



Victoria File: 26250-20/24191  
Site ID: 24191

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](mailto:Paul.Savinkoff@gov.bc.ca)

Dear Paul Savinkoff:

**Re: Preliminary Determination – Lot B north of the northern junction of Okotoks Drive and Highway 1, Malahat, British Columbia, Legally described as LOT B DISTRICT LOTS 105, 138 AND 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.

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](mailto: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](mailto: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](mailto:Matthew.Butterfield@gov.bc.ca)

Zayed Mohamed, Approved Professional, PGL Environmental.  
1500-1185 West Georgia Street, Vancouver, V6E 4E6  
[zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Site Information Advisor, ENV, Victoria, [Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.bc.ca)

Cyrus Njung, Canadian Pacific  
7550 Ogden Dale Road S.E., Calgary, AB T2C 4X9  
[Cyrus\\_Njung@cpr.ca](mailto:Cyrus_Njung@cpr.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.

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Date Issued

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A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

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

LOT B DISTRICT LOTS 105, 138 AND 149 MALAHAT DISTRICT PLAN EPP89649

PID: 031-128-670

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

Latitude: 48° 32' 32.72"  
Longitude: 123° 33' 56.53"

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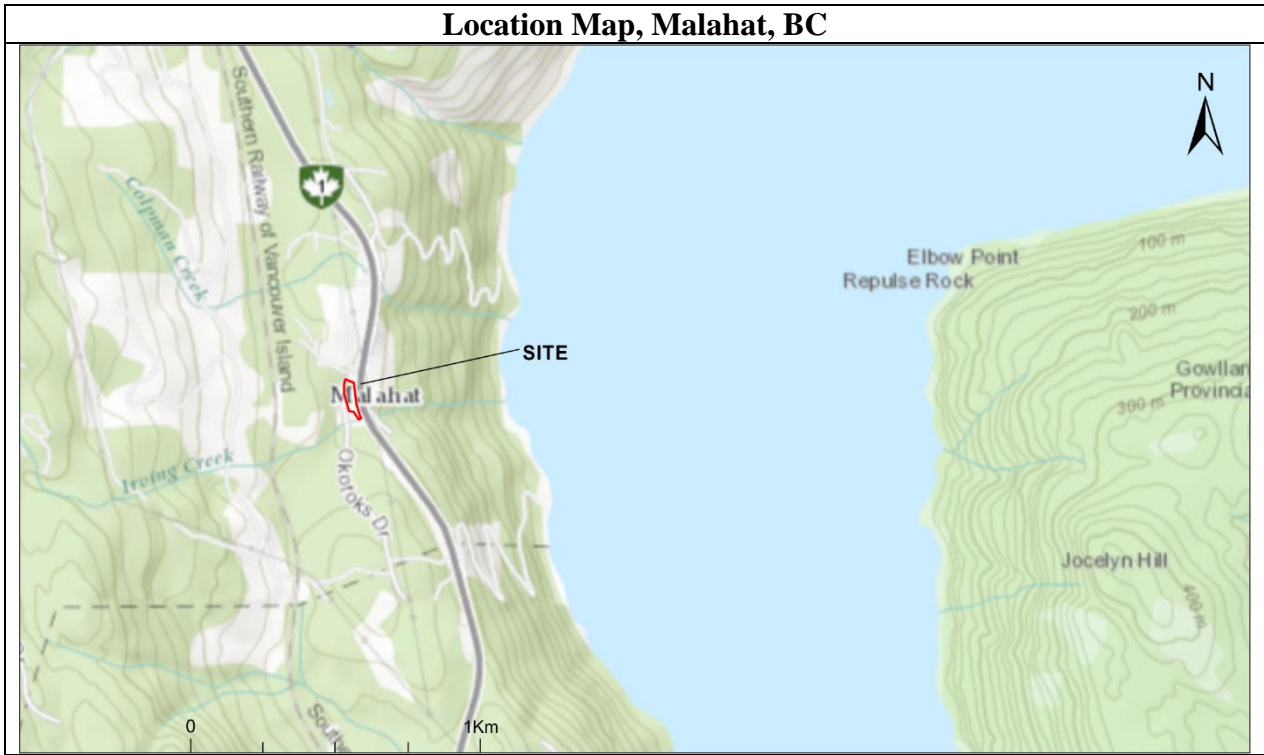
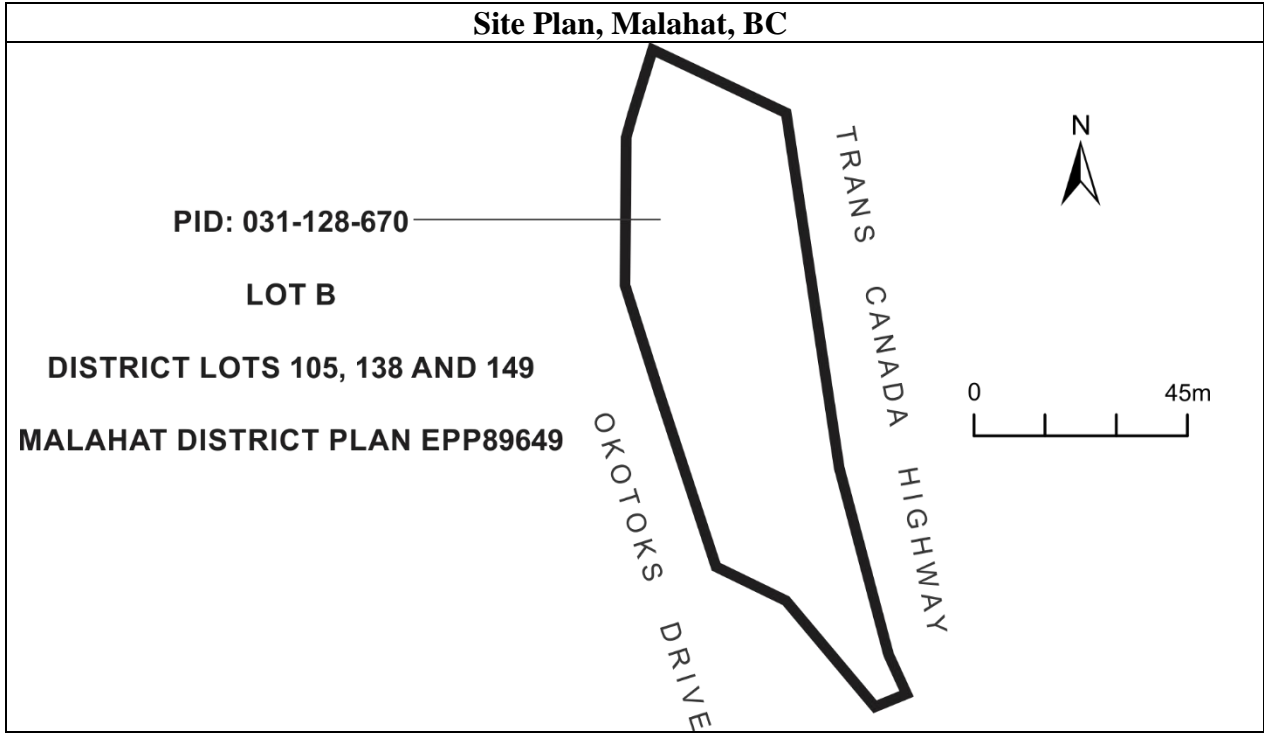
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## Schedule B

### 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 low-density land soil use:*

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

acenaphthene	83-32-9
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
chloronaphthalene, 2-	91-58-7
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-9-1
LEPHs	N/A
lithium	7439-93-2

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manganese	7439-96-5
mercury	7439-97-6
methyl tert-butyl ether [mtbe]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VPHs	N/A
xylenes	1330-20-7
zinc	7440-66-6

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

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

benzene	71-43-2
butadiene, 1,3-	106-99-0
dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl tert-butyl ether [mtbe]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
toluene	108-88-3
trimethylbenzene, 1,2,4-	95-63-6

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trimethylbenzene, 1,3,5-	108-67-8
VPHv	N/A
xylenes, total	1330-20-7

***Substances evaluated in water for freshwater aquatic life water use:***

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

acenaphthene	83-32-9
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium	7440 47 3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dichloroethane, 1,2-	107-06-2
EPH <sub>w10-19</sub>	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-9-1
LEPH <sub>w</sub>	N/A
mercury	7439-97-6
methyl tert-butyl ether [mtbe]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4

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thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
uranium	7440-61-1
VH <sub>w6-10</sub>	N/A
VPH <sub>w</sub>	N/A
xylenes, total	1330-20-7
zinc	7440-66-6

***Substances evaluated in water for marine aquatic life water use:***

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

acenaphthene	83-32-9
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium	7440 47 3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dichloroethane, 1,2-	107-06-2
EPH <sub>w10-19</sub>	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-9-1
LEPH <sub>w</sub>	N/A
mercury	7439-97-6
methyl tert-butyl ether [mtbe]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0

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phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
uranium	7440-61-1
VH <sub>w6-10</sub>	N/A
VP <sub>Hw</sub>	N/A
xylenes, total	1330-20-7
zinc	7440-66-6

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

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

acenaphthene	83-32-9
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
beryllium	7440-41-7
boron	7440-42-8
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
chloronaphthalene, 2-	91-58-7
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
EPH <sub>w10-19</sub>	N/A

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ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-86-6
isopropylbenzene	98-82-8
lead	7439-9-1
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl tert-butyl ether [mtbe]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
sodium	17341-25-2
strontium	7440-24-6
tin	7440-31-5
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VH <sub>w6-10</sub>	N/A
xylenes, total	1330-20-7
zinc	7440-66-6

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by PGL Environmental Consultants, dated August 25, 2019;

*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.

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