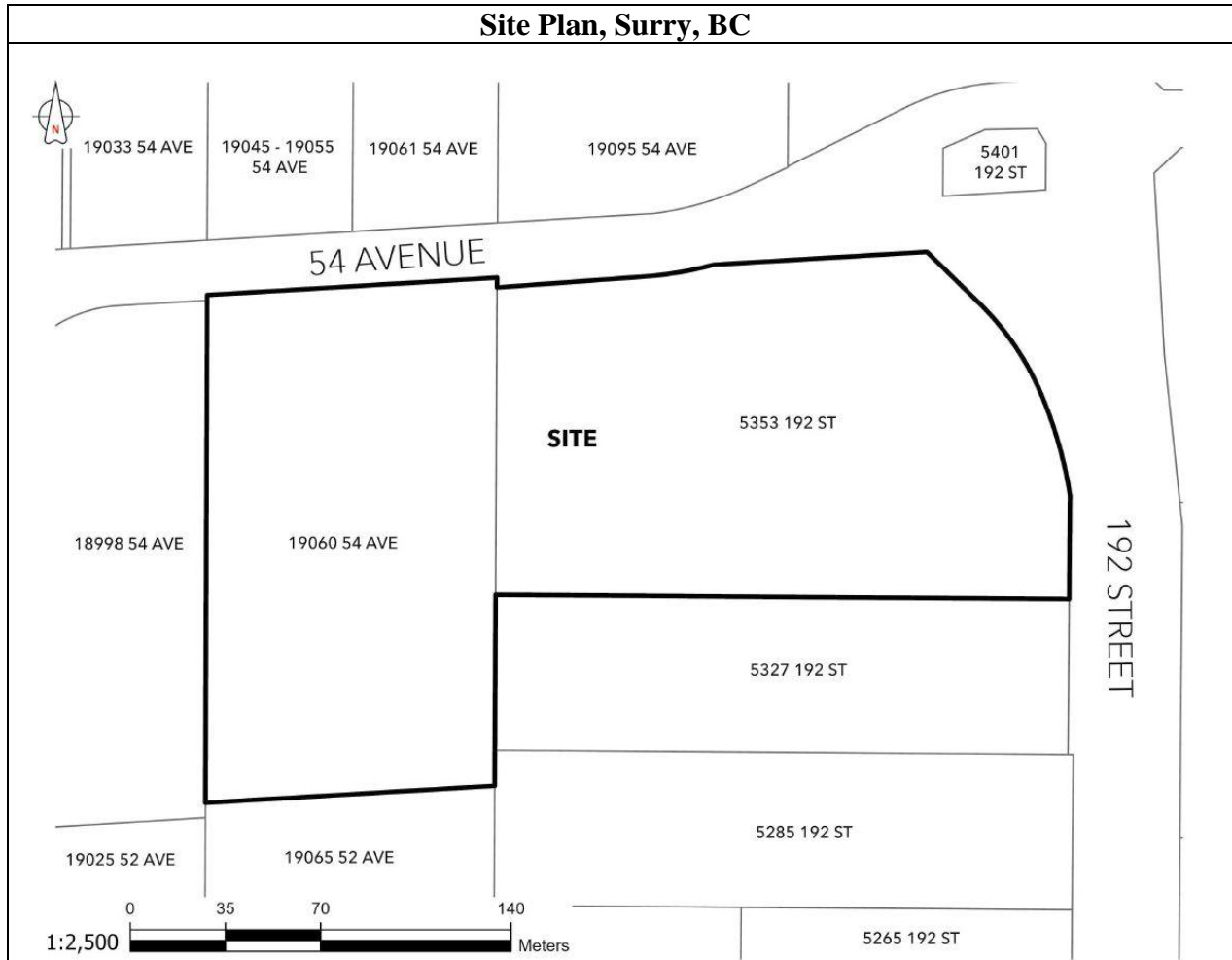
January 25, 2022

Date Issued



A. Mortensen
For Director, *Environmental Management Act*

Site Plan, Surry, BC



Location Map, Surry, BC



January 25, 2022

Date Issued

Site Identification Number 25408

Version 9.0 R

A. Mortensen
For Director, *Environmental Management Act*
3 of 9

Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

January 25, 2022

Date Issued

Site Identification Number 25408

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

4 of 9

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
Anthracene	120-12-7
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benz(a)anthracene	56-55-3
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
Cadmium	7440-43-9
Chromium	7440-47-3
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	
Indeno(1,2,3-cd)pyrene	193-39-5
Lead	7439-92-1
LEPHs	
Mercury	7439-97-6
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
Selenium	7782-49-2
Silver	7440-22-4
Thallium	7440-28-0
Tin	7440-31-5

January 25, 2022

Date Issued

Site Identification Number 25408

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

5 of 9

Uranium	7440-61-1
Vanadium	7440-62-2
Zinc	7440-66-6

To meet site-specific numerical standards:

Arsenic	7440-38-2
---------	-----------

Substances evaluated in vapour for industrial land vapour use:

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

Naphthalene	91-20-3
-------------	---------

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
Benzo(a)pyrene	50-32-8
Beryllium	7440-41-7
Boron	7440-42-8
Cadmium	7440-43-9
Chromium	7440-47-3
Chrysene	218-01-9
Cobalt	7440-48-4
Copper	7440-50-8
Fluoranthene	206-44-0
Fluorene	86-73-7
Lead	7439-92-1
LEPHw	
Mercury	7439-97-6
Molybdenum	7439-98-7

January 25, 2022

Date Issued

Site Identification Number 25408
Version 9.0 R



A. Mortensen
For Director, *Environmental Management Act*
6 of 9

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
Thallium	7440-28-0
Titanium	7440-32-6
Uranium	7440-61-1
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
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
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Beryllium	7440-41-7
Boron	7440-42-8
Cadmium	7440-43-9
Chromium	7440-47-3
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
Lead	7439-92-1
Lithium	7439-93-2
Manganese	7439-96-5
Mercury	7439-97-6
Molybdenum	7439-98-7
Naphthalene	91-20-3

January 25, 2022

Date Issued

Site Identification Number 25408
Version 9.0 R



A. Mortensen
For Director, *Environmental Management Act*
7 of 9

Nickel	7440-02-0
Pyrene	129-00-0
Quinoline	91-22-5
Selenium	7782-49-2
Silver	7440-22-4
Strontium	7440-24-6
Tin	7440-31-5
Tungsten	7440-33-7
Uranium	7440-61-1
Vanadium	7440-62-2
Zinc	7440-66-6

January 25, 2022

Date Issued

Site Identification Number 25408
Version 9.0 R



A. Mortensen
For Director, *Environmental Management Act*
8 of 9

Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated November 2021;
- *Stage 2 Preliminary Site Investigation and Stage 1 Preliminary Site Investigation Update, 5353 192 Street & 19060 54 Avenue, Surrey, BC*, prepared by Active Earth Engineering Ltd., dated October 2021; and
- *Report of Findings, Phase I Environmental Site Assessment, 5353 192 Street and 19060 54 Avenue, Surrey, BC*, prepared by Keystone Environmental, dated July 2019.

January 25, 2022

Date Issued

Site Identification Number 25408

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

9 of 9