



By E-MAIL: joetrasoliniconsulting@gmail.com

Victoria File: 26250-20/25688
Site ID: 25688

June 9, 2022

Joe Trasolini
1014269 BC Ltd.
746 Alderside Road
Port Moody, BC V3H 3A5

Dear Joe Trasolini:

Re: Preliminary Determination – 30860 Peardonville 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. 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.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: Mark Neill, City of Abbotsford
(BY EMAIL) planning-info@abbotsford.ca

Darryl Stickler, Canadian Western Bank
(BY EMAIL) Darryl.Stickler@cwbank.com

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

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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 30860 Peardonville Road, Abbotsford, British Columbia which is more particularly known and described as:

Lot 1 Section 13 Township 13 New Westminster District Plan LMP26876
PID: 023-323-159

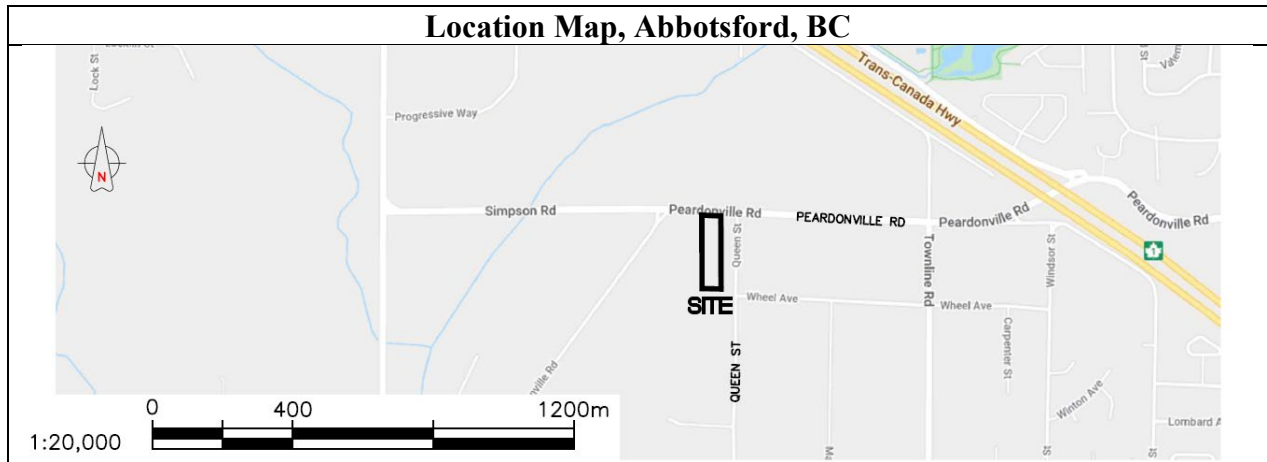
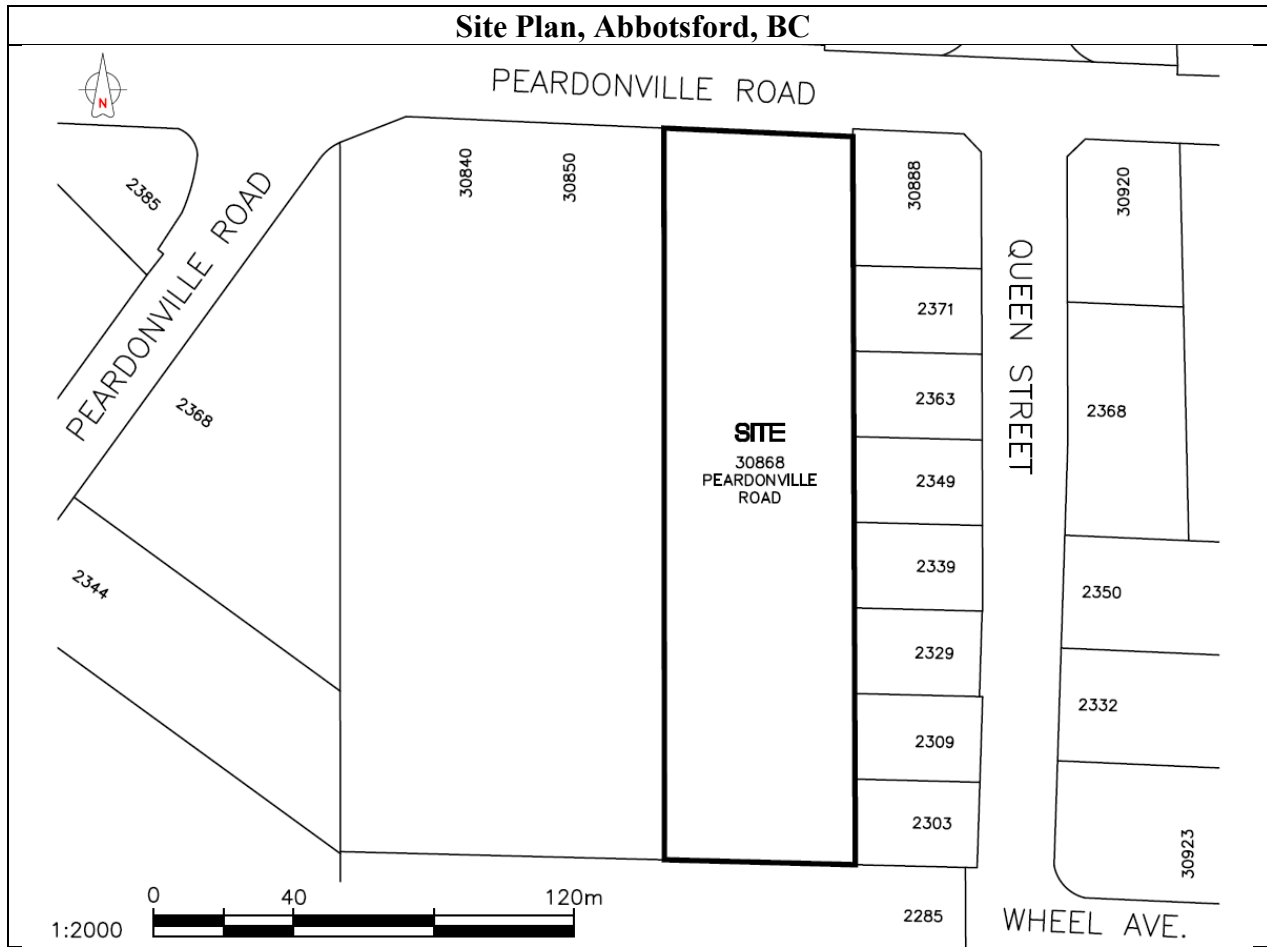
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 2' 42.90"
Longitude: 122° 22' 6.60"

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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 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) New buildings at the Site will be constructed at the current grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 commercial land soil use:

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

Acenaphthene	83-32-9
Acetone	67-64-1
Anthracene	120-12-7
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	207-08-9
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
Chloroform	67-66-3
Chromium	7440-47-3
Chrysene	218-01-9
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, 1,3-	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-	56-59-2
Dichloroethylene, 1,2-trans-	156-60-5
Dichloromethane	75-09-2

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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	N/A
Indeno(1,2,3-cd)pyrene	193-39-5
Iron	7439-89-6
Lead	7439-92-1
LEPHs	N/A
Manganese	7439-96-5
Methyl ethyl ketone [MEK]	78-93-3
Methyl tert-butyl ether [MTBE]	1634-04-4
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
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
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
Triethylene glycol	112-27-6
Vinyl chloride	75-01-4
VPHs	N/A
Xylenes	1330-20-7
Zinc	7440-66-6

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Substances evaluated in water for freshwater aquatic life water use:

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

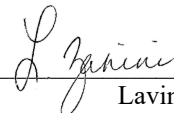
Acenaphthene	83-32-9
Acridine	260-94-6
Anthracene	120-12-7
Arsenic	7440-38-2
Barium	7440-39-3
Benzene	71-43-2
Benz(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Cadmium	7440-43-9
Carbon tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chromium	18540-29-9 & 16065-83-1
Chrysene	218-01-9
Copper	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
EPHw10-19	N/A
Ethylbenzene	100-41-4
Ethylene Glycol	107-21-1
Fluoranthene	206-44-0
Fluorene	86-73-7
Hexachlorobutadiene	87-68-3
Lead	7439-92-1
LEPHw	N/A
Methyl tert-butyl ether [MTBE]	1634-04-4
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
Styrene	100-42-5

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Tetrachloroethylene	127-18-4
Toluene	108-88-3
Trichlorobenzene, 1,2,4-	120-82-1
Trichloroethylene	79-01-6
VHW ₆₋₁₀	N/A
VPHw	N/A
Xylenes, total	1330-20-7
Zinc	7440-66-6

Substances evaluated in water for irrigation water use:

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

Arsenic	7440-38-2
Cadmium	7440-43-9
Chromium	7440-47-3
Copper	7440-50-8
EPHW10-19	N/A
Lead	7439-92-1
Molybdenum	7439-98-7
Nickel	7440-02-0
VHW ₆₋₁₀	N/A
Zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

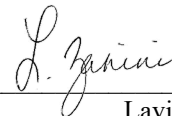
Acenaphthene	83-32-9
Acetone	67-64-1
Anthracene	120-12-7
Arsenic	7440-38-2
Barium	7440-39-3
Benzene	71-43-2
Benz(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Bromodichloromethane [BDCM]	75-27-4
Bromoform	75-25-2
Bromomethane	74-83-9

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Butadiene, 1,3-	106-99-0
Butylbenzene,n-	104-51-8
Butylbenzene,sec-	135-98-8
Cadmium	7440-43-9
Carbon tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chlorotoluene, 4-	106-43-4
Chromium	18540-29-9 & 16065-83-1
Chrysene	218-01-9
Copper	7440-50-8
Cyclohexene	110-83-8
Dibenz(a,h)anthracene	53-70-3
Dibromo-3-chloropropane, 1,2-	96-12-8
Dibromochloromethane [DBCM]	124-48-1
Dibromoethane, 1,2-	106-93-4
Dichlorobenzene, 1,2-	108-90-7
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-	56-59-2
Dichloroethylene, 1,2-trans-	156-60-5
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5
Dichloropropane, 1,3-	142-28-9
Dichloropropene, 1,3- (cis+trans)	542-75-6
EPHw10-19	N/A
Ethylbenzene	100-41-4
Ethylene Glycol	107-21-1
Fluoranthene	206-44-0
Fluorene	86-73-7
Hexachlorobutadiene	87-68-3
Hexanone, 2-	591-78-6
Isopropylbenzene	98-82-8
Lead	7439-92-1
Methyl ethyl ketone [MEK]	78-93-3
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylnaphthalene, 1-	90-12-0
Methylnaphtahlene, 2-	91-57-6
Molybdenum	7439-98-7

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Naphthalene	91-20-3
Nickel	7440-02-0
Propylbenzene, 1-	103-65-1
Propylene glycol, 1,2-	57-55-6
Pyrene	129-00-0
Quinoline	91-22-5
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, 1,2,3-	87-61-6
Trichlorobenzene, 1,2,4-	120-82-1
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
Trimethylbenzene, 1,3,5-	108-67-8
VHw ₆₋₁₀	N/A
Vinyl chloride	75-01-4
Xylenes, total	1330-20-7
Zinc	7440-66-6

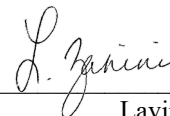
Substances evaluated in vapour for commercial land vapour use:

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

Acetone	67-64-1
Benzene	71-43-2
Bromobenzene	108-86-1
Bromodichloromethane [BDCM]	75-27-4
Bromoform	75-25-2
Bromomethane	74-83-9
Butadiene, 1,3-	106-99-0
Carbon tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroethane	75-00-3
Chloroform	67-66-3
Chloromethane	74-87-3

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Dibromochloromethane [DBCM]	124-48-1
Dichlorobenzene, 1,2-	108-90-7
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichlorodifluoromethane	75-71-8
Dichloroethane, 1,1-	75-34-3
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-35-4
Dichloroethylene, 1,2-cis-	56-59-2
Dichloroethylene, 1,2-trans-	156-60-5
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5
Dichloropropane, 1,3-	142-28-9
Dichloropropene, 1,3- (cis+trans)	542-75-6
Ethylbenzene	100-41-4
Hexachlorobutadiene	87-68-3
Hexanone, 2-	591-78-6
Isopropylbenzene	98-82-8
Methyl ethyl ketone [MEK]	78-93-3
Methyl isobutyl ketone [MIBK]	108-10-1
Methylcyclohexane	108-87-2
Methyl tert-butyl ether [MTBE]	1634-04-4
Naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
Styrene	100-42-5
Tetrachloroethane, 1,1,1,2-	630-20-6
Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Trichlorobenzene, 1,2,3-	87-61-6
Trichlorobenzene, 1,2,4-	120-82-1
Trichloroethane, 1,1,1-	71-55-6
Trichloroethane, 1,1,2-	79-00-5
Trimethylbenzene, 1,2,4-	95-63-6
Trimethylbenzene, 1,3,5-	108-67-8
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
Vinyl chloride	75-01-4
VPHv	N/A
Xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 30860 Peardonville Road, prepared by Active Earth Engineering Ltd., dated April 2022;

Stage 2 Preliminary Site Investigation, 30860 Peardonville Road, prepared by Active Earth Engineering Ltd., dated April 2022;

Stage 1 Preliminary Site Investigation Update, 30860 Peardonville Road, prepared by Active Earth Engineering Ltd., dated April 2022; and

Stage 1 Preliminary Site Investigation, 30860 Peardonville Road, prepared by Active Earth Engineering Ltd., dated February 2021.

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