REGISTERED MAIL

Victoria File: 26250-20/24198
Site ID: 24198

May 18, 2021

Beedie (Sooke Road) Holdings Ltd.
c/o Ryan Beedie
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

By Email: ryan@beedie.ca

Dear Mr. Beedie:

Re: Preliminary Determination – 3344 Luxton Road, Langford, British Columbia

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 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 Regulation

   and may be encountered during any future subsurface work at the site.

Ministry of Environment and Climate Change Strategy
Land Remediation Section
Environmental Emergencies and Land Remediation Branch
Environmental Protection Division
Mailing Address:
PO Box 9342 Stn Prov Govt
Victoria BC V8W 9M1
Telephone: 250 387-4441
Website: www.gov.bc.ca/env

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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: Daryl Minifie, Senior Land Development Technologist, Deputy Approving Officer
City of Langford
2nd floor, 877 Goldstream Ave. Langford, BC V9B 2X8
dminifie@langford.ca

Chuck Jochems, Approved Professional, Hemmera Envirochem Inc.
4730 Kingsway 18th Floor, Burnaby, BC, V5H 0C6
cjochems@hemmera.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

Ministry of Environment and Climate Change Strategy

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.

May 18, 2021
Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Site Identification Number: 24198
Version 9.0 R

Schedule A

The site covered by this Preliminary Determination is located at 3344 Luxton Road, Langford, British Columbia which is more particularly known and described as:

Lot A, Section 87, Metchosin District, Plan 17666
PID: 003-973-204

As described by the metes and bounds:

Commencing from the southeast corner of Lot A at a point with UTM coordinates (Zone 10) 5363970.0743 Northing, 460340.7575 Easting (the point of beginning);
Thence westerly along the bearing N 73 degrees 11' 00" W a distance of 137.850 metres;
Thence northerly along the bearing N 16 degrees 49’ 00" E a distance of 91.450 metres;
Thence easterly along the bearing S 73 degrees 11' 00" E a distance of 137.170 metres;
Thence southerly along the bearing S 16 degrees 23' 26" W a distance of 91.450 metres to the point of beginning containing an approximate area of 12,589.0 m^2.

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

Latitude:	48°	25'	40.77"
Longitude:	123°	32'	13.55"

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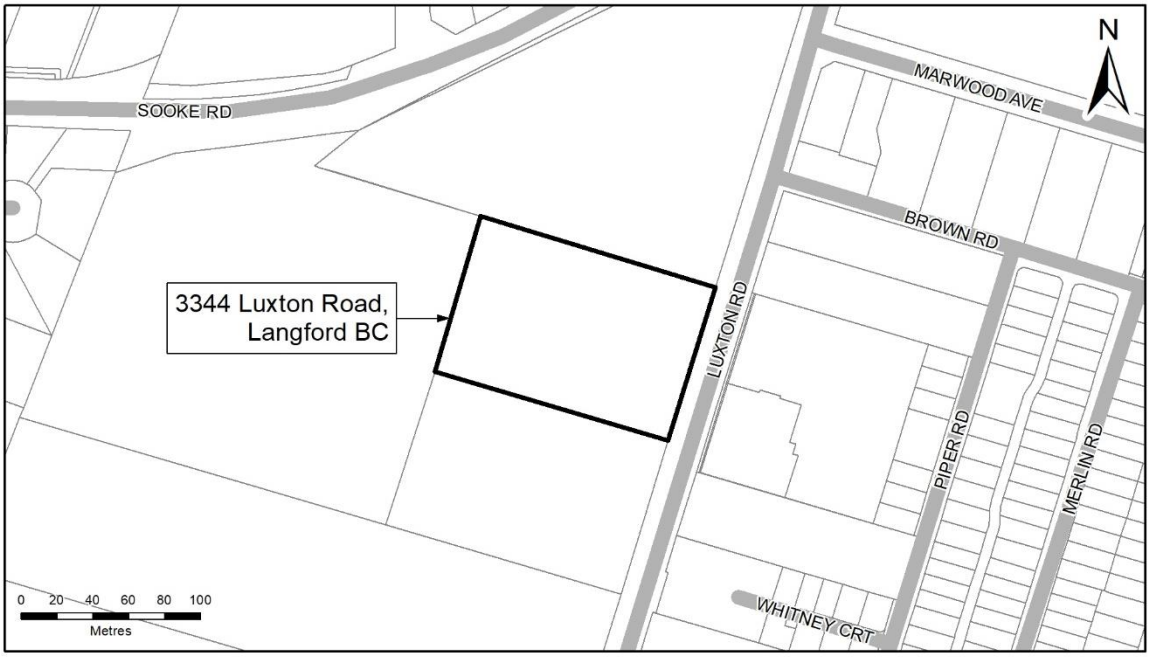
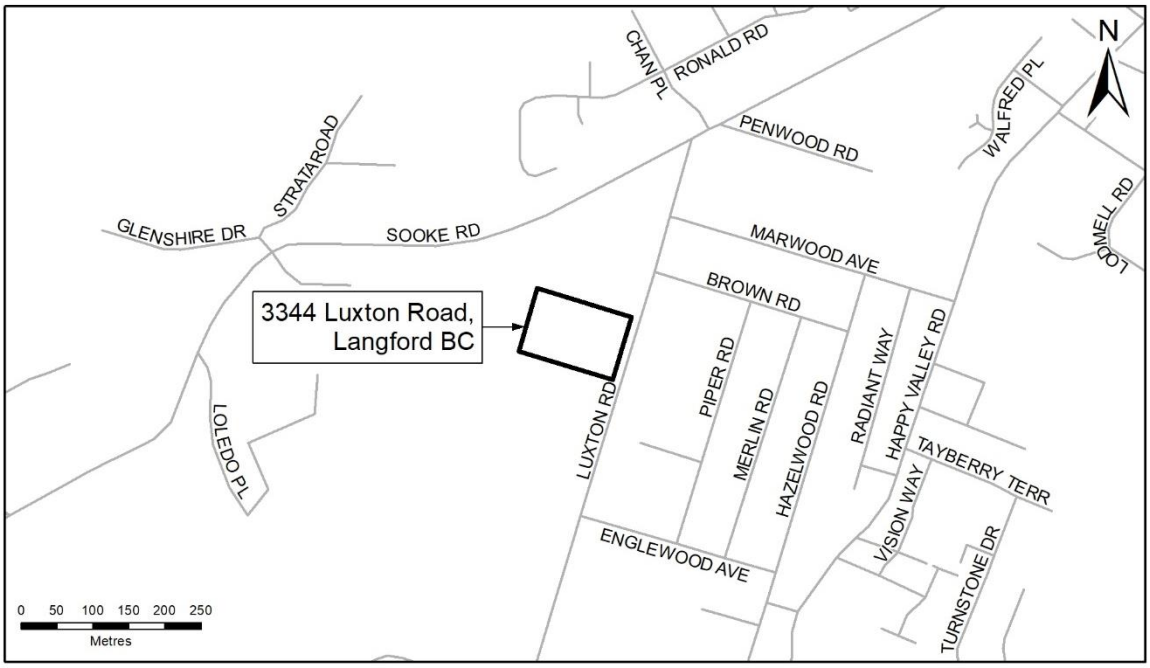
Site Plan



Location Map



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For Director, *Environmental Management Act*

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 of Contaminated Site 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 Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

   (a) Future buildings on the site will be commercial buildings with slab-on-grade construction.

   Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 of Contaminated Site may be necessary.

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:

- Acenaphthene (CAS #83-32-9)
- Aluminum (CAS #7429-90-5)
- Anthracene (CAS #120-12-7)
- Antimony (CAS #7440-36-0)
- Arsenic (CAS #7440-38-2)
- Barium (CAS #7440-39-3)
- Benz(a)anthracene (CAS #56-55-3)
- Benzene (CAS #71-43-2)
- Benzo(a)pyrene (CAS #50-32-8)
- Benzo(b+j)fluoranthenes (CAS #205-99-2 & 205-82-3)
- Benzo(k)fluoranthene (CAS #207-08-9)
- Beryllium (CAS #7440-41-7)
- Boron (CAS #7440-42-8)
- Bromobenzene (CAS #108-86-1)
- Bromodichloromethane [BDCM] (CAS #75-27-4)
- Bromoform (CAS #75-25-2)
- Bromomethane (CAS #74-83-9)
- Butadiene, 1,3- (CAS #106-99-0)
- Cadmium (CAS #7440-43-9)
- Carbon tetrachloride (CAS #56-23-5)
- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)
- Chromium (CAS #7440-47-3)
- Chrysene (CAS #218-01-9)
- Cobalt (CAS #7440-48-4)
- Copper CAS # (7440-50-8)
- Dibenz(a,h)anthracene (CAS #53-70-3)
- Dibromochloromethane [DBCM] (CAS #124-48-1)
- Dibromoethane, 1,2- (CAS #106-93-4)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,3- (CAS #541-73-1)

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- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichlorodifluoromethane (CAS #75-71-8)
- Dichloroethane, 1,1- (CAS #75-34-3)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloroethylene, 1,1- (CAS #75-35-4)
- Dichloroethylene, 1,2-cis- (CAS #156-59-2)
- Dichloroethylene, 1,2-trans- (CAS #156-60-5)
- Dichloromethane (CAS #75-09-2)
- Dichloropropane, 1,2- (CAS #78-87-5)
- Dichloropropene, 1,3- (cis+trans) (CAS #542-75-6)
- Ethylbenzene (CAS #100-41-4)
- Ethylene glycol (CAS #107-21-1)
- Fluoranthene (CAS #206-44-0)
- Fluorene (CAS #86-73-7)
- HEPHs
- Hexachlorobutadiene (CAS #87-68-3)
- Indeno(1,2,3-cd)pyrene (CAS #193-39-5)
- Iron (7439-89-6)
- Isopropylbenzene (CAS #98-82-8)
- Lead (CAS #7439-92-1)
- LEPHs
- Lithium (CAS #7439-92-2)
- Manganese (CAS #7439-96-5)
- Mercury (CAS #7439-97-6)
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- Methylnaphthalene, 1- (CAS #90-12-0)
- Methylnaphthalene, 2- (CAS #91-57-6)
- Molybdenum (CAS #7439-98-7)
- Naphthalene (CAS #91-20-3)
- Nickel (CAS #7440-02-0)
- Nitrate (as N) (CAS #14797-55-8)
- Nitrite (as N) (CAS #14797-65-0)
- Phenanthrene (CAS #85-01-8)
- Pyrene (CAS #129-00-0)
- Quinoline (CAS #91-22-5)
- Selenium (CAS #7782-49-2)
- Silver (CAS #7440-22-4)
- Strontium (CAS #7440-24-6)
- Styrene (CAS #100-42-5)

- Tetrachloroethane, 1,1,1,2- (CAS #630-20-6)
- Tetrachloroethane, 1,1,2,2- (CAS #79-34-5)
- Tetrachloroethylene (CAS #127-18-4)
- Thallium (CAS #7440-28-0)
- Tin (CAS #7440-31-5)
- Toluene (CAS #108-88-3)
- Trichlorobenzene, 1,2,3- (CAS #87-61-6)
- Trichlorobenzene, 1,2,4- (CAS #120-82-1)
- Trichloroethane, 1,1,1- (CAS #71-55-6)
- Trichloroethane, 1,1,2- (CAS #79-00-5)
- Trichloroethylene (CAS #79-01-6)
- Trichlorofluoromethane (CAS #75-69-4)
- Triethylene glycol (CAS #112-27-6)
- Trimethylbenzene, 1,3,5- (CAS #108-67-8)
- Tungsten (CAS #7440-33-7)
- Uranium (CAS #7440-61-1)
- Vanadium (CAS #7440-62-2)
- Vinyl chloride (CAS #75-01-4)
- VPHs
- Xylenes (CAS #1330-20-7)
- Zinc (CAS #7440-66-6)

Substances evaluated in water for freshwater aquatic life water use:

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

- 2-Methyl-4,6-Dinitrophenol (CAS #534-52-1)
- Acenaphthene (CAS #83-32-9)
- Acridine (CAS #260-94-6)
- Anthracene (CAS #120-12-7)
- Antimony (CAS #7440-36-0)
- Ammonia (CAS #7664-41-7)
- Arsenic (CAS #7440-38-2)
- Barium (CAS #7440-39-3)
- Benzene (CAS #71-43-2)
- Benz(a)anthracene (CAS #56-55-3)
- Benzo(a)pyrene (CAS #50-32-8)
- Beryllium (CAS #7440-41-7)
- Boron (CAS #7440-42-8)

- Cadmium (CAS #7440-43-9)
- Carbon tetrachloride (CAS #56-23-5)
- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)
- Chromium (CAS #18540-29-9 & 16065-83-1)
- Chrysene (CAS #218-01-9)
- Cobalt (CAS #7440-48-4
- Copper (CAS #7440-50-8)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,3- (CAS #541-73-1)
- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloromethane (CAS #75-09-2)
- Dinitrophenol, 2,4- (CAS #51-28-5)
- EPHw C10-C19
- Ethylbenzene (CAS #100-41-4)
- Ethylene Glycol (CAS #107-21-1)
- Fluoranthene (CAS #206-44-0)
- Fluorene (CAS #86-73-7)
- Hexachlorobutadiene (CAS #87-68-3)
- Hydroxyphenol, 3- (Resorcinol) (CAS# 108-46-3)
- Hydroxyphenol, 4- (Hydroquinone) (CAS# 123-31-9)
- Lead (CAS #7439-92-1)
- LEPHw
- Mercury (CAS #7439-97-6)
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- Methylphenol, 2- (CAS #95-48-7)
- Molybdenum (CAS #7439-98-7)
- Naphthalene (CAS #91-20-3)
- Nickel (CAS #7440-02-0)
- Nitrate (as N) (CAS # 14797-55-8(as N))
- Nitrite (as N) (CAS #14797-65-0)
- Nitrate and Nitrite (as N)
- Phenanthrene (CAS #85-01-8)
- Phenol (CAS #108-95-2)
- Propylene Glycol (CAS #57-55-6)
- Pyrene (CAS #129-00-0)
- Quinoline (CAS #91-22-5)
- Selenium (CAS #7782-49-2)

- Silver (CAS #7440-22-4)
- Styrene (CAS #100-42-5)
- Tetrachloroethylene (CAS #127-18-4)
- Thallium (CAS #7440-28-0)
- Titanium (CAS #7440-32-6)
- Toluene (CAS #108-88-3)
- Trichlorobenzene, 1,2,3- (CAS #87-61-6)
- Trichlorobenzene, 1,2,4- (CAS #120-82-1)
- Trichloroethylene (CAS #79-01-6)
- Uranium (CAS #7440-61-1)
- VHw6-10
- VPHw
- Xylenes, total (CAS #1330-20-7)
- Zinc (CAS #7440-66-6)

Substances evaluated in water for drinking water use:

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

- 2-Methyl-4,6-Dinitrophenol (CAS #534-52-1)
- Aluminium (CAS #7429-90-5)
- Acenaphthene (CAS #83-32-9)
- Anthracene (CAS #120-12-7)
- Antimony (CAS #7440-36-0)
- Arsenic (CAS #7440-38-2)
- Barium (CAS #7440-39-3)
- Benzene (CAS #71-43-2)
- Benz(a)anthracene (CAS #56-55-3)
- Benzo(a)pyrene (CAS #50-32-8)
- Benzo(b+j)fluoranthenes (CAS #205-99-2 & 205-82-3)
- Beryllium (CAS #7440-41-7)
- Boron (CAS #7440-42-8)
- Bromobenzene (CAS #108-86-1)
- Bromodichloromethane [BDCM] (CAS #75-27-4)
- Bromoform (CAS #75-25-2)
- Bromomethane (CAS #74-83-9)
- Butadiene, 1,3- (CAS #106-99-0)
- Cadmium (CAS #7440-43-9)
- Carbon tetrachloride (CAS #56-23-5)

- Chlorobenzene (CAS #108-90-7)
- Chloroform (CAS #67-66-3)
- Chromium (CAS #18540-29-9 & 16065-83-1)
- Chrysene (CAS #218-01-9)
- Copper (CAS #7440-50-8)
- Dibenz(a,h)anthracene (CAS #53-70-3)
- Dibromochloromethane [DBCM] (CAS #124-48-1)
- Dibromoethane, 1,2- (CAS #106-93-4)
- Dichlorobenzene, 1,2- (CAS #95-50-1)
- Dichlorobenzene, 1,4- (CAS #106-46-7)
- Dichlorodifluoromethane (CAS #75-71-8)
- Dichloroethane, 1,1- (CAS #75-34-3)
- Dichloroethane, 1,2- (CAS #107-06-2)
- Dichloroethylene, 1,1- (CAS #75-35-4)
- Dichloroethylene, 1,2-cis- (CAS #156-59-2)
- Dichloroethylene, 1,2-trans-(CAS# 156-60-5)
- Dichloromethane (CAS #75-09-2)
- Dichloropropane, 1,2- (CAS #78-87-5)
- Dichloropropene, 1,3- (cis+trans) (CAS #542-75-6)
- Dimethylphenol, 2,4- (CAS #105-67-9)
- Dimethylphenol, 2,6- (CAS #576-26-1)
- Dimethylphenol, 3,4- (CAS #95-65-8)
- Dinitrophenol, 2,4- (CAS #51-28-5)
- EPHw C10-C19
- Ethylbenzene (CAS #100-41-4)
- Ethylene Glycol (CAS #107-21-1)
- Fluoranthene (CAS #206-44-0)
- Fluorene (CAS #86-73-7)
- Hexachlorobutadiene (CAS #87-68-3)
- Hydroxyphenol, 2- (Catechol) (CAS #120-80-9)
- Hydroxyphenol, 3- (Resorcinol) (CAS #108-46-3)
- Hydroxyphenol, 4- (Hydroquinone) (CAS #123-31-9)
- Isopropylbenzene (CAS #92-82-8)
- Lead (CAS #7439-92-1)
- Methylnaphthalene, 1- (CAS #90-12-0)
- Methylnaphthalene, 2- (CAS #91-57-6)
- Methylphenol, 2- (CAS #95-48-7)
- Mercury (CAS #7439-97-6)
- Methyl tert-butyl ether [MTBE] (CAS #1634-04-4)

- Molybdenum (CAS #7439-98-7)
- Naphthalene (CAS #91-20-3)
- Nickel (CAS #7440-02-0)
- Phenol (CAS #108-95-2)
- Propylene Glycol (CAS #57-55-6)
- Pyrene (CAS #129-00-0)
- Quinoline (CAS #91-22-5)
- Selenium (CAS #7782-49-2)
- Silver (CAS #7440-22-4)
- Strontium (CAS #7440-24-6)
- Styrene (CAS #100-42-5)
- Tetrachloroethane, 1,1,1,2- (CAS #630-20-6)
- Tetrachloroethane, 1,1,2,2- (CAS #79-34-5)
- Tetrachloroethylene (CAS #127-18-4)
- Tin (CAS #7440-31-5)
- Toluene (CAS #108-88-3)
- Trichlorobenzene, 1,2,3- (CAS #87-61-6)
- Trichlorobenzene, 1,2,4- (CAS #120-82-1)
- Trichloroethane, 1,1,1- (CAS #71-55-6)
- Trichloroethane, 1,1,2- (CAS #79-00-5)
- Trichloroethylene (CAS #79-01-6)
- Trichlorofluoromethane (CAS #75-69-4)
- Triethylene glycol (CAS #112-27-6)
- Trimethylbenzene, 1,3,5- (CAS #108-67-8)
- Vinyl chloride (CAS #75-01-4)
- Uranium (CAS #7440-61-1)
- Vanadium (CAS #7440-62-2)
- VHw6-10
- Xylenes, total (CAS #1330-20-7)
- Zinc (CAS #7440-66-6)

Substances evaluated in vapour for commercial land vapour use:

<u>To meet numerical standards prescribed for defining whether a site is contaminated:</u>

- N-hexane (CAS #110-54-3)

May 18, 2021
Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule D

Documents

1. *Summary of Site Condition – 3344 Luxton Road, Langford, BC,* prepared by Hemmera Envirochem Inc., dated January 2021;

2. *Stage 1 & 2 Preliminary Site Investigation – 3344 Luxton Road, Langford, BC,* prepared by Hemmera Envirochem Inc., dated December 2020; and

3. *Stage 1 Preliminary Site Investigation, 3344, 3370 Luxton Road and 2869 Sooke Road, Langford, BC,* prepared by Wittich Environmental Services Ltd., dated February 2017.

May 18, 2021
Date Issued

A. Mortensen
For Director, *Environmental Management Act*