



VIA E-MAIL: ryan@beedie.ca

Victoria File: 26250-20/25589
Site ID: 25589

May 2, 2022

Mr. Ryan Beedie
411831 British Columbia Ltd. (Beedie Development LP)
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Mr. Beedie:

Re: Preliminary Determination – 7910 130 Street, Surrey, British Columbia

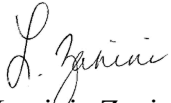
Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

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



Lavinia Zanini, P. Geo.
Senior Contaminated Sites Officer

Enclosure

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

Courtney Marsh, BC Hydro
6911 Southpoint Drive, Burnaby, BC V3N 4X6
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Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

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Michael Geraghty, Keystone Environmental Ltd.
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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.

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 7910 130 Street, Surrey, British Columbia which is more particularly known and described as:

Lot 2 Except: Part Subdivided by Plan 81306, Section 20 Township 2 New Westminster District Plan 76694

PID: 009-646-418

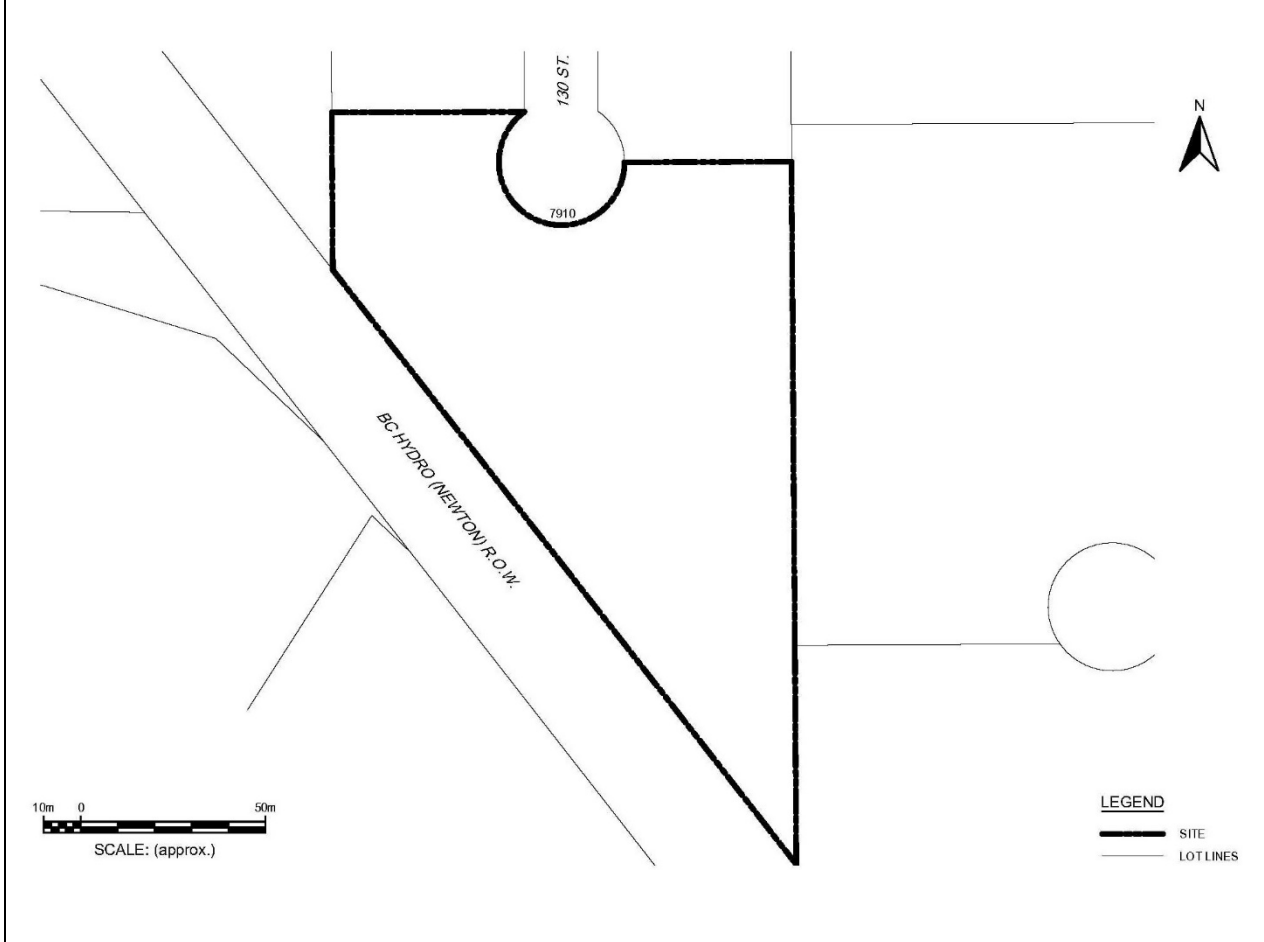
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 46.40"
Longitude: 122° 51' 43.30"

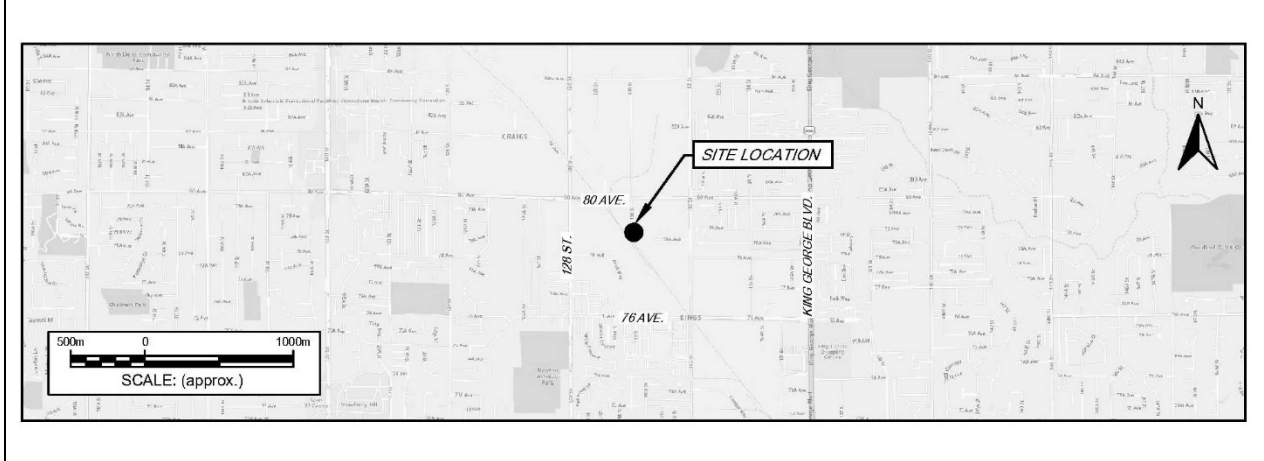
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Site Plan, Surrey, BC



Location Map, Surrey, BC



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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 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) Any building erected on the site will be slab-on-grade.

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 persons 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 commercial land soil use:

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

acenaphthene	83-32-9	dibromochloromethane	124-48-1
acetone	67-64-1	dibromoethane, 1,2-	106-93-4
aluminum	7429-90-5	dibutyltin	14488-53-0
anthracene	120-12-7	dichlorobenzene, 1,2-	95-50-1
antimony	7440-36-0	dichlorobenzene, 1,3-	541-73-1
arsenic	7440-38-2	dichlorobenzene, 1,4-	106-46-7
barium	7440-39-3	dichlorodifluoromethane	75-71-8
benzene	71-43-2	dichloroethane, 1,1-	75-34-3
benz(a)anthracene	56-55-3	dichloroethane, 1,2-	107-06-2
benzo(a)pyrene	50-32-8	dichloroethylene, 1,1-	75-35-4
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloroethylene, 1,2-cis-	156-59-2
benzo(k)fluoranthene	207-08-9	dichloroethylene, 1,2-trans-	156-60-5
beryllium	7440-41-7	dichloromethane	75-09-2
boron	7440-42-8	dichloropropane, 1,2-	78-87-5
bromobenzene	108-86-1	dichloropropene, 1,3- (cis + trans)	542-75-6
bromodichloromethane	75-27-4	dimethylphenol, 2,4-	105-67-9
bromoform	75-25-2	dimethylphenol, 2,6-	576-26-1
bromomethane	74-83-9	dimethylphenol, 3,4-	95-65-8
butadiene, 1,3-	106-99-0	dinitrophenol, 2,4-	51-28-5
cadmium	7440-43-9	ethyl acetate	141-78-6
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chloride ion	16887-00-6	fluorathene	206-44-0
chlorobenzene	108-90-7	fluorene	86-73-7
chloroform	67-66-3	formaldehyde	50-00-0
chromium	7440-47-3	HEPHs	NA
chrysene	218-01-9	hexachlorobutadiene	87-68-3
cobalt	7440-48-4	hydroquinone	123-31-9
copper	7440-50-8	indeno(1,2,3-cd)pyrene	193-39-5
dibenz(a,h)anthracene	53-70-3	iron	7439-89-6

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isopropylbenzene	98-82-8	silver	7440-22-4
lead	7439-92-1	sodium ion	17341-25-2
LEPHs	NA	strontium	7440-24-6
lithium	7439-93-2	styrene	100-42-5
manganese	7439-96-5	tetrachloroethane, 1,1,1,2-	630-20-6
mercury	7439-97-6	tetrachloroethane, 1,1,2,2-	79-34-5
methyl ethyl ketone [MEK]	78-93-3	tetrachloroethylene	127-18-4
methyl methacrylate	80-62-6	thallium	7440-28-0
methyl tert-butyl ether [MTBE]	1634-04-4	tin	7440-31-5
methylnaphthalene, 1-	90-12-0	toluene	108-88-3
methylnaphthalene, 2-	91-57-6	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
methylphenol, 2-	95-48-7	trichlorobenzene, 1,2,3-	87-61-1
methylphenol, 3-	108-39-4	trichlorobenzene, 1,2,4-	120-82-1
methylphenol, 4-	106-44-5	trichloroethane, 1,1,1-	71-55-6
molybdenum	7439-98-7	trichloroethane, 1,1,2-	79-00-5
naphthalene	91-20-3	trichloroethylene	79-01-6
nickel	7440-02-0	trichlorofluoromethane	75-69-4
nitrophenol, 2-	88-75-5	trimethylbenzene, 1,3,5-	108-67-8
nitrophenol, 4-	100-02-7	tungsten	7440-33-7
phenanthrene	85-01-8	uranium	7440-61-1
phenol	108-95-2	vanadium	7440-62-2
phenol, 2-methyl-4,6-dinitro- [DNOC]	534-52-1	vinyl chloride	75-01-4
pyrene	129-00-0	VPHs	NA
quinoline	91-22-5	xylenes	1330-20-7
selenium	7782-49-2	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:

acetone	67-64-1	bromomethane	74-83-9
ammonia (as N)	7664-41-7	butadiene, 1,3-	106-99-0
benzene	71-43-2	carbon tetrachloride	56-23-5
bromobenzene	108-86-1	chlorobenzene	108-90-7
bromodichloromethane [BDCM]	75-27-4	chloroethane	75-00-3
bromoform	75-25-2	chloroform	67-66-3

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chloromethane	74-87-3	methyl isobutyl ketone [MIBK]	108-10-1
chlorotoluene, 2-	95-49-8	methyl methacrylate	80-62-6
dibromo-3-chloropropane, 1,2-	96-12-8	methyl tert-butyl ether [MTBE]	1634-04-4
dibromochloromethane [DBCM]	124-48-1	methylcyclohexane	108-87-2
dibromoethane, 1,2-	106-93-4	naphthalene	91-20-3
dibromomethane	74-95-3	n-decane	124-18-5
dichlorobenzene, 1,2-	95-50-1	n-hexane	110-54-3
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorodifluoromethane	75-71-8	tetrachloroethane, 1,1,2,2-	79-34-5
dichloroethane, 1,1-	75-34-3	tetrachloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
dichloroethylene, 1,1-	75-35-4	trichlorobenzene, 1,2,4-	120-82-1
dichloroethylene, 1,2-cis-	156-59-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2-trans-	156-60-5	trichloroethane, 1,1,2-	79-00-5
dichloromethane	75-09-2	trichloroethylene	79-01-6
dichloropropane, 1,2-	78-87-5	trichlorofluoromethane	75-69-4
dichloropropane, 1,3-	142-28-9	trichloropropane, 1,2,3-	96-18-4
dichloropropene, 1,3- (cis + trans)	542-75-6	trimethylbenzene, 1,2,4-	95-63-6
ethyl acetate	141-78-6	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	vinyl chloride	75-01-4
hexachlorobutadiene	87-68-3	VPHv	NA
isopropylbenzene	98-82-8	xylenes, total	1330-20-7
methyl ethyl ketone [MEK]	78-93-3		

Substances evaluated in water for drinking water use:

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


acenaphthene	83-32-9	benz(a)anthracene	56-55-3
acetone	67-64-1	benzene	71-43-2
aluminum	7429-90-5	benzo(a)pyrene	50-32-8
anthracene	120-12-7	benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
antimony	7440-36-0	beryllium	7440-41-7
arsenic	7440-38-2	boron	7440-42-8
barium	7440-39-3	bromobenzene	108-86-1

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bromodichloromethane [BDCM]	75-27-4	ethyl acetate	141-78-6
bromoform	75-25-2	EPHW ₁₀₋₁₉	NA
bromomethane	74-83-9	ethylbenzene	100-41-4
butadiene, 1,3-	106-99-0	fluoranthene	206-44-0
cadmium	7440-43-9	fluorene	86-73-7
carbon tetrachloride	56-23-5	formaldehyde	50-00-0
chloride ion	16887-00-6	hexachlorobutadiene	87-68-3
chlorobenzene	108-90-7	hydroquinone	123-31-9
chloroform	67-66-3	iron	7439-89-6
chromium, hexavalent	18540-29-9	isopropylbenzene	98-82-8
chromium, trivalent	16065-83-1	lead	7439-92-1
chrysene	218-01-9	lithium	7439-93-2
cobalt	7440-48-4	manganese	7439-96-5
copper	7440-50-8	mercury	7439-97-6
cyanide	57-12-5	methyl ethyl ketone [MEK]	78-93-3
dibenz(a,h)anthracene	53-70-3	methyl methacrylate	80-62-6
dibromochloromethane [DBCM]	124-48-1	methyl tert-butyl ether [MTBE]	1634-04-4
dibromoethane, 1,2-	106-93-4	methylphenol, 2-	95-48-7
dichlorobenzene, 1,2-	95-50-1	methylphenol, 3-	108-39-4
dichlorobenzene, 1,4-	106-46-7	methylphenol, 4-	106-44-5
dichlorodifluoromethane	75-71-8	methylnaphthalene, 1-	90-12-0
dichloroethane, 1,1-	75-34-3	methylnaphthalene, 2-	91-57-6
dichloroethane, 1,2-	107-06-2	molybdenum	7439-98-7
dichloroethylene, 1,1-	75-35-4	naphthalene	91-20-3
dichloroethylene, 1,2-cis-	156-59-2	nickel	7440-02-0
dichloroethylene, 1,2-trans-	156-60-5	nitrate (as N)	14797-55-8
dichloromethane	75-09-2	nitrate and nitrite (as N)	NA
dichloropropane, 1,2-	78-87-5	nitrite (as N)	14797-60-0
dichloropropane, 1,3-	142-28-9	phenol	108-95-2
dichloropropene, 1,3- (cis+trans)	542-75-6	phenol, 2-methyl-4,6-dinitro- [DNOC]	534-52-1
dimethylphenol, 2,4-	105-67-9	pyrene	129-00-0
dimethylphenol, 2,6-	576-26-1	quinoline	91-22-5
dimethylphenol, 3,4-	95-65-8	selenium	7782-49-2
dinitrophenol, 2,4-	51-28-5	silver	7440-22-4
		sodium ion	17341-25-2

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strontium	7440-24-6	trichloroethane, 1,1,1-	71-55-6
styrene	100-42-5	trichloroethane, 1,1,2-	79-00-5
sulfate	14808-79-8	trichloroethylene	79-01-06
tetrachloroethane, 1,1,1,2-	630-20-6	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,2,2-	79-34-5	trimethylbenzene, 1,3,5-	108-67-8
tetrachloroethylene	127-18-4	uranium	7440-61-1
tin	7440-31-5	vanadium	7440-62-2
toluene	108-88-3	VHW ₆₋₁₀	NA
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	vinyl chloride	75-01-04
trichlorobenzene, 1,2,3-	87-61-6	xylenes, total	1330-20-7
trichlorobenzene, 1,2,4-	120-82-1	zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 7910 130 Street, Surrey, BC, Keystone Environmental Ltd., March, 2022;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 7910 130 Street, Surrey, BC, Keystone Environmental Ltd., February 28, 2022;

Stage 1 Preliminary Site Investigation Update – AirCare Vehicle Inspection Station BC-6, 7910 130 Street, Surrey, BC, EBA Engineering Consultants Ltd., March 15, 2000; and

Phase I Environmental Site Assessment – AirCare Vehicle Inspection Station No. BC-6, Surrey (North), BC, Stewart-EBA Consulting Ltd., September 6, 1991.

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