



Ministry of
Environment

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.

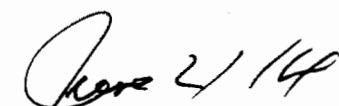
The site **does not have** concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.


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.


Date Issued


John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

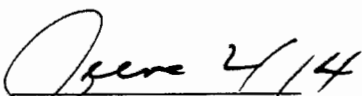
The site covered by this Preliminary Determination is located at 1005 Ewen Avenue, New Westminster, British Columbia which is more particularly known and described as:

That Portion of District Lot 757 Group 1, New Westminster District, Shown as Closed Road on Plan BCP41510

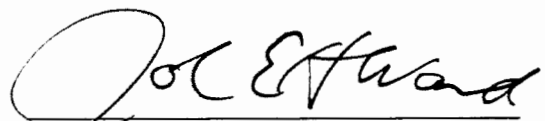
PID: 027-967-085

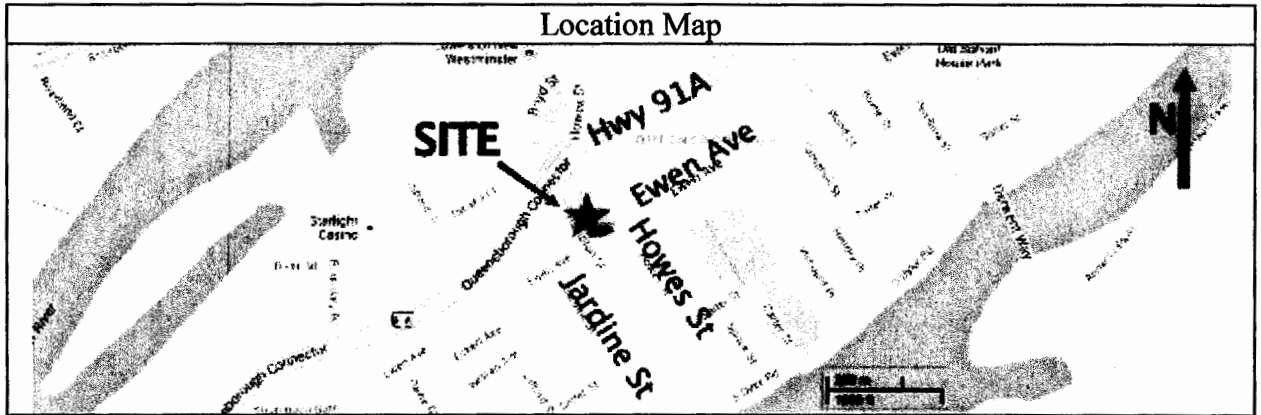
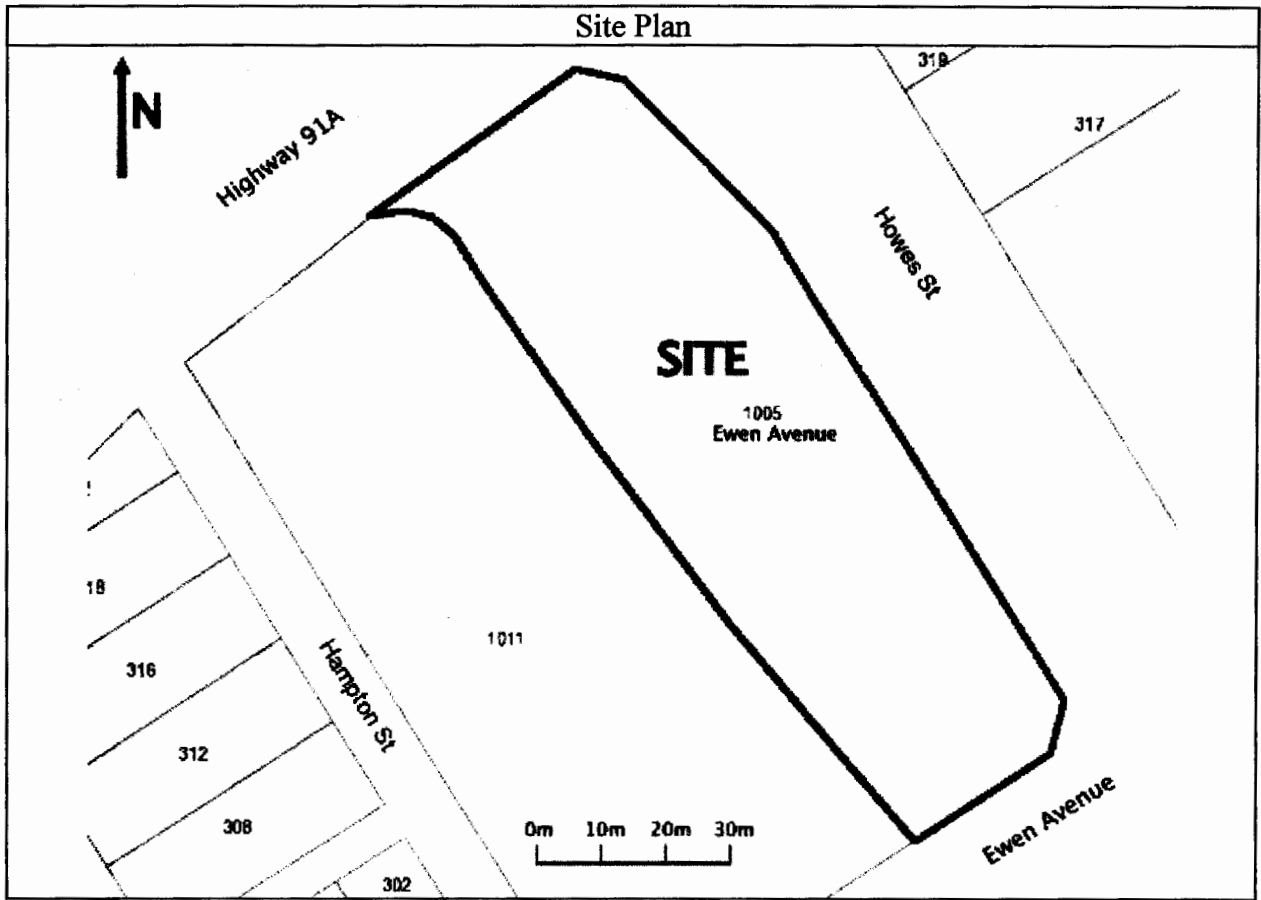
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	11'	12.3"
Longitude:	122°	56'	51.7"


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For Director, *Environmental Management Act*
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June 24/14

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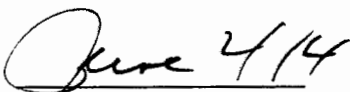
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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.



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Schedule C

Substances and Uses

Substances evaluated in soil for residential land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, tin, uranium, vanadium and zinc;
- LEPHs and HEPHs;
- Chlorinated phenols (2,3-, 2,4-, 2,5-, 2,6-, 3,4-, 3,5-dichlorophenol, 2,3,4-, 2,3,5-, 2,3,6-, 2,4,5-, 2,4,6-, 3,4,5-trichlorophenol, 2,3,4,5-, 2,3,4,6-, 2,3,5,6-tetrachlorophenol);
- Nonchlorinated phenols (2,4-dimethylphenol, 2,4-dinitrophenol, 2-methyl 4,6-dinitrophenol, nitrophenol (2-, 4-), phenol, and o,m,p-cresol); and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene.

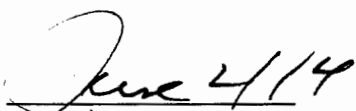
Substances evaluated in water for drinking water and freshwater aquatic life water use:

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

- Antimony, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VPHw, LEPHw, VH_{w6-10}, and EPH_{w10-19};
- Benzene, ethylbenzene, styrene, toluene and xylenes (total);
- Chlorinated phenols (2,3,4-, 2,3,5-, 2,3,6-, 2,4,5-, 2,4,6-, 3,4,5-trichlorophenol, 2,3,4,5-, 2,3,4,6-, 2,3,5,6-tetrachlorophenol, and pentachlorophenol); and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benz[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

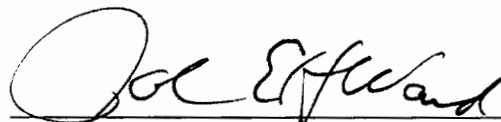
To meet local background concentrations:

- Arsenic; and
- Nonchlorinated phenols (total).



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Substances evaluated in vapour for residential land vapour use:

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

- Benzene, 1,3-butadiene, n-decane, 1,2-dibromoethane, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, toluene, styrene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.


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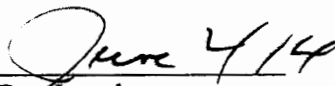

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Schedule D

Documents

- Summary of Site Condition, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated 01 Mar 2014;
- Stage 1 and 2 Preliminary Site Investigation - 1005 Ewen Avenue, New Westminster, BC, prepared by Active Earth Engineering Ltd., dated 01 Feb 2014;
- Protocol 9 Background Groundwater Quality – 1005 Ewen Avenue, New Westminster, BC, prepared by Active Earth Engineering Ltd., dated June 2013; and
- Phase II Environmental Site Assessment (DRAFT), 1005 Ewen Avenue, New Westminster, BC, prepared by SNC Lavalin Inc., Environment Division, dated 01 Jan 2012.


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