



Victoria File: 26250-20/24189
Site ID: 24189

April 28, 2021

Paul Savinkoff
BC TRANSPORTATION FINANCING AUTHORITY
PO Box 9850 Stn. Provincial Government
Victoria, BC V8W 9T5
By Email: Paul.Savinkoff@gov.bc.ca

Dear Paul Savinkoff:

Re: Preliminary Determination - Lot C west of northern junction of Okotoks Drive and Highway 1, Malahat, British Columbia, legally described as LOT C DISTRICT LOT 149 MALAHAT DISTRICT PLAN EPP89649

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

5. A streamside protection and enhancement area bordering Irving Creek may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at site@gov.bc.ca.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: Cowichan Valley Regional District
175 Ingram Street, Duncan, BC, V9L 1N8
kate.miller@cverd.bc.ca

Matthew Butterfield, BC Transportation Financing Authority
PO Box 9850 Stn. Provincial Government, Victoria, BC, V8W 9T5
Matthew.Butterfield@gov.bc.ca

Zayed Mohamed, Approved Professional, PGL Environmental.
1500-1185 West Georgia Street, Vancouver, V6E 4E6
zmohamed@pggroup.com

CSAP Society, apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria, Advisor.SiteInformation@gov.bc.ca



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.

April 28, 2021

Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located west of northern junction of Okotoks Drive and Highway 1, Malahat, British Columbia which is more particularly known and described as:

LOT C DISTRICT LOT 149 MALAHAT DISTRICT PLAN EPP89649
PID: 031-128-688

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

Latitude: 48° 32' 26.65"
Longitude: 123° 34' 4.48"

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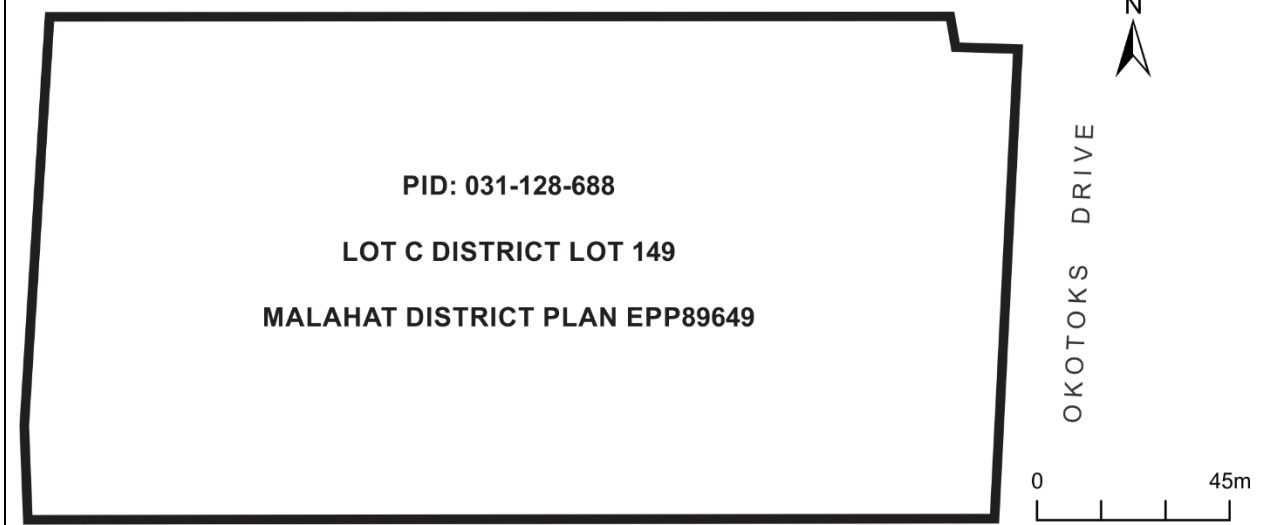
Date Issued

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Version 9.0 R



A. Mortensen
For Director, *Environmental Management Act*

Site Plan, Malahat, BC



Location Map, Malahat, BC



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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

No areas of potential environmental concern were identified. No substances were evaluated.

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Schedule D

Documents

Summary of Site Condition, prepared by PGL Environmental Consultants, dated August 25, 2020;

Stage 1 Preliminary Site Investigation Update and Stage 2 Preliminary Site Investigation, Lot 2, Sites 2, 3 and 5, Okotoks Drive, Malahat, BC, prepared by PGL Environmental Consultants, dated July 2020; and

Stage 1 Preliminary Site Investigation, Lot 2, Sites 2 and 3, Okotoks Drive, Malahat, BC, prepared by PGL Environmental Consultants, dated January 2020.

April 28, 2021

Date Issued

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Version 9.0 R



A. Mortensen
For Director, *Environmental Management Act*
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