BRITISH COLUMBIA | 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 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.

June 5/14
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 10260 River Road, Delta, British Columbia which is more particularly known and described as:

Lot 1 District Lot 18 Group 2 New Westminster District Plan 6285 Except: Plans 40259, EPP 3421 and EPP27245

PID: 011-210-401

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

Latitude:	49°	9'	27.5"
Longitude:	122°	56'	20.3"

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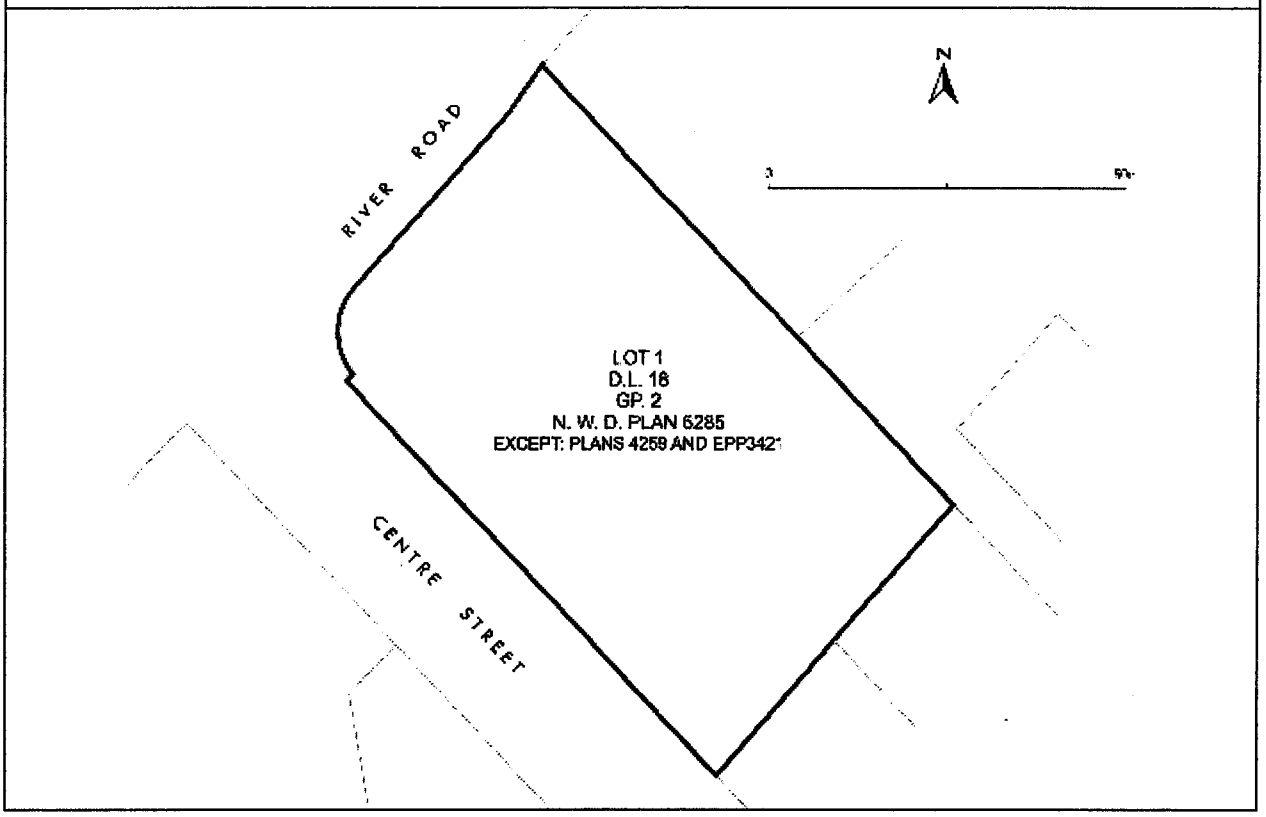
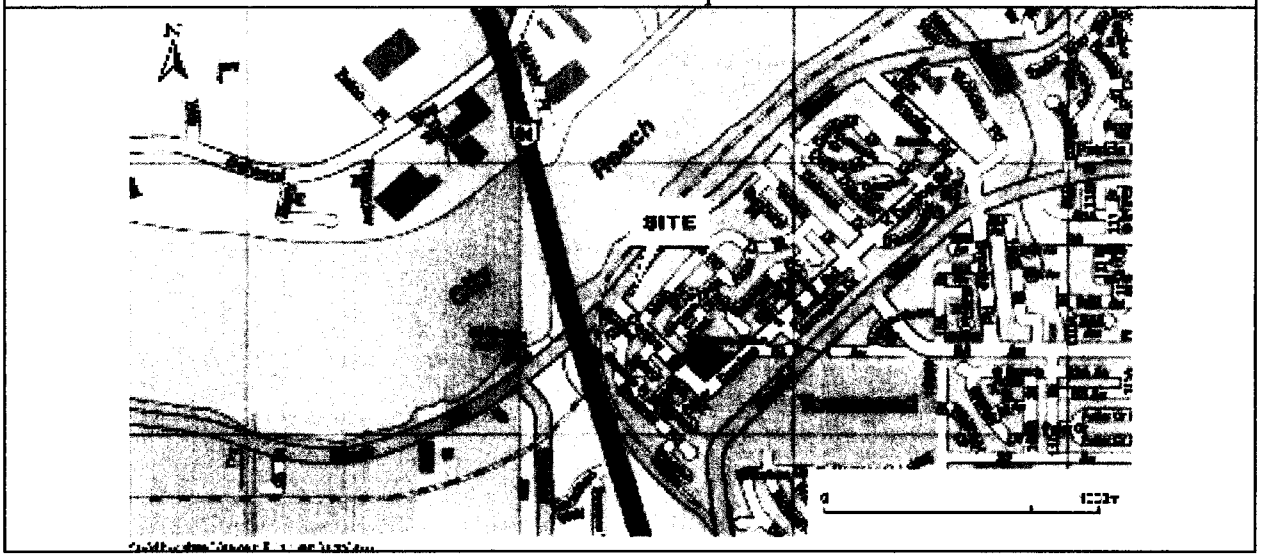
Site Plan



Location Map



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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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the locations and depths of structures expected at the site. These assumptions include the following:

   a) Any building erected onsite will have a basement no more than 2.0 meters below grade so as not to be in contact with the water table.

   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 person or 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 residential land soil use:

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

- Antimony, beryllium, cobalt, molybdenum, nickel, selenium, silver, thallium, tin and vanadium;
- VPHs, LEPHs, and HEPHs;
- Styrene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno (1,2,3-cd) pyrene, naphthalene, phenanthrene, and pyrene;
- Arsenic, barium, cadmium, chromium, copper, lead, mercury and zinc;
- Benzene, benzo[a]pyrene, ethylbenzene, toluene and xylene; and
- Methyl tert-butyl ether (MTBE).

Substances evaluated in vapour for residential land vapour use:

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

- Naphthalene.

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

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

- Antimony, arsenic, 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, VHw_{6-10}, and $EPHw_{10-19}$;
- Benzene, ethylbenzene, styrene and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VHw_{6-10}, and $EPHw_{10-19}$;
- Benzene, ethylbenzene, toluene and xylenes;
- Benzo[a]pyrene; and
- Lithium.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald, dated 31 Mar 2014;
- *Stage 2 Preliminary Site Investigation*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Mar 2014; and
- *Stage 1 Preliminary Site Investigation*, prepared by Golder Associates, dated Mar 2013.

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SITE Identification Number 16705
Version 8.0 R