



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.

2016-10-07  
Date Issued

  
Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 6719 West Saanich Road, Brentwood Bay, British Columbia which is more particularly known and described as:


Lot B, Section 14, Range 1 East, South Saanich District, Plan EPP38117

PID: 029-387-647

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

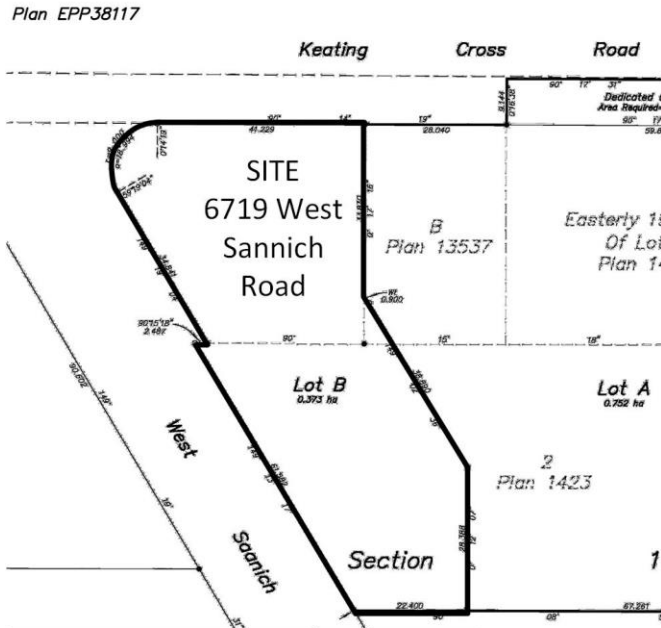
Latitude: 48° 33' 54.00"  
Longitude: 123° 26' 16.40"

2016-10-07  
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## Site Plan



Subdivision Plan Of  
 Lot 1, Plan 39261, Lot B, Plan 13537,  
 Lot 2, Plan 1423, And The Easterly 196.4 Feet  
 Of Lot 3, Plan 1423, All in Section 14,  
 Range 1 East, South Saanich District.  
 Pursuant to Section 67 of the Land Title Act.  
 BCGS 92B 053

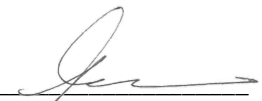


## Location Map



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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 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. These assumptions include the following:

- (a) Any future structure on the site will be a slab-on-grade building

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 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 commercial 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, tin, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Styrene;
- 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, and xylene; and
- Bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane (methyl bromide), chlorinated aliphatics (each), chlorobenzenes, chloroethane (ethyl chloride), chloromethane (methyl chloride), dibromochloromethane (DBCM), dichlorobenzenes, 1,1-dichloroethane, 1,2-dichloroethene (cis) (1,2-dichloroethylene (cis)), 1,2-dichloroethene (trans) (1,2-dichloroethylene (trans)), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), and vinyl chloride (chloroethene);
- Ethylene glycol; diethylene glycol, monobutyl ether (2-(2-butoxyethoxy)ethanol); and propylene glycol (1,2-propanediol);
- Methyl tert-butyl ether (MTBE).

#### *Substances evaluated in soil vapour for commercial land vapour use:*

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

- Acetone, acrylonitrile (2-propenenitrile), allyl chloride (2-chloropropene), benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), 1,3-butadiene, 2-butanone (methyl ether ketone), carbon disulfide, carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroform (trichloromethane), 2-chlorotoluene, n-decane, 1,2-dibromo-3-chloropropane (DBCP), dibromochloromethane (DBCM), 1,2-dibromoethane (ethylene dibromide) (EDB), dibromomethane (methylene bromide), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane

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(Freon 12), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene); 1,2-dichloroethene, cis; 1,2-dichloroethene, trans; 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropane, 1,3-dichloropropene, ethyl acetate, ethylbenzene, ethyl ether (diethyl ether), ethyl methacrylate (ethyl 2-methyl-2-propenoate), 1,3-hexachlorobutadiene, hexachloroethane, n-hexane, isopropylbenzene (cumene), methacrylonitrile (2-methylprop-2-enenitrile), methyl acrylate, methylcyclohexane, methyl tert-butyl ether (MTBE), methylene chloride (dichloromethane), methyl methacrylate, 4-methyl-2-pentanone (methyl isobutyl ketone), naphthalene, nitrobenzene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PCE) (PERC), tetrahydrofuran, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113), 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride (chloroethene); xylenes, mixture; and VPHv.

***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, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VPHw, LEPHw, VHW<sub>6-10</sub>, and EPHW<sub>10-19</sub>;
- Ethylene glycol; and propylene glycol, 1,2-;
- Benzene, ethylbenzene, styrene, and toluene;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline;
- Dichlorobenzene, 1,2-; dichlorobenzene, 1,3-; dichlorobenzene, 1,4-; dichloroethane, 1,2-; tetrachloroethylene (tetrachloroethene, 1,1,2,2-); trichloroethylene (trichloroethene, 1,1,2-); dichloromethane (methylene chloride); tetrachloromethane (carbon tetrachloride); and trichloromethane (chloroform).

***Substances evaluated in water for irrigation water use:***

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

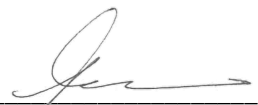
- Aluminum, arsenic, beryllium, boron, cadmium, chromium, cobalt, copper, iron, lead, lithium, manganese, molybdenum, nickel, selenium, uranium, vanadium, and zinc;
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>.

***Substances evaluated in water for livestock water use:***

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

- Aluminum, arsenic, beryllium, boron, cadmium, chromium, cobalt, copper, lead, lithium, manganese, molybdenum, nickel, selenium, uranium, vanadium, and zinc;
- Methyl tertiary butyl ether (MTBE), VHW<sub>6-10</sub>, and EPHW<sub>10-19</sub>;
- Bromodichloromethane (BDCM), bromoform (tribromomethane), dichloroethane, 1,2-; trichloroethylene (trichloroethene, 1,1,2-), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform), and dibromochloromethane (DBCM).

***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, manganese, mercury, molybdenum, selenium, strontium, tin, uranium, and zinc;
- Methyl tert-butyl ether (MTBE) (methyl tertiary butyl ether (MTBE)), VHW<sub>6-10</sub>, and EPHW<sub>10-19</sub>;
- Ethylene glycol, propylene glycol, and diethylene glycol, monobutyl ether (2-(2-butoxyethoxy)ethanol);;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene;
- Bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane (methyl bromide), tetrachloromethane (carbon tetrachloride), chloroethane (ethyl chloride), trichloromethane (chloroform), chloromethane (methyl chloride), dibromochloromethane (DBCM); dichlorobenzene, 1,2-; dichlorobenzene, 1,4-; dichloroethane, 1,2-; dichloroethylene, 1,1- (dichloroethene, 1,1-); 1,2-dichloroethene (cis) (1,2-dichloroethylene (cis)), 1,2-dichloroethene (trans) (1,2-dichloroethylene (trans)), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropane, dichloromethane (methylene chloride), styrene, 1,1,2,2-tetrachloroethane, tetrachloroethylene (tetrachloroethene, 1,1,2,2-), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (trichloroethene, 1,1,2-), trichlorofluoromethane (Freon 11), and vinyl chloride (chloroethene).

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Gandalf Consulting Ltd. and dated September 1<sup>st</sup>, 2016;

*Supplementary Stage II PSI Letter Report – 6719 West Saanich Road, Central Saanich, British Columbia*, prepared by Wittich Environmental Services Ltd. and dated August 31, 2016;

*Preliminary Site Investigation Stage I, 6719 West Saanich Road, Central Saanich, BC*, prepared by Wittich Environmental Services Ltd. and dated August 10, 2015; and

*Preliminary Site Investigation Stage II, 6719 West Saanich Road, Central Saanich, BC*, prepared by Wittich Environmental Services Ltd. and dated June 29, 2015.

2016-10-07

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