



Ministry of
Environment

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

I have made a Final Determination that the site identified in Schedule A of this document is **not** a contaminated site.

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

Nov. 27/14
Date Issued

J. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 10264 176 Street, Surrey, British Columbia which is more particularly known and described as:

Lot 11, Plan 1778, District Lot 389A, New Westminster Land District, Except Plan EPP1525, EPP26550, Road Dedication

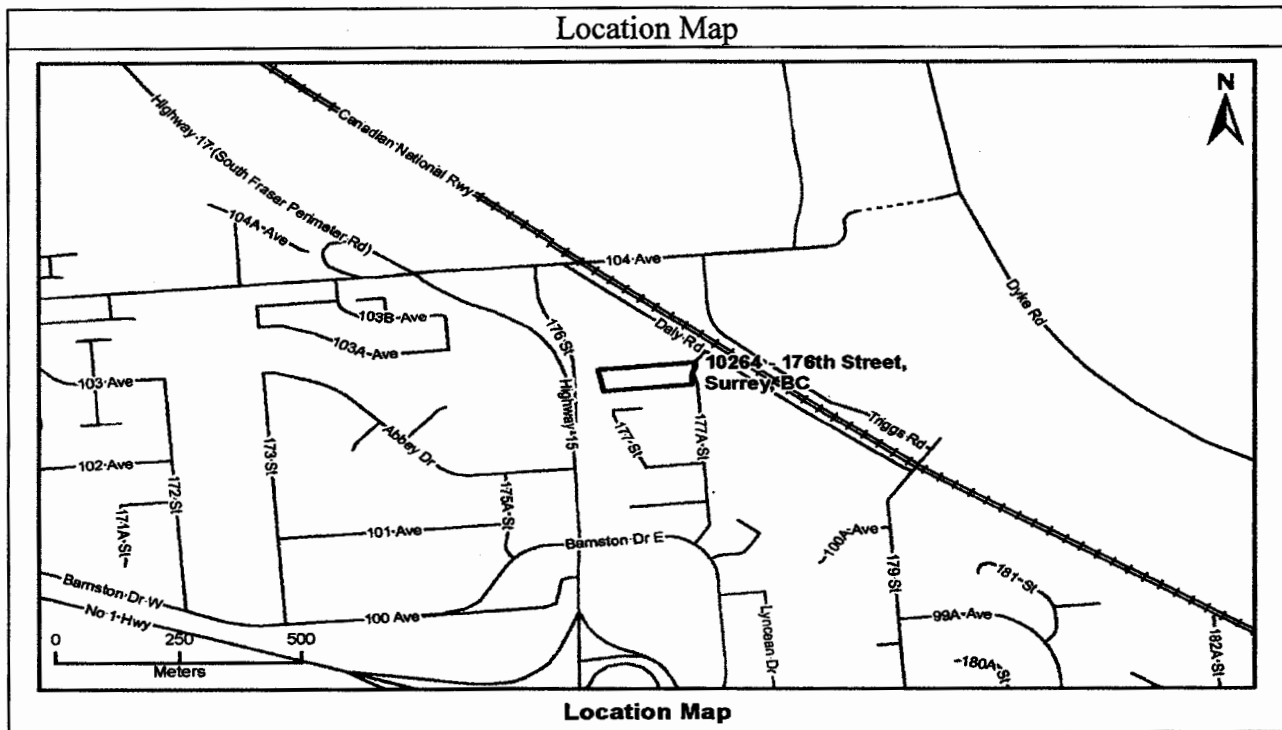
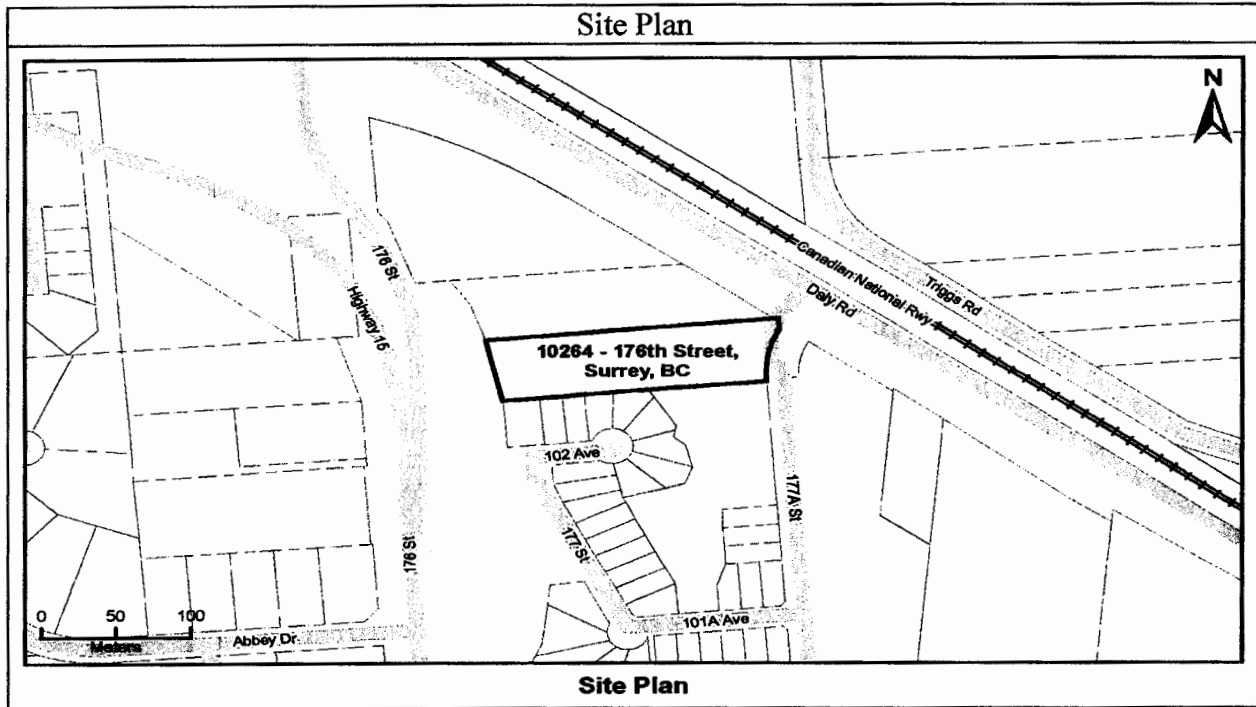
PID: 001-594-214

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

Latitude: 49° 11' 20.33"
Longitude: 122° 43' 55.43"

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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 remediation standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- 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;
- LEPHs, HEPHs; and,
- Strontium, stable.

Substances evaluated in water for drinking water water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, tin, uranium, and zinc;
- Benzo[a]pyrene;
- EPHw₁₀₋₁₉; and,
- Strontium, stable.

Substances evaluated in water for freshwater aquatic life water use:

To meet numerical remediation 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;
- LEPHw, EPHw₁₀₋₁₉; and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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Schedule D

Documents

- Addendum Report, 10264 - 176th Street (SFPR Property #133), Surrey, BC, prepared by Chuck Jochems / Hemmera, dated 11 August 2014;
- Summary of Site Condition, prepared by Christiaan Iacoe / Hemmera, dated 06 May 2014;
- Stage 1 Preliminary Site Investigation, 10264 - 176th Street (SFPR Property #133), Surrey, BC, prepared by Rada Kolev / Hemmera, dated 01 May 2014; and
- Stage 2 Preliminary Site Investigation, 10264 - 176th Street (SFPR Property #133), Surrey, BC, prepared by Christiaan Iacoe / Hemmera, dated 01 May 2014.

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