



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.

Aug 25/14
Date Issued



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

Schedule A

The site covered by this Preliminary Determination is located at 46241- 46245 Yale Road, Chilliwack, British Columbia which is more particularly known and described as:

Lot 20, Devison E, New Westminster District Plan 57109
PID: 005-531-985

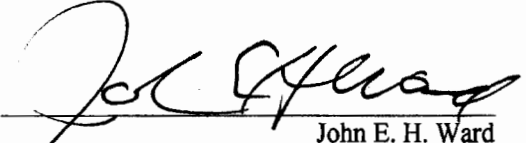
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

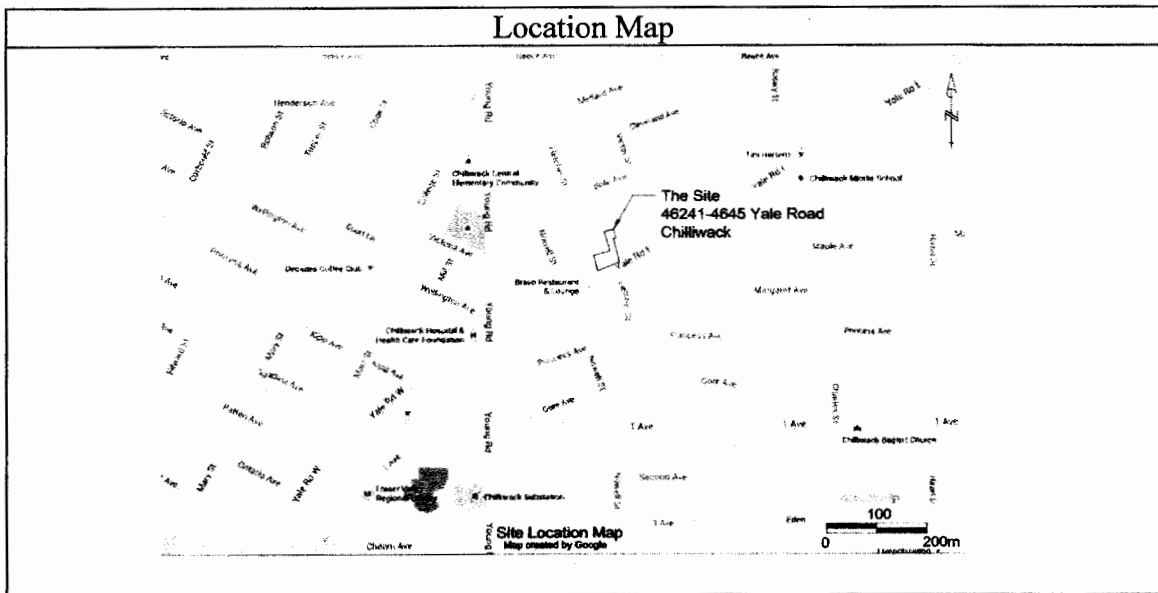
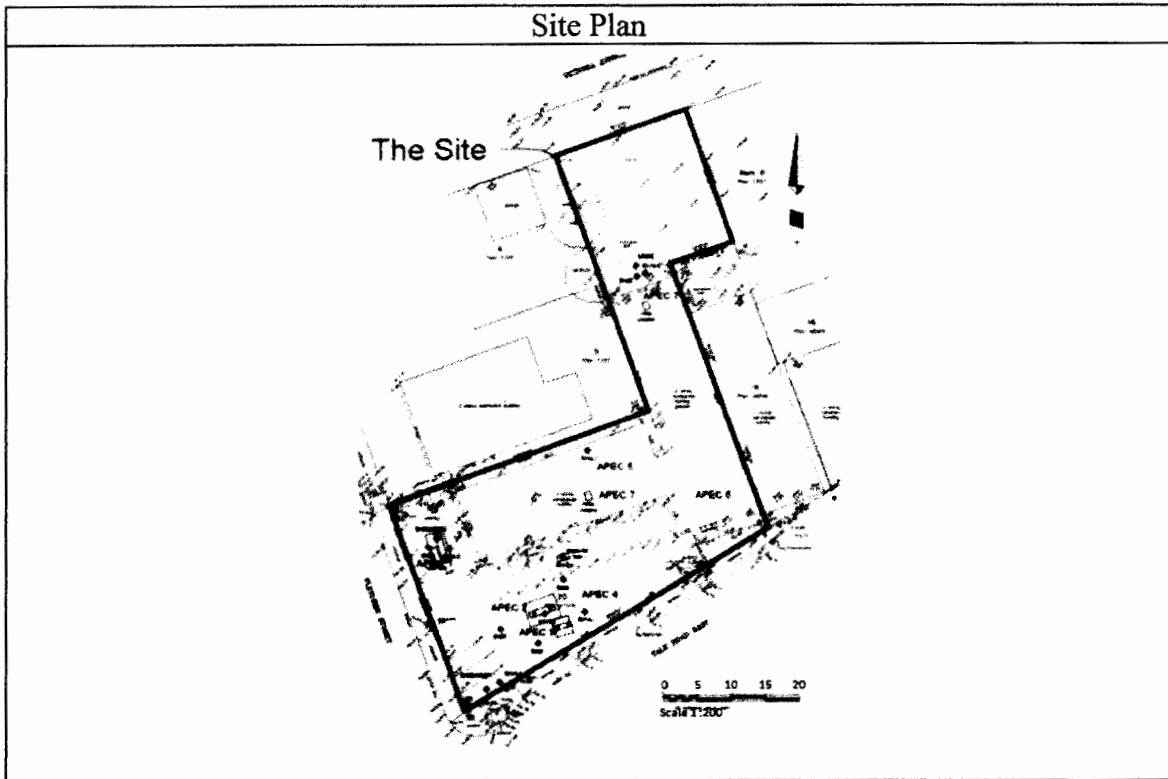
Latitude: 49° 10' 19.90"
Longitude: 121° 56' 56.80"

Aug 27/14

Date Issued

SITE Identification Number 15557
Version 8.0 R


John E. H. Ward
For Director, *Environmental Management Act*
2 of 7



Aug 25/14
Date Issued

SITE Identification Number 15557
Version 8.0 R

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*
3 of 7

Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

Aug 25/14
Date Issued

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

Schedule C

Substances and Uses

Substances evaluated in soil for commercial 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, sodium, strontium, thallium, tin, uranium, vanadium and zinc;
- HEPHs, LEPHs, methyl tert-butyl ether (MTBE) and VPHs;
- Chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroethene (vinyl chloride), dichlorobenzene (1,2-, 1,3-, 1,4-), dichloroethane (1,1-, 1,2-), 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene (cis and trans), polychlorinated biphenyls(PCBs), tetrachloroethane (1,1,1,2-, 1,1,2,2-), tetrachloroethene (PCE/PERC), trichloroethane (1,1,1-, 1,1,2-) and trichloroethene (TCE);
- Ethylene glycol and propylene glycol;
- Bromodichloromethane (BDCM), bromomethane, chloromethane (methyl chloride), dibromochloromethane (DBCM), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichlorofluoromethane (Freon 11) and trichloromethane (chloroform);
- Benzene, ethylbenzene, styrene, toluene and xylene (total); and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-c,d]pyrene, naphthalene, phenanthrene and pyrene.

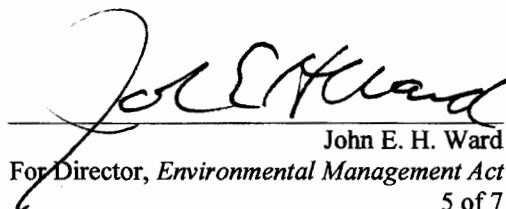
Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, calcium, chromium, cobalt, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, titanium, uranium, vanadium and zinc;
- EPH_{W10-19}, Methyl tertiary-butyl ether (MTBE) and VH_{W6-10};
- Chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroethene (vinyl chloride), dichlorobenzene (1,2-, 1,4-), dichloroethane (1,1-, 1,2-), 1,1-dichloroethene,

Aug 25/14
Date Issued

SITE Identification Number 15557
Version 8.0 R


John E. H. Ward
For Director, *Environmental Management Act*
5 of 7

1,2-dichloroethene (cis and trans), 1,2-dichloropropane (propylene dichloride), 1-3, dichloropropene (cis and trans), tetrachloroethane (1,1,1,2-, 1,1,2,2-), tetrachloroethylene (PCE/PERC), trichloroethane (1,1,1-, 1,1,2-) and 1,1,2-trichloroethene (TCE);

- Propylene glycol;
- Bromodichloromethane (BDCM), bromomethane, chloromethane (methyl chloride), dibromochloromethane (DBCM), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichlorofluoromethane (Freon 11) and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes (total); and
- Benzo[a]pyrene.

Aug 25/14
Date Issued

SITE Identification Number 15557
Version 8.0 R


John E. H. Ward
For Director, *Environmental Management Act*
6 of 7

Schedule D

Documents

- *Summary of Site Condition, prepared by TRI Environmental Consulting Inc, dated 10 Jun 2014;*
- *Stage 1 and 2 Preliminary Site Investigation: 46241-46245 Yale Road, Chilliwack, BC, prepared by TRI Environmental Consulting Inc., dated July 2014;*
- *Stage 2 Preliminary Site Investigation of 46241-46245 Yale Road East, Chilliwack, BC, prepared by E-Pro Enterprises Inc., dated 01 Feb 2013; and*
- *Stage 1 Preliminary Site Investigation, 46241-46245 Yale Road, Chilliwack, BC, prepared by D. Kelly Environmental Consulting Ltd., dated 28 Jul 2009.*

Aug 25/14

Date Issued

SITE Identification Number 15557
Version 8.0 R


John E. H. Ward
For Director, *Environmental Management Act*
7 of 7