VIA EMAIL

Victoria File: 26250-20/28670
Site ID: 28670

January 10, 2025

Rav Bains
110 – 6086 Russ Baker Way
Richmond, BC V7B 1B4
rav@bainsproperties.ca

Re: Final Determination - *10611, 10633 & 10711 River Drive, Dike Lands, and Road Dedication, Richmond, BC*

Dear Mr. Rav Bains:

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

1. The director has made a Final 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 Final 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 Final Determination will restrict or impair the director's power in that regard.

4. A qualified professional 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

   that may be encountered during any future work at the site.

5. A streamside protection and enhancement area bordering the Fraser River 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.

Issuance of this Final Determination is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Final Determination, please contact the undersigned at site@gov.bc.ca.

Yours truly,

James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: City of Richmond, MLo@richmond.ca

Royal Bank of Canada, alec.hou@rbc.com

Jeroen Wauters, Approved Professional, jwauters@nextenvironmental.com

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

CSAP Society submissions@csapsociety.bc.ca

Ministry of Environment and Parks

FINAL DETERMINATION

(Pursuant to Section 44 of the *Environmental Management Act*)

THIS IS TO CERTIFY that a Final Determination has been made for the site identified in Schedule A of this document. The site ***is not*** a contaminated site.

This Final Determination is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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.

The issuance of this Final Determination is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Final Determination should not be construed as an assurance that there are no hazards present at the site.

January 10, 2025
Date Issued

James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 10611, 10633 and 10711 River Drive, Dike Lands and Road Dedication, Richmond, British Columbia, which is more particularly known and described as:

Lot A Section 23 Block 5 North Range 6 West New Westminster District Plan EPP131296, PID: 032-264-429, 10611, 10633 and 10751 River Drive, Richmond, BC

Lot B Section 23 Block 5 North Range 6 West New Westminster District Plan EPP131296, PID: 032-264-437

Road Dedication defined by these metes and bounds - All and singular that certain extent of lands situated, lying, and being within New Westminster District, in the Province of British Columbia, more particularly described as follows:

Commencing on the Geodetic control monument 158, thence in a North Westerly direction at a bearing of 326 degrees 30 minutes 23 seconds and 17.06 metres more or less to the second point of beginning,

Beginning at the most South Easterly corner of the Road Dedication, as shown on Plan EPP131296, in a North Westerly direction at a bearing of 289 degrees 01 minutes 42 seconds and 111.54 metres more or less towards the South Westerly corner of said dedication,

Thence along the property line in a North Easterly direction at a bearing of 19 degrees 02 minutes 04 seconds and 1.30 metres more or less to the most South Westerly corner of Lot A Plan EPP131296, Thence along the South property line of Lot A in a South Easterly direction at a bearing of 109 degrees 01 minutes 42 seconds and 106.56 metres more or less towards the South West corner of the corner cut at the South East corner of said lot,

Thence along the Road Dedication in a North Easterly direction at a bearing of 54 degrees 28 minutes 39 seconds and 4.64 metres more or less towards the North East corner of the corner cut at the South East corner of Lot A,

Thence parallel to the East property line of Lot A and Lot B in a Northerly direction at a bearing of 359 degrees 55 minutes 36 seconds and 113.43 metres more or less to the most North Easterly corner of Lot B,

Thence in a South Easterly direction at a bearing of 104 degrees 14 minutes 12 seconds and 0.52 metres more or less towards the most North Easterly corner of the Road Dedication, Thence in a Southerly direction in a straight line at a bearing of 179 degrees 55 minutes 36 seconds and 118.85 metres more or less to the point of beginning containing an area of 211.0 square metres more or less."

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For Director, *Environmental Management Act*

The Site is further divided into 6 areas, Area A, Area B, Area C, Area D, Area F and Area G which are described by these metes and bounds:

All and singular that certain extent of lands situated, lying, and being within New Westminster District, in the Province of British Columbia, more particularly described as follows:

Commencing on the Geodetic control monument 158, thence in a North Westerly direction at a bearing of 341 degrees 07 minutes 49 seconds and 142.47 metres more or less to the first point of beginning,

Beginning along the most Northerly property line of Lot A, Section 23, Block 5 North, Range 6 West, New Westminster District, EPP131296 in a South Westerly direction at a bearing of 199 degrees 02 minutes 04 seconds and 100.74 metres more or less to a point along the most Southerly property line of said lot,

Thence along the South property line of Lot A in a North Westerly direction at a bearing of 289 degrees 01 minutes 42 seconds and 37.55 metres more or less to the most South Westerly corner of said lot,

Thence along the West property line of said lot in a North Easterly direction at a bearing of 19 degrees 02 minutes 04 seconds and 97.59 metres more or less towards the most North Westerly corner of said lot,

Thence along the North property line of said lot in a South Easterly direction at a bearing of 104 degrees 14 minutes 12 seconds and 37.69 metres more or less to the point of beginning containing an area of 3724.0 square metres more or less, defining Area A

From the first point of beginning along the most Southerly property line of Lot B, Section 23, Block 5 North, Range 6 West, New Westminster District, EPP131296 in a North Westerly direction at a bearing of 284 degrees 14 minutes 12 seconds and 37.69 metres more or less the most South Westerly corner of said lot,

Thence along the West property line of the said lot in a North Easterly direction at a bearing of 19 degrees 02 minutes 04 seconds and 7.33 metres more or less towards the most North Westerly corner of said lot,

Thence along the North property line of said lot in a South Easterly direction at a bearing of 104 degrees 14 minutes 12 seconds and 37.69 metres more or less to a point along the most Northerly property line of said lot,

Thence in a South Westerly direction at a bearing of 199 degrees 02 minutes 04 seconds and 7.33 metres more or less to the point of beginning containing an area of 275.1 square metres more or less, defining Area B.

From the first point of beginning along the most Northerly property line of Lot A, Section 23, Block 5 North, Range 6 West, New Westminster District, EPP131296 in a South Easterly

direction at a bearing of 104 degrees 14 minutes 12 seconds and 37.16 metres more or less to the most North Easterly corner of said lot,

Thence along the East property line of said lot in a Southerly direction at a bearing of 179 degrees 55 minutes 36 seconds and 105.89 metres more or less towards the North East corner of the corner cut at the South East corner of said lot,

Thence along the Road Dedication in a South Westerly direction at a bearing of 234 degrees 28 minutes 39 seconds and 4.64 metres more or less towards the South West corner of the corner cut at the South East corner of said lot,

Thence along the South property line of said lot in a North Westerly direction at a bearing of 289 degrees 01 minutes 42 seconds and 69.00 metres more or less to the most South Westerly corner of said lot,

Thence in a North Easterly direction in a straight line at a bearing of 19 degrees 02 minutes 04 seconds and 100.74 metres more or less to the point of beginning containing an area of 5648.0 square metres more or less, defining Area C.

From the first point of beginning along the most Southerly property line of Lot B, Section 23, Block 5 North, Range 6 West, New Westminster District, EPP131296 in a North Easterly direction at a bearing of 19 degrees 02 minutes 04 seconds and 7.33 metres more or less to a point along the most Northerly property line of said lot,

Thence along the North property line of the said lot in a South Easterly direction at a bearing of 104 degrees 14 minutes 12 seconds and 34.68 metres more or less to the most North Easterly corner of said lot,

Thence along the East property line of said lot in a South Easterly direction at a bearing of 179 degrees 55 minutes 36 seconds and 7.53 metres more or less to the most South Easterly corner of said lot,

Thence in a North Westerly direction at a bearing of 284 degrees 14 minutes 12 seconds and 37.16 metres more or less to the point of beginning containing an area of 262.2 square metres more or less, defining Area D.

Commencing on the Geodetic control monument 158, thence in a North Westerly direction at a bearing of 326 degrees 30 minutes 23 seconds and 17.06 metres more or less to the second point of beginning,

From the second point of beginning at the most South Easterly corner of the Road Dedication, as shown on Plan EPP131296, in a North Westerly direction at a bearing of 289 degrees 01 minutes 42 seconds and 73.98 metres more or less towards the most South Westerly corner of Portion of Lot 132 Plan 28394, as shown as Road Dedication on Plan EPP131296,

Thence parallel to the West property line of Lot A Plan EPP131296 in a North Easterly direction at a bearing of 19 degrees 02 minutes 04 seconds and 1.30 metres more or less a point along the South property line of Lot A,

Thence along the South property line of Lot A in a South Easterly direction at a bearing of 109 degrees 01 minutes 42 seconds and 69.00 metres more or less towards the South West corner of the corner cut at the South East corner of said lot,

Thence along the Road Dedication in a North Easterly direction at a bearing of 54 degrees 28 minutes 39 seconds and 4.64 metres more or less towards the North East corner of the corner cut at the South East corner of Lot A,

Thence parallel to the East property line of Lot A and Lot B in a Northerly direction at a bearing of 359 degrees 55 minutes 36 seconds and 113.43 metres more or less to the most North Easterly corner of Lot B,

Thence in a South Easterly direction at a bearing of 104 degrees 14 minutes 12 seconds and 0.52 metres more or less towards the most North Easterly corner of the Road Dedication,

Thence in a Southerly direction in a straight line at a bearing of 179 degrees 55 minutes 36 seconds and 118.85 metres more or less to the point of beginning containing an area of 162.2 square metres more or less, defining Area F.

Commencing on the Geodetic control monument 158, thence in a North Westerly direction at a bearing of 293 degrees 46 minutes 23 seconds and 125.51 metres more or less to the third point of beginning,

Beginning at the most South Westerly corner of Portion of Lot 133 Plan 28254, as shown as Road Dedication on Plan EPP131296, in a North Easterly direction at a bearing of 19 degrees 02 minutes 04 seconds and 1.30 metres more or less towards the most South Westerly corner of Lot A Plan EPP131296,

Thence along the South property line of Lot A in a South Easterly direction at a bearing of 109 degrees 01 minutes 42 seconds and 37.55 metres more or less to a point along the South property line of said lot,

Thence parallel to the West property line of Lot A in a South Westerly direction at a bearing of 199 degrees 02 minutes 04 seconds and 1.30 metres more or less to the most South Easterly corner of Portion of Lot 133 Plan 28254, as shown as Road Dedication on Plan EPP131296,

Thence in a North Westerly direction in a straight line at a bearing of 289 degrees 01 minutes 42 seconds and 37.55 metres more or less to the point of beginning containing an area of 48.8 square metres more or less, defining Area G.

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

Latitude:	49°	11'	50.4"
Longitude:	123°	6'	12.6"

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Site Plan

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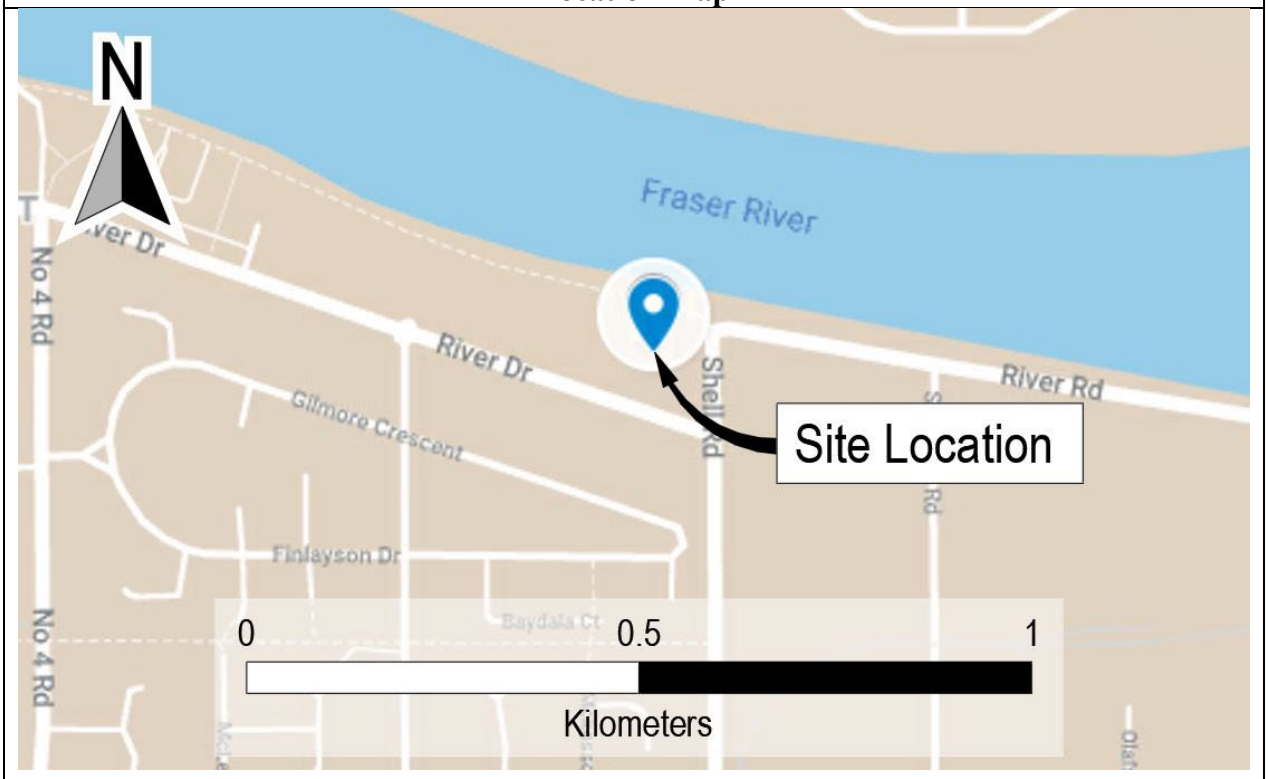
For Director, *Environmental Management Act*

Location Map



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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant 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 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) Future buildings on the Site will be constructed above a parkade.

   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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For Director, *Environmental Management Act*

Schedule C

Uses, Substances and Chemical Abstract Numbers

Part 1 of the site

Lot A Section 23 Block 5 North Range 6 West New Westminster District Plan EPP131296

Substances evaluated in soil for commercial soil use:

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

acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6
aluminum	7429-90-5	isopropylbenzene	98-82-8
ammonia	7664-41-7	lead	7439-92-1
anthracene	120-12-7	LEPHs	n/a
antimony	7440-36-0	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl mercury	22967-92-6
benzo(b+j)fluoranthenes	n/a	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	methylphenol, 2-	95-48-7
boron	7440-42-8	methylphenol, 3-	108-39-4
bromobenzene	108-86-1	methylphenol, 4-	106-44-5
bromodichloromethane	75-27-4	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
butylbenzene, n-	104-51-8	nickel	7440-02-0
butylbenzene, sec-	135-98-8	nitrate	14797-55-8
butylbenzene, tert-	1998-06-06	nitrite	14797-65-0
cadmium	7440-43-9	nitrophenol, 2-	88-75-5
carbon disulphide	75-15-0	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	nonane, n-	111-84-2
chloride ion	16887-00-6	phenanthrene	1985-01-08
chlorobenzene	108-90-7	phenol, 2-methyl-4,6-dinitro-	534-52-1
chloromethane	74-87-3	propylbenzene, 1-	103-65-1

chlorothalonil	1897-45-6	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
cyanide	1957-12-05	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibutyltin	14488-53-0	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	75-71-8	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethylene, 1,1-	75-35-4	thiocyanate	302-04-5
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5
dichloroethylene, 1,2-trans-	156-60-5	toluene	108-88-3
dichloromethane	1975-09-02	tributyltin	36643-28-4
dichloropropane, 1,2-	78-87-5	trichlorobenzene, 1,2,4-	120-82-1
dimethylphenol, 2,4-	105-67-9	trichloroethane, 1,1,1-	71-55-6
dimethylphenol, 2,6-	576-26-1	trichloroethane, 1,1,2-	79-00-5
dimethylphenol, 3,4-	95-65-8	trichloroethylene	1979-01-06
dinitrophenol, 2,4-	51-28-5	triethylene glycol	112-27-6
diuron	330-54-1	trimethylbenzene, 1,3,5-	108-67-8
ethyl acetate	141-78-6	tungsten	7440-33-7
ethylbenzene	100-41-4	uranium	7440-61-1
ethylene glycol	107-21-1	vanadium	7440-62-2
fluoranthene	206-44-0	vinyl chloride	1975-01-04
fluorene	86-73-7	VPHs	n/a
fluoride	16984-48-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
hexanone, 2- [MBK]	591-78-6		

Substances evaluated in soil for high-density residential soil use:

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

acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6

aluminum	7429-90-5	isopropylbenzene	98-82-8
ammonia	7664-41-7	lead	7439-92-1
anthracene	120-12-7	LEPHs	n/a
antimony	7440-36-0	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl mercury	22967-92-6
benzo(b+j)fluoranthenes	n/a	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	methylphenol, 2-	95-48-7
boron	7440-42-8	methylphenol, 3-	108-39-4
bromobenzene	108-86-1	methylphenol, 4-	106-44-5
bromodichloromethane	75-27-4	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
butylbenzene, n-	104-51-8	nickel	7440-02-0
butylbenzene, sec-	135-98-8	nitrate	14797-55-8
butylbenzene, tert-	1998-06-06	nitrite	14797-65-0
cadmium	7440-43-9	nitrophenol, 2-	88-75-5
carbon disulphide	75-15-0	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	nonane, n-	111-84-2
chloride ion	16887-00-6	phenanthrene	1985-01-08
chlorobenzene	108-90-7	phenol, 2-methyl-4,6-dinitro-	534-52-1
chloromethane	74-87-3	propylbenzene, 1-	103-65-1
chlorothalonil	1897-45-6	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
cyanide	1957-12-05	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibutyltin	14488-53-0	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	75-71-8	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethylene, 1,1-	75-35-4	thiocyanate	302-04-5
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5

dichloroethylene, 1,2-trans-	156-60-5	toluene	108-88-3
dichloromethane	1975-09-02	tributyltin	36643-28-4
dichloropropane, 1,2-	78-87-5	trichlorobenzene, 1,2,4-	120-82-1
dimethylphenol, 2,4-	105-67-9	trichloroethane, 1,1,1-	71-55-6
dimethylphenol, 2,6-	576-26-1	trichloroethane, 1,1,2-	79-00-5
dimethylphenol, 3,4-	95-65-8	trichloroethylene	1979-01-06
dinitrophenol, 2,4-	51-28-5	triethylene glycol	112-27-6
diuron	330-54-1	trimethylbenzene, 1,3,5-	108-67-8
ethyl acetate	141-78-6	tungsten	7440-33-7
ethylbenzene	100-41-4	uranium	7440-61-1
ethylene glycol	107-21-1	vanadium	7440-62-2
fluoranthene	206-44-0	vinyl chloride	1975-01-04
fluorene	86-73-7	VPHs	n/a
fluoride	16984-48-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
hexanone, 2- [MBK]	591-78-6		

Substances evaluated in vapour for commercial vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5

dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in vapour for parkade vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in vapour for residential vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in water for aquatic life water use:

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

acenaphthene	83-32-9	mercury	7439-97-6
acridine	260-94-6	methyl mercury	22967-92-6
ammonia	7664-41-7	methylphenol, 2-	95-48-7
anthracene	120-12-7	methylphenol, 3-	108-39-4
antimony	7440-36-0	methylphenol, 4-	106-44-5
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3

January 10, 2025
Date Issued

James Plett
For Director, *Environmental Management Act*

benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	nitrate	14797-55-8
benzo(a)pyrene	50-32-8	nitrate and nitrite (as N)	n/a
beryllium	7440-41-7	nitrite	14797-65-0
boron	7440-42-8	phenanthrene	1985-01-08
cadmium	7440-43-9	phenol	108-95-2
carbon tetrachloride	56-23-5	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
chloride ion	16887-00-6	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	pyrene	129-00-0
chlorothalonil	1897-45-6	quinoline	91-22-5
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	sulfate	14808-79-8
cyanide	1957-12-05	tetrachloroethylene	127-18-4
dibutyltin	14488-53-0	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichloromethane	1975-09-02	toluene	108-88-3
dinitrophenol, 2,4-	105-67-9	tributyltin	36643-28-4
EPHw10-19	n/a	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethylene	1979-01-06
ethylene glycol	107-21-1	triphenyltin	668-34-8
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	VHw6-10	n/a
fluoride	16984-48-8	VPHw	n/a
lead	7439-92-1	xylenes, total	1330-20-7
LEPHw	n/a	zinc	7440-66-6

Part 2 of the site

Lot B Section 23 Block 5 North Range 6 West New Westminster District Plan EPP131296

Substances evaluated in soil for commercial soil use:

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

acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6
aluminum	7429-90-5	isopropylbenzene	98-82-8
ammonia	7664-41-7	lead	7439-92-1
anthracene	120-12-7	LEPHs	n/a
antimony	7440-36-0	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl mercury	22967-92-6
benzo(b+j)fluoranthenes	n/a	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	methylphenol, 2-	95-48-7
boron	7440-42-8	methylphenol, 3-	108-39-4
bromobenzene	108-86-1	methylphenol, 4-	106-44-5
bromodichloromethane	75-27-4	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
butylbenzene, n-	104-51-8	nickel	7440-02-0
butylbenzene, sec-	135-98-8	nitrate	14797-55-8
butylbenzene, tert-	1998-06-06	nitrite	14797-65-0
cadmium	7440-43-9	nitrophenol, 2-	88-75-5
carbon disulphide	75-15-0	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	nonane, n-	111-84-2
chloride ion	16887-00-6	phenanthrene	1985-01-08
chlorobenzene	108-90-7	phenol, 2-methyl-4,6-dinitro-	534-52-1
chloromethane	74-87-3	propylbenzene, 1-	103-65-1
chlorothalonil	1897-45-6	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
cyanide	1957-12-05	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibutyltin	14488-53-0	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	75-71-8	tetrachloroethylene	127-18-4

dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethylene, 1,1-	75-35-4	thiocyanate	302-04-5
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5
dichloroethylene, 1,2-trans-	156-60-5	toluene	108-88-3
dichloromethane	1975-09-02	tributyltin	36643-28-4
dichloropropane, 1,2-	78-87-5	trichlorobenzene, 1,2,4-	120-82-1
dimethylphenol, 2,4-	105-67-9	trichloroethane, 1,1,1-	71-55-6
dimethylphenol, 2,6-	576-26-1	trichloroethane, 1,1,2-	79-00-5
dimethylphenol, 3,4-	95-65-8	trichloroethylene	1979-01-06
dinitrophenol, 2,4-	51-28-5	triethylene glycol	112-27-6
diuron	330-54-1	trimethylbenzene, 1,3,5-	108-67-8
ethyl acetate	141-78-6	tungsten	7440-33-7
ethylbenzene	100-41-4	uranium	7440-61-1
ethylene glycol	107-21-1	vanadium	7440-62-2
fluoranthene	206-44-0	vinyl chloride	1975-01-04
fluorene	86-73-7	VPHs	n/a
fluoride	16984-48-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
hexanone, 2- [MBK]	591-78-6		

Substances evaluated in soil for urban park soil use:

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

acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6
aluminum	7429-90-5	isopropylbenzene	98-82-8
ammonia	7664-41-7	lead	7439-92-1
anthracene	120-12-7	LEPHs	n/a
antimony	7440-36-0	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl mercury	22967-92-6
benzo(b+j)fluoranthenes	n/a	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6

beryllium	7440-41-7	methylphenol, 2-	95-48-7
boron	7440-42-8	methylphenol, 3-	108-39-4
bromobenzene	108-86-1	methylphenol, 4-	106-44-5
bromodichloromethane	75-27-4	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
butylbenzene, n-	104-51-8	nickel	7440-02-0
butylbenzene, sec-	135-98-8	nitrate	14797-55-8
butylbenzene, tert-	1998-06-06	nitrite	14797-65-0
cadmium	7440-43-9	nitrophenol, 2-	88-75-5
carbon disulphide	75-15-0	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	nonane, n-	111-84-2
chloride ion	16887-00-6	phenanthrene	1985-01-08
chlorobenzene	108-90-7	phenol, 2-methyl-4,6-dinitro-	534-52-1
chloromethane	74-87-3	propylbenzene, 1-	103-65-1
chlorothalonil	1897-45-6	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
cyanide	1957-12-05	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibutyltin	14488-53-0	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	75-71-8	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethylene, 1,1-	75-35-4	thiocyanate	302-04-5
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5
dichloroethylene, 1,2-trans-	156-60-5	toluene	108-88-3
dichloromethane	1975-09-02	tributyltin	36643-28-4
dichloropropane, 1,2-	78-87-5	trichlorobenzene, 1,2,4-	120-82-1
dimethylphenol, 2,4-	105-67-9	trichloroethane, 1,1,1-	71-55-6
dimethylphenol, 2,6-	576-26-1	trichloroethane, 1,1,2-	79-00-5
dimethylphenol, 3,4-	95-65-8	trichloroethylene	1979-01-06
dinitrophenol, 2,4-	51-28-5	triethylene glycol	112-27-6
diuron	330-54-1	trimethylbenzene, 1,3,5-	108-67-8
ethyl acetate	141-78-6	tungsten	7440-33-7
ethylbenzene	100-41-4	uranium	7440-61-1

ethylene glycol	107-21-1	vanadium	7440-62-2
fluoranthene	206-44-0	vinyl chloride	1975-01-04
fluorene	86-73-7	VPHs	n/a
fluoride	16984-48-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
hexanone, 2- [MBK]	591-78-6		

Substances evaluated in vapour for commercial vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in vapour for residential vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in water for aquatic life water use:

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

acenaphthene	83-32-9	mercury	7439-97-6
acridine	260-94-6	methyl mercury	22967-92-6
ammonia	7664-41-7	methylphenol, 2-	95-48-7
anthracene	120-12-7	methylphenol, 3-	108-39-4
antimony	7440-36-0	methylphenol, 4-	106-44-5
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0

benzene	71-43-2	nitrate	14797-55-8
benzo(a)pyrene	50-32-8	nitrate and nitrite (as N)	n/a
beryllium	7440-41-7	nitrite	14797-65-0
boron	7440-42-8	phenanthrene	1985-01-08
cadmium	7440-43-9	phenol	108-95-2
carbon tetrachloride	56-23-5	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
chloride ion	16887-00-6	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	pyrene	129-00-0
chlorothalonil	1897-45-6	quinoline	91-22-5
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	sulfate	14808-79-8
cyanide	1957-12-05	tetrachloroethylene	127-18-4
dibutyltin	14488-53-0	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichloromethane	1975-09-02	toluene	108-88-3
dinitrophenol, 2,4-	105-67-9	tributyltin	36643-28-4
EPHw10-19	n/a	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethylene	1979-01-06
ethylene glycol	107-21-1	triphenyltin	668-34-8
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	VHw6-10	n/a
fluoride	16984-48-8	VPHw	n/a
lead	7439-92-1	xylenes, total	1330-20-7
LEPHw	n/a	zinc	7440-66-6

Part 3 of the site

Road Dedication described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

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

acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6
aluminum	7429-90-5	isopropylbenzene	98-82-8
ammonia	7664-41-7	lead	7439-92-1
anthracene	120-12-7	LEPHs	n/a
antimony	7440-36-0	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl mercury	22967-92-6
benzo(b+j)fluoranthenes	n/a	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	methylphenol, 2-	95-48-7
boron	7440-42-8	methylphenol, 3-	108-39-4
bromobenzene	108-86-1	methylphenol, 4-	106-44-5
bromodichloromethane	75-27-4	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
butylbenzene, n-	104-51-8	nickel	7440-02-0
butylbenzene, sec-	135-98-8	nitrate	14797-55-8
butylbenzene, tert-	1998-06-06	nitrite	14797-65-0
cadmium	7440-43-9	nitrophenol, 2-	88-75-5
carbon disulphide	75-15-0	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	nonane, n-	111-84-2
chloride ion	16887-00-6	phenanthrene	1985-01-08
chlorobenzene	108-90-7	phenol, 2-methyl-4,6-dinitro-	534-52-1
chloromethane	74-87-3	propylbenzene, 1-	103-65-1
chlorothalonil	1897-45-6	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
cyanide	1957-12-05	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibutyltin	14488-53-0	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	75-71-8	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0

dichloroethylene, 1,1-	75-35-4	thiocyanate	302-04-5
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5
dichloroethylene, 1,2-trans-	156-60-5	toluene	108-88-3
dichloromethane	1975-09-02	tributyltin	36643-28-4
dichloropropane, 1,2-	78-87-5	trichlorobenzene, 1,2,4-	120-82-1
dimethylphenol, 2,4-	105-67-9	trichloroethane, 1,1,1-	71-55-6
dimethylphenol, 2,6-	576-26-1	trichloroethane, 1,1,2-	79-00-5
dimethylphenol, 3,4-	95-65-8	trichloroethylene	1979-01-06
dinitrophenol, 2,4-	51-28-5	triethylene glycol	112-27-6
diuron	330-54-1	trimethylbenzene, 1,3,5-	108-67-8
ethyl acetate	141-78-6	tungsten	7440-33-7
ethylbenzene	100-41-4	uranium	7440-61-1
ethylene glycol	107-21-1	vanadium	7440-62-2
fluoranthene	206-44-0	vinyl chloride	1975-01-04
fluorene	86-73-7	VPHs	n/a
fluoride	16984-48-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
hexanone, 2- [MBK]	591-78-6		

Substances evaluated in soil for industrial soil use:

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

acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6
aluminum	7429-90-5	isopropylbenzene	98-82-8
ammonia	7664-41-7	lead	7439-92-1
anthracene	120-12-7	LEPHs	n/a
antimony	7440-36-0	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl mercury	22967-92-6
benzo(b+j)fluoranthenes	n/a	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	methylphenol, 2-	95-48-7

boron	7440-42-8	methylphenol, 3-	108-39-4
bromobenzene	108-86-1	methylphenol, 4-	106-44-5
bromodichloromethane	75-27-4	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
butylbenzene, n-	104-51-8	nickel	7440-02-0
butylbenzene, sec-	135-98-8	nitrate	14797-55-8
butylbenzene, tert-	1998-06-06	nitrite	14797-65-0
cadmium	7440-43-9	nitrophenol, 2-	88-75-5
carbon disulphide	75-15-0	nitrophenol, 4-	100-02-7
carbon tetrachloride	56-23-5	nonane, n-	111-84-2
chloride ion	16887-00-6	phenanthrene	1985-01-08
chlorobenzene	108-90-7	phenol, 2-methyl-4,6-dinitro-	534-52-1
chloromethane	74-87-3	propylbenzene, 1-	103-65-1
chlorothalonil	1897-45-6	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
cyanide	1957-12-05	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibutyltin	14488-53-0	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	75-71-8	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethylene, 1,1-	75-35-4	thiocyanate	302-04-5
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5
dichloroethylene, 1,2-trans-	156-60-5	toluene	108-88-3
dichloromethane	1975-09-02	tributyltin	36643-28-4
dichloropropane, 1,2-	78-87-5	trichlorobenzene, 1,2,4-	120-82-1
dimethylphenol, 2,4-	105-67-9	trichloroethane, 1,1,1-	71-55-6
dimethylphenol, 2,6-	576-26-1	trichloroethane, 1,1,2-	79-00-5
dimethylphenol, 3,4-	95-65-8	trichloroethylene	1979-01-06
dinitrophenol, 2,4-	51-28-5	triethylene glycol	112-27-6
diuron	330-54-1	trimethylbenzene, 1,3,5-	108-67-8
ethyl acetate	141-78-6	tungsten	7440-33-7
ethylbenzene	100-41-4	uranium	7440-61-1
ethylene glycol	107-21-1	vanadium	7440-62-2

fluoranthene	206-44-0	vinyl chloride	1975-01-04
fluorene	86-73-7	VPHs	n/a
fluoride	16984-48-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
hexanone, 2- [MBK]	591-78-6		

Substances evaluated in vapour for commercial vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in vapour for industrial vapour use:

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

acetone	67-64-1	isopropylbenzene	98-82-8
ammonia	7664-41-7	methyl ethyl ketone [MEK]	78-93-3
benzene	71-43-2	methyl isobutyl ketone [MIBK]	108-10-1
bromobenzene	108-86-1	methylcyclohexane	108-87-2
bromodichloromethane	75-27-4	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
carbon disulphide	75-15-0	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroethane	75-00-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
cyanide	1957-12-05	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	1979-01-06
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHv	n/a
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

Substances evaluated in water for aquatic life water use:

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

acenaphthene	83-32-9	mercury	7439-97-6
acridine	260-94-6	methyl mercury	22967-92-6
ammonia	7664-41-7	methylphenol, 2-	95-48-7
anthracene	120-12-7	methylphenol, 3-	108-39-4
antimony	7440-36-0	methylphenol, 4-	106-44-5
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	nitrate	14797-55-8

benzo(a)pyrene	50-32-8	nitrate and nitrite (as N)	n/a
beryllium	7440-41-7	nitrite	14797-65-0
boron	7440-42-8	phenanthrene	1985-01-08
cadmium	7440-43-9	phenol	108-95-2
carbon tetrachloride	56-23-5	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
chloride ion	16887-00-6	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	pyrene	129-00-0
chlorothalonil	1897-45-6	quinoline	91-22-5
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	sulfate	14808-79-8
cyanide	1957-12-05	tetrachloroethylene	127-18-4
dibutyltin	14488-53-0	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichloromethane	1975-09-02	toluene	108-88-3
dinitrophenol, 2,4-	105-67-9	tributyltin	36643-28-4
EPHw10-19	n/a	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethylene	1979-01-06
ethylene glycol	107-21-1	triphenyltin	668-34-8
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	VHw6-10	n/a
fluoride	16984-48-8	VPHw	n/a
lead	7439-92-1	xylenes, total	1330-20-7
LEPHw	n/a	zinc	7440-66-6

Part 4 of the site

Area A, described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

To meet local background concentrations:

arsenic	7440-38-2

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Substances evaluated in soil for high-density residential soil use:

To meet local background concentrations:

arsenic	7440-38-2

Substances evaluated in water for aquatic life water use:

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

copper	7440-50-8

Part 5 of the site

Area B, described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

To meet local background concentrations:

arsenic	7440-38-2

Substances evaluated in soil for urban park soil use:

To meet local background concentrations:

arsenic	7440-38-2

Substances evaluated in water for aquatic life water use:

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

copper	7440-50-8

Part 6 of the site

Area F, described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

To meet local background concentrations:

arsenic	7440-38-2

Substances evaluated in soil for industrial soil use:

To meet local background concentrations:

arsenic	7440-38-2

Substances evaluated in water for aquatic life water use:

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

copper	7440-50-8

Part 7 of the site

Area C, described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

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

arsenic	7440-38-2

Substances evaluated in soil for high-density residential soil use:

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

arsenic	7440-38-2

Substances evaluated in water for aquatic life water use:

To meet local background concentrations:

copper	7440-50-8

Part 8 of the site

Area D, described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

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

arsenic	7440-38-2

Substances evaluated in soil for urban park soil use:

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

arsenic	7440-38-2

Substances evaluated in water for aquatic life water use:

To meet local background concentrations:

copper	7440-50-8

Part 9 of the site

Area G, described by metes and bounds in Schedule A.

Substances evaluated in soil for commercial soil use:

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

arsenic	7440-38-2

Substances evaluated in soil for industrial soil use:

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

arsenic	7440-38-2

Substances evaluated in water for aquatic life water use:

To meet local background concentrations:

copper	7440-50-8

Schedule D

Documents

Summary of Site Conditions, 10611 & 10751 River Drive, Richmond, BC, [Site ID 28670], Next Environmental Inc., dated September 26, 2024

Stage 1 Preliminary Site Investigation Update, 10611 & 10751 River Drive, Richmond, BC, [Site ID 28670], Next Environmental Inc., dated September 10, 2024

Stage 2 Preliminary Site Investigation Addendum 10611 & 10751 River Drive, Richmond, BC, [Site ID 28670], Next Environmental Inc., dated September 10, 2024

Re: Background Groundwater Determination for Dissolved Copper 10751 River Drive, Richmond, BC PID 003-715-868, The Ministry of Environment and Climate Change Strategy, dated June 3, 2024

Stage 2 Preliminary Site Investigation, 10611 & 10751 River Drive, Richmond, BC [Site IDs 26606 & 25273], Next Environmental Inc., dated April 19, 2024

Stage 1 Preliminary Site Investigation (Rev. 1) 10611 & 10751 River Drive, Richmond, BC [Site IDs 26606 & 25273], Next Environmental Inc., dated February 13, 2024

Re: Water Use Determination, 10611 & 10751 River Drive, Richmond, BC, The Ministry of Environment and Climate Change Strategy, dated June 19, 2023

Re: Protocol 4 Application for Local Background Soil Quality Determination for Arsenic in Soil at 10611 River Drive, Richmond, BC (Site ID 25273), The Ministry of Environment and Climate Change Strategy, dated May 26, 2022

Stage 2 Preliminary Site Investigation, 10751 River Drive, Richmond, BC, Next Environmental Inc., dated October 4, 2021

Stage 1 Preliminary Site Investigation, 10751 River Drive, Richmond, BC, Next Environmental Inc., dated August 5, 2021

Stage 2 Preliminary Site Investigation, 10611 River Drive, Richmond, BC, prepared by Next Environmental Inc., dated May 11, 2021

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Stage 1 Preliminary Site Investigation, 10611 River Drive, Richmond, BC, prepared by Next Environmental Inc., dated April 5, 2021

Updated Report of Findings – Phase II Environmental Site Assessment, 10611 River Drive, Richmond, BC, prepared by Keystone Environmental, dated May 8, 2015

Report of Findings – Phase II Environmental Site Assessment, 10611 River Drive, Richmond, BC, prepared by Keystone Environmental, dated March 24, 2015

Stage 2 Preliminary Site Investigation, 10751 River Drive, Richmond, British Columbia, prepared by Pacific Environmental Consulting, dated October 15, 2012

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