



VIA EMAIL

Victoria File: 26250-20/9770
Site ID: 9770

January 19, 2024

Notlas Holdings Ltd.
c/o Todd Macdonald
1028 Gibsons Way
Gibsons, BC V0N 1V7
todd@haleydodge.com

Dear Todd Macdonald:

Re: Preliminary Determination - 1028 and 1042 Gibsons Way, Gibsons, BC

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. The Preliminary Determination was made with on-going Schedule 2 activities on the site.
3. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
4. 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.
5. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future work at the site.

6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
7. 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: Katie Thomas, Town of Gibsons
kthomas@gibsons.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Client Information Officer, Land Remediation Section, ENV
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.

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A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1028 and 1042 Gibsons Way, Gibsons, British Columbia which is more particularly known and described as:

Legal Description 1: Lot B (See GC105049) Blocks 1 to 4 District Lot 689 Plan 18134

PID 1: 014-641-577

Civic address 1: 1028 Gibsons Way (Lot B)

Legal Description 2: Lot 52 Blocks 1 to 4 District Lot 689 Plan 18134

PID 2: 004-643-623

Civic address 2: 1028 Gibsons Way (Lot 52)

Legal Description 3: Lot D except: part dedicated road on plan LMP35187, Blocks 1 and 2 District Lot 689 Group 1 New Westminster District Plan 13577

PID 3: 008-251-134

Civic address 3: 1042 Gibsons Way

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

Latitude: 49° 24' 25.1"

Longitude: 123° 31' 37.4"

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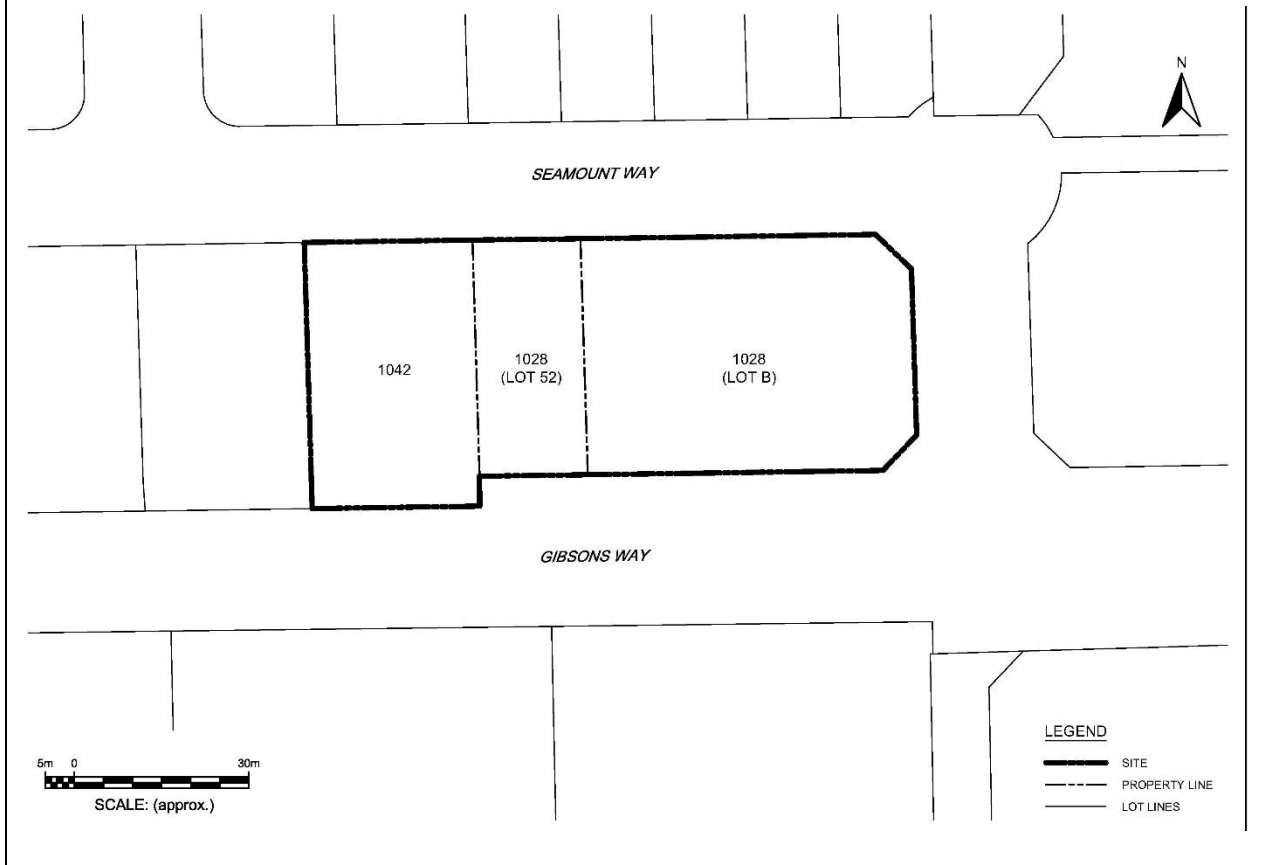
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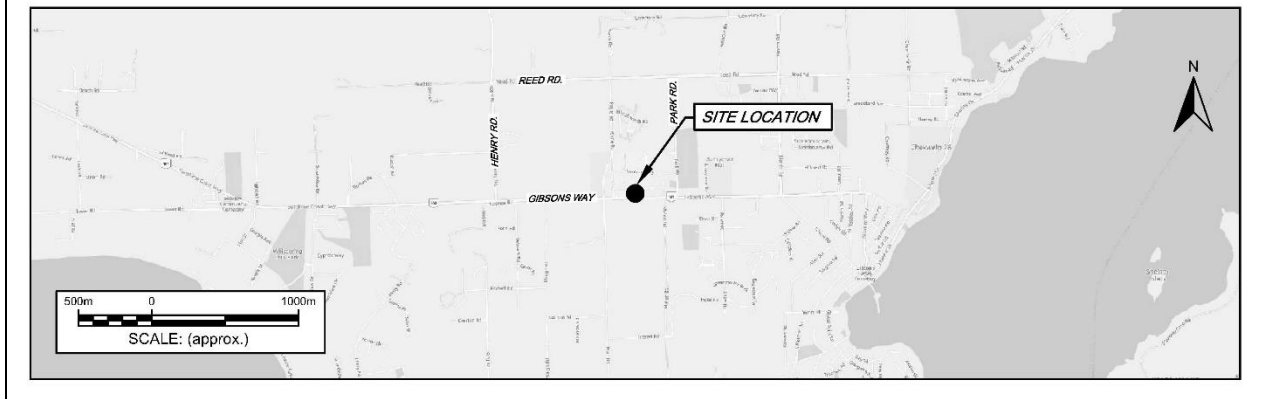
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Site Plan



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 persons 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- a) *Buildings constructed on site will be slab on grade.*

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations and depths of buildings or trenches 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.

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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:

acenaphthene	83-32-9	dibromoethane, 1,2-	106-93-4
acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
aluminum	7429-90-5	dichlorobenzene, 1,3-	541-73-1
anthracene	120-12-7	dichlorobenzene, 1,4-	106-46-7
antimony	7440-36-0	dichlorodifluoromethane	75-71-8
arsenic	7440-38-2	dichloroethane, 1,1-	75-34-3
barium	7440-39-3	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,1-	75-35-4
benzene	71-43-2	dichloroethylene, 1,2 cis-	156-59-2
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2 trans-	156-60-5
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloromethane	75-09-2
benzo(k)fluoranthene	207-08-9	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropene, 1,3- (cis + trans)	542-75-6
boron	7440-42-8	ethylbenzene	100-41-4
bromobenzene	108-86-1	ethylene glycol	107-21-1
bromodichloromethane [BDCM]	75-27-4	fluoranthene	206-44-0
bromoform	75-25-2	fluorene	86-73-7
bromomethane	74-83-9	HEPHs	NA
butadiene, 1,3-	106-99-0	hexachlorobutadiene	87-68-3
cadmium	7440-43-9	indeno(1,2,3-cd)pyrene	193-39-5
carbon tetrachloride	56-23-5	iron	7439-89-6
chlorobenzene	108-90-7	isopropylbenzene	98-82-8
chloroform	67-66-3	lead	7439-92-1
chromium	7440-47-3	LEPHs	NA
chrysene	218-01-9	lithium	7439-93-2
cobalt	7440-48-4	manganese	7439-96-5
copper	7440-50-8	mercury	7439-97-6
dibenz(a,h)anthracene	53-70-3	methyl tert-butyl ether [MTBE]	1634-04-4
dibromochloromethane [DBCM]	124-48-1	methylnaphthalene, 1-	90-12-0

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methylnaphthalene, 2-	91-57-6	toluene	108-88-3
molybdenum	7439-98-7	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
naphthalene	91-20-3	trichloroethane, 1,1,1-	71-55-6
nickel	7440-02-0	trichloroethane, 1,1,2-	79-00-5
phenanthrene	85-01-8	trichloroethylene	79-01-6
pyrene	129-00-0	trichlorofluoromethane	75-69-4
quinoline	91-22-5	triethylene glycol	112-27-6
selenium	7782-49-2	trimethylbenzene, 1,3,5-	108-67-8
silver	7440-22-4	tungsten	7440-33-7
strontium	7440-24-6	uranium	7440-61-1
styrene	100-42-5	vanadium	7440-62-2
tetrachloroethane, 1,1,2,2-	79-34-5	vinyl chloride	75-01-4
tetrachloroethylene	127-18-4	VPHs	NA
tetraethyl lead	78-00-2	xylenes	1330-20-7
thallium	7440-28-0	zinc	7440-66-6
tin	7440-31-5		

Substances evaluated in vapour for commercial land use vapour use:

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

acetone	67-64-1	dibromochloromethane [DBCM]	124-48-1
benzene	71-43-2	dibromoethane, 1,2-	106-93-4
bromobenzene	108-86-1	dibromomethane	74-95-3
bromodichloromethane [BDCM]	75-27-4	dichlorobenzene, 1,2-	95-50-1
bromoform	75-25-2	dichlorobenzene, 1,3-	541-73-1
bromomethane	74-83-9	dichlorobenzene, 1,4-	106-46-7
butadiene, 1,3-	106-99-0	dichlorodifluoromethane	75-71-8
carbon tetrachloride	56-23-5	dichloroethane, 1,2-	107-06-2
chlorobenzene	108-90-7	dichloroethylene, 1,1-	75-35-4
chloroethane	75-00-3	dichloroethane, 1,1-	75-34-3
chloroform	67-66-3	dichloroethylene, 1,2 cis-	156-59-2
chloromethane	74-87-3	dichloroethylene, 1,2 trans-	156-60-5
chlorophenol, 2-	95-57-8	dichloromethane	75-09-2
chlorotoluene, 2-	95-49-8	dichloropropane, 1,2-	78-87-5
dibromo-3-chloropropane, 1,2-	96-12-8	dichloropropane, 1,3	142-28-9

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dichloropropene, 1,3- (cis + trans)	542-75-6	tetrachloroethylene	127-18-4
ethyl acetate	141-78-6	toluene	108-88-3
ethylbenzene	100-41-4	trichlorobenzene,1,2,4-	120-82-1
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,1-	71-55-6
isopropylbenzene	98-82-8	trichloroethane, 1,1,2-	79-00-5
methyl tert-butyl ether [MTBE]	1634-04-4	trichloroethylene	79-01-6
methylcyclohexane	108-87-2	trichlorofluoromethane	75-69-4
naphthalene	91-20-3	trichloropropane,1,2,3-	96-18-4
n-decane	124-18-5	trimethylbenzene, 1,2,4-	95-63-6
n-hexane	110-54-3	trimethylbenzene, 1,3,5-	108-67-8
styrene	100-42-5	vinyl chloride	75-01-4
tetrachloroethane, 1,1,1,2-	630-20-6	VPHv	NA
tetrachloroethane, 1,1,2,2-	79-34-5	xylenes	1330-20-7

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	cadmium	7440-43-9
acetone	67-64-1	carbon tetrachloride	56-23-5
aluminum	7429-90-5	chlorobenzene	108-90-7
anthracene	120-12-7	chloroform	67-66-3
antimony	7440-36-0	chromium, hexavalent	18540-29-9
arsenic	7440-38-2	chromium, trivalent	16065-83-1
barium	7440-39-3	chrysene	218-01-9
benz(a)anthracene	56-55-3	cobalt	7440-48-4
benzene	71-43-2	copper	7440-50-8
benzo(a)pyrene	50-32-8	dibenz(a,h)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichlorobenzene, 1,2-	95-50-1
beryllium	7440-41-7	dichlorobenzene, 1,4-	106-46-7
boron	7440-42-8	dibromochloromethane [DBCM]	124-48-1
bromobenzene	108-86-1	dibromoethane, 1,2-	107-06-2
bromodichloromethane [BDCM]	75-27-4	dichlorodifluoromethane	75-71-8
bromoform	75-25-2	dichloroethane, 1,1-	75-34-3
bromomethane	74-83-9	dichloroethane, 1,2-	107-06-2
butadiene, 1,3-	106-99-0	dichloroethylene, 1,1-	75-35-4
		dichloroethylene, 1,2 cis-	156-59-2

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dichloroethylene, 1,2 trans-	156-60-5	quinoline	91-22-5
dichloromethane	75-09-2	selenium	7782-49-2
dichloropropane, 1,2-	78-87-5	silver	7440-22-4
dichloropropane, 1,3	142-28-9	strontium	7440-24-6
dichloropropene, 1,3- (cis + trans)	542-75-6	styrene	100-42-5
EPHw10-19	NA	tetrachloroethane, 1,1,1,2-	630-20-6
ethylbenzene	100-41-4	tetrachloroethane, 1,1,2,2-	79-34-5
ethylene glycol	107-21-1	tetrachloroethylene	127-18-4
fluoranthene	206-44-0	tetraethyl lead	78-00-2
fluorene	86-73-7	toluene	108-88-3
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
iron	7439-89-6	trichloroethylene	79-01-6
isopropylbenzene	98-82-8	trichlorofluoromethane	75-69-4
lead	7439-9-1	triethylene glycol	112-27-6
lithium	7439-93-2	trimethylbenzene, 1,3,5-	108-67-8
		trichloro-1,2,2-trifluoroethane,	76-13-1
manganese	7439-96-5	1,1,2-	
mercury	7439-97-6	trichlorobenzene,1,2,3-	87-61-6
methylnaphthalene, 1-	90-12-0	trichlorobenzene,1,2,4-	120-82-1
methylnaphthalene, 2-	91-57-6	trichloroethane, 1,1,1-	71-55-6
methyl tert-butyl ether [MTBE]	1634-04-4	uranium	7440-61-1
molybdenum	7439-98-7	vanadium	7440-62-2
naphthalene	91-20-3	VHw6-10	NA
nickel	7440-02-0	vinyl chloride	75-01-4
propylene glycol, 1,2-	57-55-6	xylenes, total	1330-20-7
pyrene	129-00-0	zinc	7440-66-6

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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	anthracene	120-12-7
acridine	260-94-6	antimony	7440-36-0
arsenic	7440-38-2	lead	7439-9-1
barium	7440-39-3	LEPHw	NA
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
beryllium	7440-41-7	naphthalene	91-20-3
boron	7440-42-8	nickel	7440-02-0
cadmium	7440-43-9	phenanthrene	85-01-8
carbon tetrachloride	56-23-5	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	pyrene	129-00-0
chloroform	67-66-3	quinoline	91-22-5
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethylene	127-18-4
copper	7440-50-8	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene,1,2,3-	87-61-6
dichloroethane, 1,2-	107-06-2	trichlorobenzene,1,2,4-	120-82-1
dichloromethane	75-09-2	trichloroethylene	79-01-6
EPHw10-19	NA	uranium	7440-61-1
ethylbenzene	100-41-4	VHw6-10	NA
ethylene glycol	107-21-1	VPHw	NA
fluorene	86-73-7	xylenes, total	1330-20-7
hexachlorobutadiene	87-68-3	zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition – 1028 and 1042 Gibsons Way, Gibsons, BC, Keystone Environmental Ltd. November 2, 2023.

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 1028 and 1042 Gibsons Way, Gibsons, BC, Keystone Environmental Ltd. August 25, 2023.

Drawings Issued for Building Permit Application: Haley Dodge Dealership, Keck Architecture + Design. September 2, 2022.

Proposed Haley Dodge Dealership at 1028 and 1042 Gibsons Way, Gibsons, BC Geotechnical Investigation Report – R1, Horizon Engineering Inc. July 6, 2022.

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