



VIA E-MAIL: s.antonik@hotmail.com

Victoria File: 26250-20/25592
Site ID: 25592

May 16, 2022

Scott Antonik
Fulford-Ganges Holdings Ltd.
305 Canvasback Place
Salt Spring Island, BC V8K 2W5

Dear Mr. Scott Antonik:

**Re: Preliminary Determination – 427 Fulford-Ganges Road, Salt Spring Island,
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 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 Part 8 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Glenn Harris, Senior Manager - Environmental Protection, Capital Regional District
625 Fisgard Street, Victoria, BC, V8W 1R7
gharris@crd.bc.ca

Chuck Jochems, Approved Professional, Active Earth Engineering Ltd.
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3
chuck.jochems@activeearth.ca

CSAP Society
613 - 744 West Hastings Street, Vancouver BC, V6C 1A5
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.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.

May 16, 2022
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 427 Fulford-Ganges Road, Salt Spring Island, British Columbia which is more particularly known and described as:

PID: 023-004-614

Lot A, Section 18, North Salt Spring Island, Range 4, E Cowichan District, Plan VIP60214

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

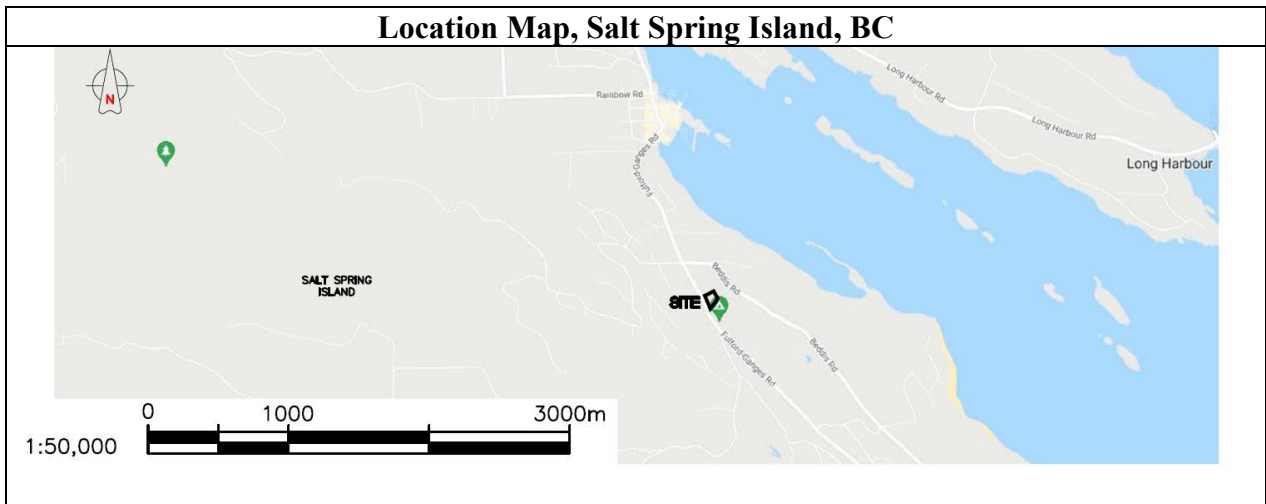
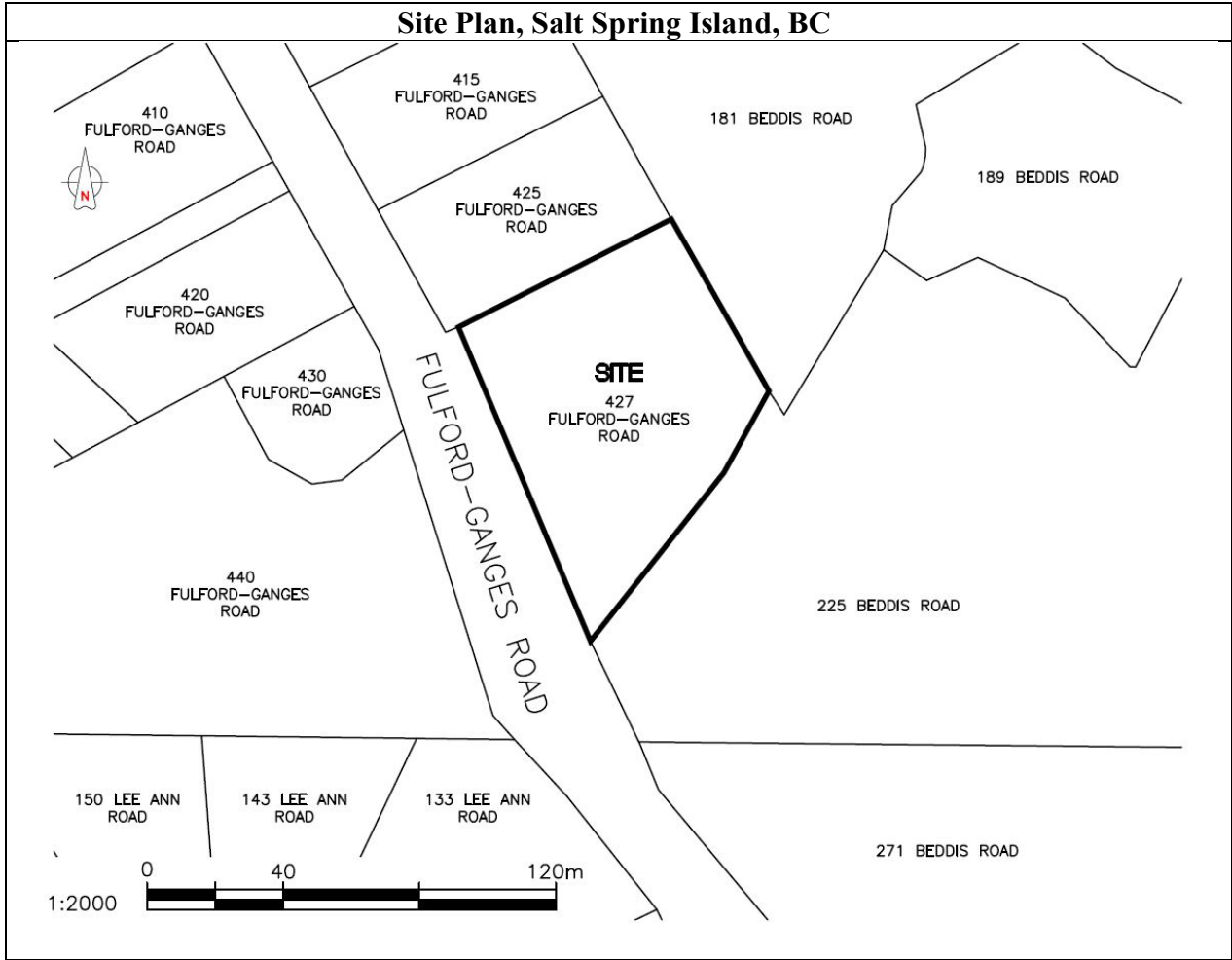
Latitude: 48° 50' 27.00"
Longitude: 123° 29' 39.70"

May 16, 2022
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Site Identification Number 25592
Version 9.0 R



May 16, 2022
Date Issued

Site Identification Number 25592
Version 9.0 R

Signing Authority
For Director, *Environmental Management Act*
3 of 13

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 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 new buildings constructed at the site will be slab-on-grade buildings.

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 of Contaminated Site may be necessary.

May 16, 2022
Date Issued

Site Identification Number 25592
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*
4 of 13

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	83-32-9
acetone	67-64-1
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
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

5 of 13

dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis+trans)	542-75-6
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
LEPHs	NA
mercury	7439-97-6
methyl ethyl ketone [MEK]	787-93-3
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
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

6 of 13

Substances evaluated in water for drinking water use:

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

acetone	67-64-1
acenaphthene	83-32-9
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

7 of 13

dichloropropene, 1,3- (cis+trans)	542-75-6
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
lithium	7439-93-2
methyl ethyl ketone [MEK]	787-93-3
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
sodium ion	17341-25-2
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
tungsten	7440-33-7
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
vinyl chloride	75-01-4
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA
xylenes, total	1330-20-7
zinc	7440-66-6

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

8 of 13

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
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	NA
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

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

9 of 13

silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
uranium	7440-61-1
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

Substances evaluated in water for irrigation water use:

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

aluminum	7429-90-5
arsenic	7440-38-2
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
EPHw10-19	NA
lead	7439-92-1
lithium	7439-93-2
molybdenum	7439-98-7
nickel	7440-02-0
selenium	7782-49-2
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA
zinc	7440-66-6

May 16, 2022
Date Issued

Site Identification Number 25592
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*
10 of 13

Substances evaluated in water for livestock watering use:

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

aluminum	7429-90-5
arsenic	7440-38-2
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
cadmium	7440-43-9
calcium	7440-70-2
carbon tetrachloride	56-23-5
chloroform	67-66-3
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
dibromochloromethane [DBCM]	124-48-1
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
EPHw10-19	NA
lead	7439-92-1
lithium	7439-93-2
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
nickel	7440-02-0
selenium	7782-49-2
trichloroethylene	79-01-6
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA
zinc	7440-66-6

Substances evaluated in vapour for commercial land vapour use:

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

acetone	67-64-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

11 of 13

bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon disulfide	75-15-0
carbon tetrachloride	56-23-5
chloroform	67-66-3
chloromethane	74-87-3
chlorobenzene	108-90-7
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
ethyl acetate	141-78-6
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	787-93-3
methyl isobutyl ketone [MIBK]	108-10-1
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-15
n-hexane	110-54-3
styrene	100-42-5
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
1,1,2-trichloro-1,2,2-trifluoroethane	76-13-1
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylene, total	1330-20-7

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

12 of 13

Schedule D

Documents

Summary of Site Condition, 427 Fulford-Ganges Road, Salt Spring Island, BC, prepared by Active Earth Engineering Ltd., dated March 18, 2022.

Stage 2 Preliminary Site Investigation, 427 Fulford-Ganges Road, Salt Spring Island, BC, prepared by Active Earth Engineering Ltd., dated March 2022.

Stage 1 Preliminary Site Investigation, 427 Fulford-Ganges Road, Salt Spring Island, BC, prepared by Active Earth Engineering Ltd., dated April 2021.

May 16, 2022

Date Issued

Site Identification Number 25592

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

13 of 13