



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

Sept 9, 2014  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 1515 McTavish Road, North Saanich, British Columbia which is more particularly known and described as:

Sec 4 Range 1 East North Saanich District  
PID: 002-695-014

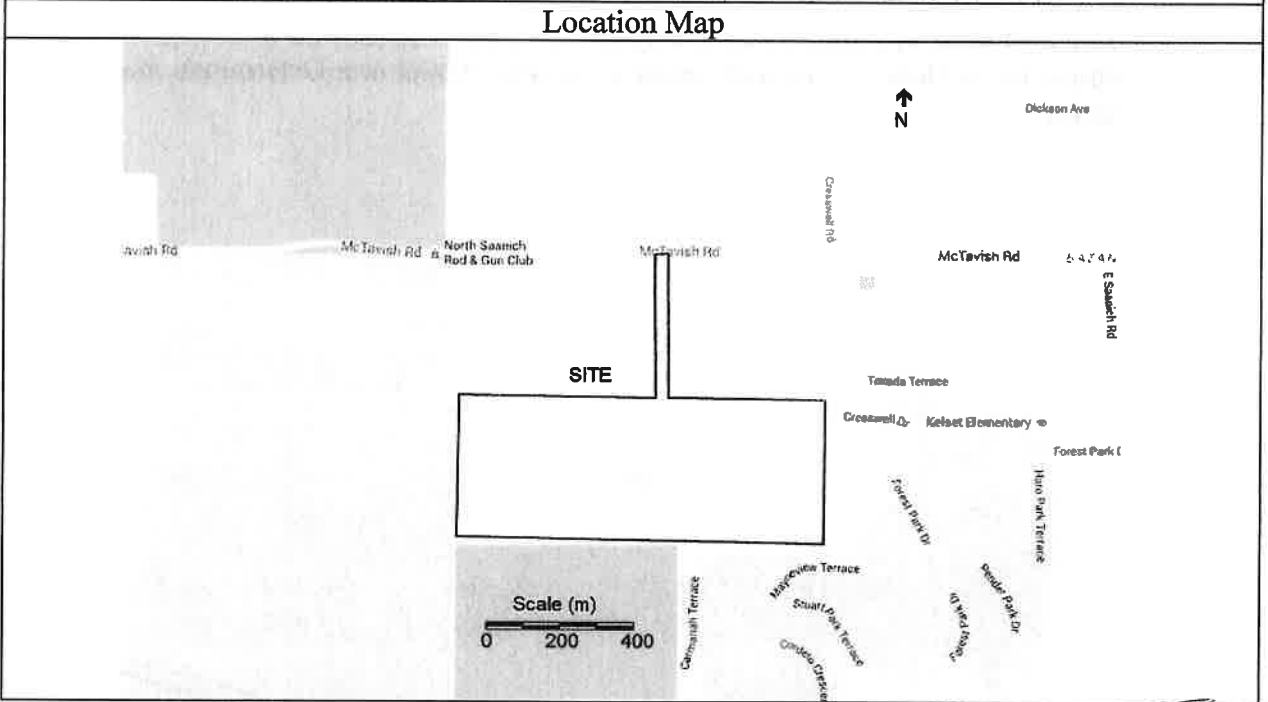
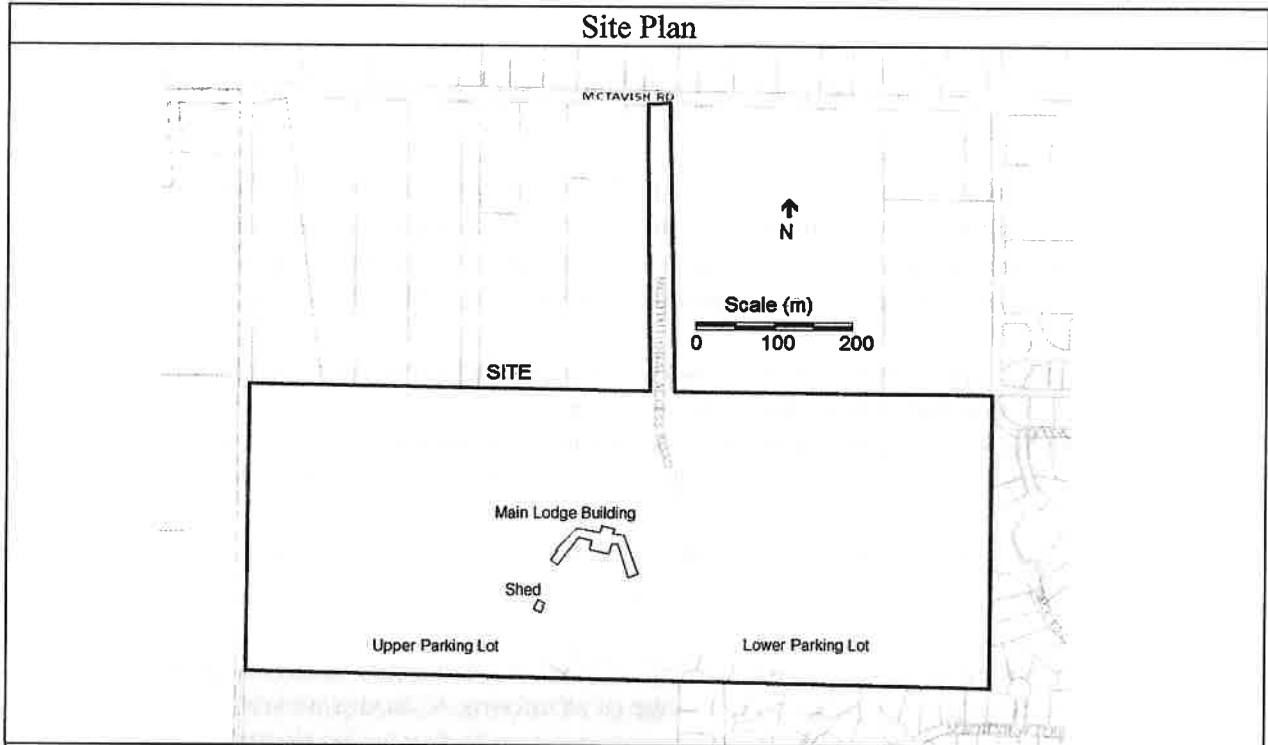
That part of Lot 4 Section 5 Range 1 East, North Saanich Dist Plan 2347, lying to the east of a boundary parallel to and perpendicularly distant 100 feet from the easterly boundary of said lot except that part in plan 1128RW  
PID: 002-825-732

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

Latitude:	48°	37'	34.18"
Longitude:	123°	26'	17.56"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 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 structures, locations and depths of buildings existing or expected at the site and include the following:

- (a) Buildings will be constructed with a concrete foundation with no contact with groundwater.

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 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, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium and zinc;
- VPHs, LEPHs and HEPHs;
- 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;
- Benzene, ethylbenzene, toluene, styrene, MTBE and xylene.

#### ***Substances evaluated in vapour for residential land vapour use:***

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

- Benzene, ethylbenzene, toluene, xylenes, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, n-decane (nC10), naphthalene; and VPHv.

#### ***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, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium and zinc;
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Benzene, ethylbenzene, toluene, MTBE and xylenes (total); and
- Benzo[a]pyrene.

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***Substances evaluated in water for 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;
- VPHw, LEPHw, VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Benzene, ethylbenzene, styrene and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

***Substances evaluated in water for freshwater 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;
- VPHw, LEPHw, VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- 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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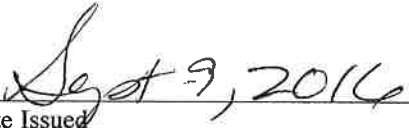
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## Schedule D

### Documents

- *Summary of Site Condition, Arcadis Canada Inc., August 2, 2016;*
- *Addendum Report – Preliminary Determination, 1515 McTavish Road, North Saanich, BC, Site ID: 19048, Arcadis Canada Inc., August 2, 2016;*
- *Further Background - Preliminary Determination, 1515 McTavish Road, North Saanich, BC, Site ID: 19048, Arcadis Canada Inc., June 16, 2016;*
- *Stage 2 Preliminary Site Investigation, Dunsmuir Lodge, 1515 McTavish Road, North Saanich, BC, Arcadis Canada Inc., April, 2016; and*
- *Phase One Environmental Site Assessment, Dunsmuir Lodge, 1515 McTavish Road, North Saanich, BC, Northwest Environmental Group Ltd., November 30, 2015.*

  
Date Issued

  
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