



STEP A PROJECT SCREENING: FULFORD-GANGES ROAD, SALT SPRING, BC

AE PROJECT
NUMBER: 1910ZQ

November 24, 2021

BC MINISTRY OF TRANSPORTATION & INFRASTRUCTURE

5A 940 Blanshard Street
Victoria, BC V8W 9T5

ATTENTION: Paul Savinkoff, P.Geo.
Senior Geoscientist

REFERENCE: Fulford-Ganges Road, Salt Spring, BC

MOTI PROJECT NO.: 16873-0001

1 INTRODUCTION

Active Earth Engineering Ltd. (Active Earth) was retained by the BC Ministry of Transportation & Infrastructure (MOTI, the Client) to conduct a Step A Project Screening for the proposed road upgrades to an approximately 1.5km section of Fulford-Ganges Road, between the intersections of Seaview Avenue and Cranberry Road, on Salt Spring Island, BC (the "Project"). The Step A Project Screening was completed in accordance with MOTI Technical Circular T-03/20 - *Identification and Characterization of Potentially Contaminated Soil* and our Contract 860-CS-5148. The Project boundaries are referred to as the "Site" and are discussed further in Section 3, below.

A Step A Project Screening is used to identify the following for properties located within or adjacent to the Site:

- The presence or absence of commercial or industrial activities listed in Schedule 2 of the BC Contaminated Sites Regulation (CSR).
- The presence or absence of High-Risk conditions, as recorded on the BC Ministry of Environment and Climate Change Strategy (ENV) Site Registry and as defined by ENV Protocol 12 – *Site Risk Classification, Reclassification and Reporting*.

If either of the above conditions are identified, the Step A Project Screening includes the completion of a Site Disclosure Statement¹.

¹ On February 1, 2021, the Stage 13 Amendments to the Contaminated Sites Regulation came into effect, and the Site Profile referenced in Technical Circular T-03/20 was replaced with the Site Disclosure Statement.

2 SCOPE OF WORK

To complete the Step A Project Screening, Active Earth:

- Reviewed the existing available Project descriptions and construction documents, including:
 - Fulford-Ganges Road Improvements (Revised 70% design drawings), prepared by ISL Engineering and Land Services (June 2021).
 - Fulford-Ganges Road Improvements Seaview Avenue to Cranberry Road: Cross Sections, prepared by ISL Engineering and Land Services (June 2021).
 - Fulford-Ganges Road Improvements Seaview Avenue to Cranberry Road: Property Acquisitions Plan – Option 1, prepared by ISL Engineering and Land Services (June 2021).
- Reviewed readily available historical documents and information sources, including:
 - Island Trust Mapping Tool.
 - Canadian Energy Regulator (CER) Interactive Pipeline Map.
 - Google Earth and Google Street View Imagery.
 - ENV Site Registry search.
 - Federal Contaminated Sites Inventory search.
 - Available Historical Directories.
- Conducted a site visit to visually inspect the Site and adjacent areas from public lands, as it was determined that the stated objectives could not be achieved solely through review of the records indicated above.

3 PROJECT LOCATION & PROPERTY ACQUISITIONS

The Project consists of the following proposed improvements:

- Acquiring property to the east and west side of Fulford-Ganges Road.
- Widening the paved surface on the east and west side of the Road.

The Project will include an expansion of the existing Road Right-of-Way (ROW), resulting in acquisition of portions of several parcels. Acquisitions based on the 70% Detailed Design drawings are shown in grey on the attached Figures. The Property Acquisitions Plan – Option 1 drawings present an alternative curb-and-gutter design, resulting in reduced acquisition areas, which are shown in purple on the attached Figures.

4 RESULTS

The following table summarizes the Step A Project Screening results:

Island Trust Mapping Tool	Properties immediately adjacent to the Site are primarily zoned for Residential (R), General Employment (GE), Commercial (C) and Agriculture (A) uses
CER Interactive Pipeline Map	No pipeline or natural gas lines identified within the Site.
Site Visit	<p>Identified a mix of commercial, residential and undeveloped / forested lands on the properties surrounding the Site. Schedule 2 activities were observed or suspected at the following properties:</p> <p>111 Drake Road was occupied by Salt Spring Small Engine Repair (E1 – <i>appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage</i>). This operation coincides with a proposed acquisition area and cut area.</p> <p>249 & 251 Fulford-Ganges Road was vacant, however according to the Island Trust a metal recycling operation occurred on the site (C4 – <i>metal salvage operations</i>). This operation coincides with a proposed acquisition area and fill area.</p> <p>427 Fulford-Ganges Road was under development, however past activities at the site include welding shop & auto repair (C6 – <i>welding or machine shops, G2 – automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking</i>). This operation coincides with proposed acquisition areas and fill areas.</p>
Historical Aerial Photographs	Historical aerial photographs were reviewed for the Site from circa 1940 to present. No Schedule 2 Activities were identified solely through historical aerial photograph review.
BC Site Registry Search	Our search of the BC Online Site Registry identified no sites within the boundaries of, or adjacent to, the Site.
Federal Contaminated Sites Inventory	Our search did not identify any records within 1 km of the Site.

5 CONCLUSIONS

Active Earth identified three properties with CSR Schedule 2 Activities within or directly adjacent to the Site, as shown on the attached Figures.

Active Earth **did not** identify any documented High-Risk conditions within the Project boundaries or on the adjacent lands.

A completed Site Disclosure Statement is attached.

6 RECOMMENDATIONS

As per MOTI Technical Circular T-03/20, Step B Soil Characterization is recommended to assess soil quality in areas where soil cuts are planned on, or adjacent to, properties with identified Schedule 2 Activities.

Step B Soil Characterization work is recommended within the proposed cut areas at 111 Drake Road (Salt Spring Small Engine Repair). Any soil removed from this location during construction should be characterized under the direction of a Qualified Environmental Professional (QEP) such as Active Earth to ensure compliance with the BC *Environmental Management Act* (SBC 2003) and associated Contaminated Sites Regulation (CSR) and Hazardous Waste Regulation (HWR).

According to our review of the Project design drawings, no cutting is proposed where other Schedule 2 activities were identified (249 & 251 Fulford-Ganges Road and 427 Fulford-Ganges Road). As such, Step B Soil Characterization work is not recommended at those locations.

As per Section 4 of MOTI Technical Circular T-03/20, Stage 1 Preliminary Site Investigations (Stage 1 PSI) are required for surplus properties where a land credit may be sought. Such Stage 1 PSI's may also inform the Soil Characterization program. **Stage 1 PSI's may therefore be warranted for any properties where the Project will be acquiring land that will later be deemed surplus.** This is particularly the case for the three properties where Schedule 2 Activities were identified.

7 LIMITATIONS

The use of this report by anyone is subject to the following conditions and limitations:

1. This report has been prepared at the request of the client (MOTI) and for the specific use referred to herein. The client may rely on this report, as may any Authorized Users as defined by Contract 860-CS-5148. It is not reasonable for any other party to rely on the contents of this report without first obtaining written authorization from the client and Active Earth Engineering Ltd.
2. Liability is expressly denied to any person other than the parties indicated above and those who obtain written consent. Accordingly, Active Earth Engineering Ltd. does not accept responsibility for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
3. This report is believed to provide a reasonable representation of the general environmental condition at the Site. The conclusions made in this report reflect Active Earth's best judgment in light of the information available at the time of reporting. Should additional information become available or Site conditions change, the conclusions and recommendations of this report may be subject to change.
4. Active Earth Engineering Ltd. has agreed to conduct an assessment and prepare this report as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this work and the report format are appropriate for the intended use.
5. Written consent from Active Earth Engineering Ltd. must be obtained before any part of the report can be used for any purpose by anyone other than the client and other intended users identified in the report. Liability to any other party or for any other use is expressly denied regardless of who pays Active Earth Engineering Ltd.'s fee. Written consent and approval of Active Earth Engineering Ltd. must also be obtained before the report (or any part of it) can be altered or conveyed to other parties (excluding Authorized Users) or the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media.

8 CLOSURE

We trust this provides the information required at this time. If you have any questions, or require additional clarification, please contact the undersigned.

ACTIVE EARTH ENGINEERING LTD.

Prepared By:



Sam Powell, DIP. TECH
Environmental Technician

Reviewed By:



Steve Boyce, B.A. (Env), LEED G.A.
Senior Scientist

ATTACHMENTS

- Figure 1 – Site Plan - STA 101+49.018 TO STA 103+60
- Figure 2 – Site Plan - STA 103+60 TO STA 107+10
- Figure 3 – Site Plan - STA 107+10 TO STA 110+70
- Figure 4 – Site Plan - STA 110+70 TO STA 114+40
- Figure 5 – Site Plan - STA 114+40 TO STA 116+37.894

Appendix A – Site Disclosure Statement

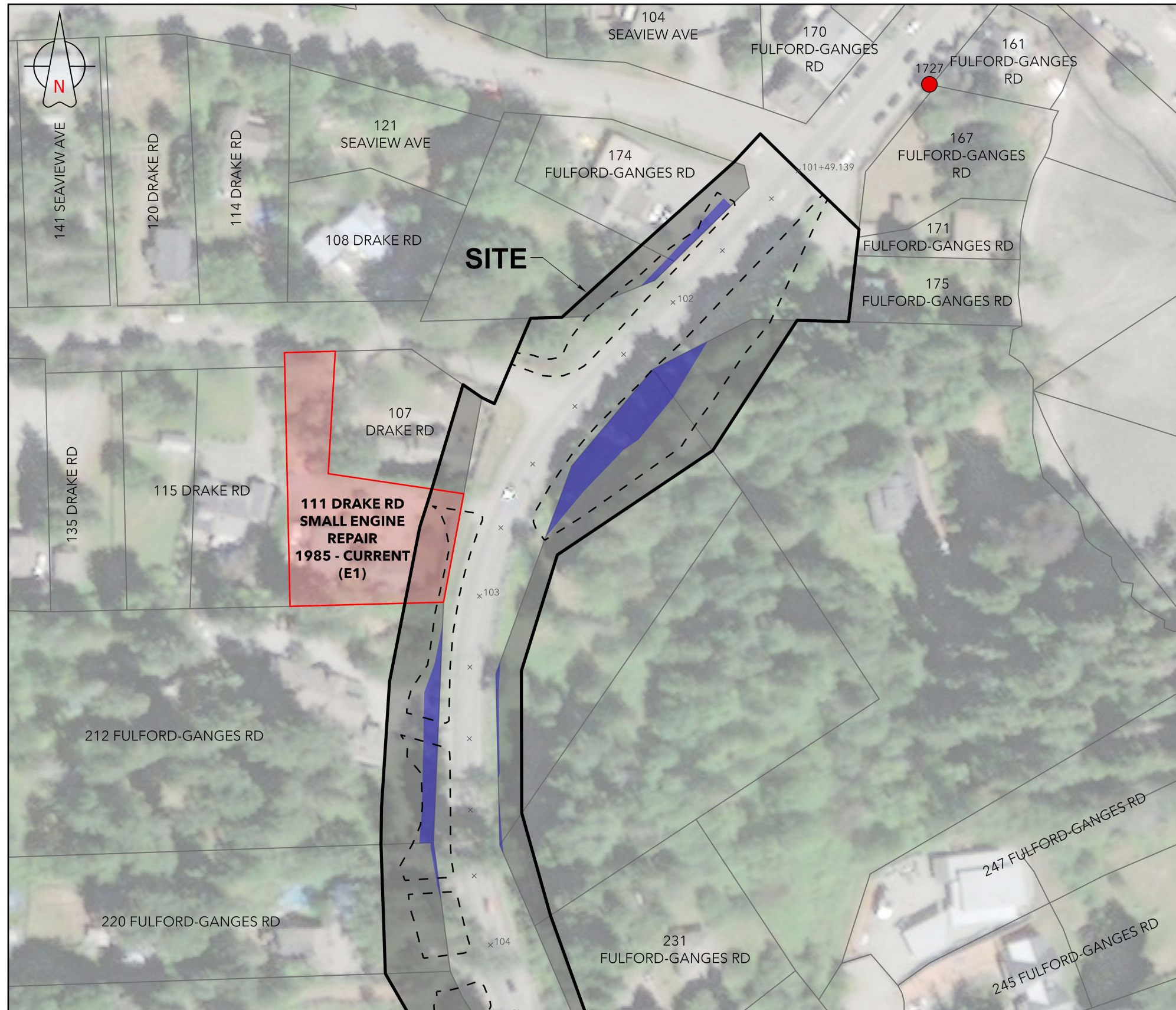


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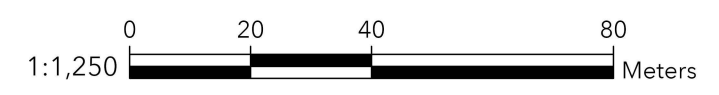
FIGURES





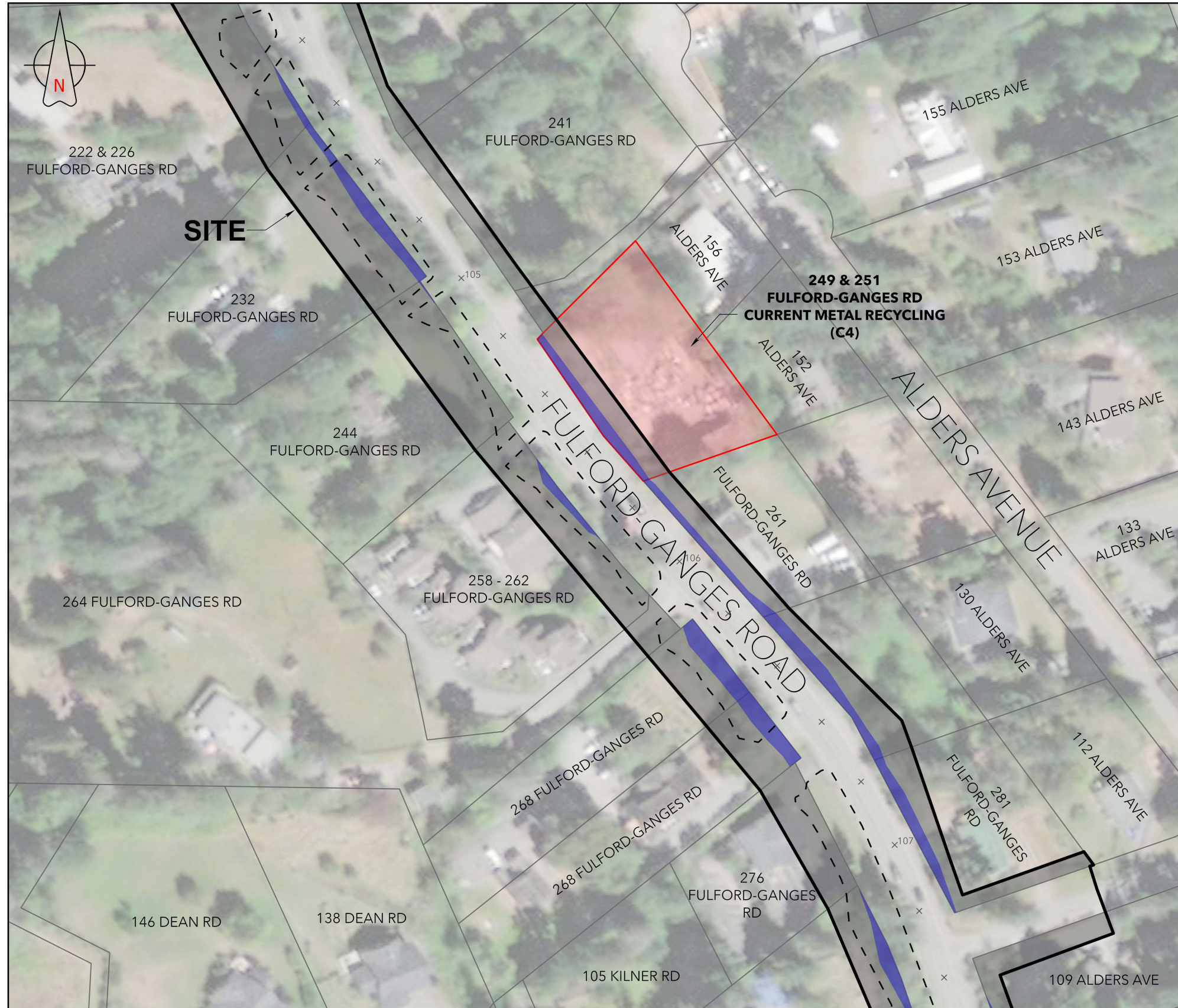
LEGEND

- BC ENV REGISTERED SITE
- LEGAL LOT LINE
- FUTURE ROW LIMITS BASED ON 70% DETAILED DESIGN
- CURRENT OR HISTORICAL CSR SCHEDULE 2 ACTIVITY IDENTIFIED OR SUSPECTED
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON CURB & GUTTER DESIGN (OPTION 1)
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON 70% DETAILED DESIGN
- APPROXIMATE CUT AREA

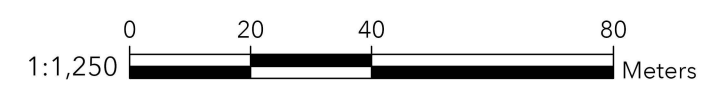


REFERENCE: MAP ISLANDS TRUST OPEN DATA, ESRI WORLD IMAGERY DATED 2020

ACTIVE EARTH ENGINEERING LTD			
CLIENT NAME: MINISTRY OF TRANSPORT AND INFRASTRUCTURE	PROJECT LOCATION: SALT SPRING ISLAND, BC		
SITE PLAN - STA 101+49.139 TO STA 104+20 FULFORD-GANGES ROAD			
DWN BY: LT	DWG NAME: FIG1	DATE: 2021-11-15	FIGURE 1
CHK'D: SB	PLOT:	GISFILE: 1910ZQ	



- LEGEND**
- BC ENV REGISTERED SITE
 - LEGAL LOT LINE
 - FUTURE ROW LIMITS BASED ON 70% DETAILED DESIGN
 - CURRENT OR HISTORICAL CSR SCHEDULE 2 ACTIVITY IDENTIFIED OR SUSPECTED
 - APPROXIMATE PROPERTY ACQUISITION AREA BASED ON CURB & GUTTER DESIGN (OPTION 1)
 - APPROXIMATE PROPERTY ACQUISITION AREA BASED ON 70% DETAILED DESIGN
 - APPROXIMATE CUT AREA



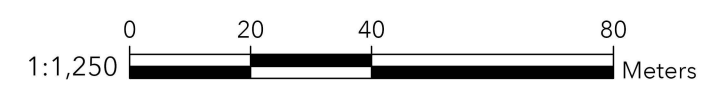
REFERENCE: MAP ISLANDS TRUST OPEN DATA, ESRI WORLD IMAGERY DATED 2020

ACTIVE EARTH ENGINEERING LTD			
CLIENT NAME: MINISTRY OF TRANSPORT AND INFRASTRUCTURE	PROJECT LOCATION: SALT SPRING ISLAND, BC		
SITE PLAN - STA 104+10 TO STA 107+50 FULFORD-GANGES ROAD			
DWN BY: LT	DWG NAME: FIG2	DATE: 2021-11-15	FIGURE 2
CHK'D: SB	PLOT:	GISFILE: 1910ZQ	



LEGEND

- BC ENV REGISTERED SITE
- LEGAL LOT LINE
- FUTURE ROW LIMITS BASED ON 70% DETAILED DESIGN
- CURRENT OR HISTORICAL CSR SCHEDULE 2 ACTIVITY IDENTIFIED OR SUSPECTED
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON CURB & GUTTER DESIGN (OPTION 1)
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON 70% DETAILED DESIGN
- APPROXIMATE CUT AREA



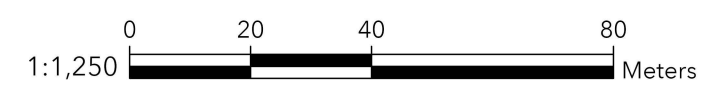
REFERENCE: MAP ISLANDS TRUST OPEN DATA, ESRI WORLD IMAGERY DATED 2020

ACTIVE EARTH ENGINEERING LTD			
CLIENT NAME: MINISTRY OF TRANSPORT AND INFRASTRUCTURE	PROJECT LOCATION: SALT SPRING ISLAND, BC		
SITE PLAN - STA 107+50 TO STA 110+50 FULFORD-GANGES ROAD			
DWN BY: LT	DWG NAME: FIG3	DATE: 2021-11-15	FIGURE 3
CHK'D: SB	PLOT:	GISFILE: 1910ZQ	



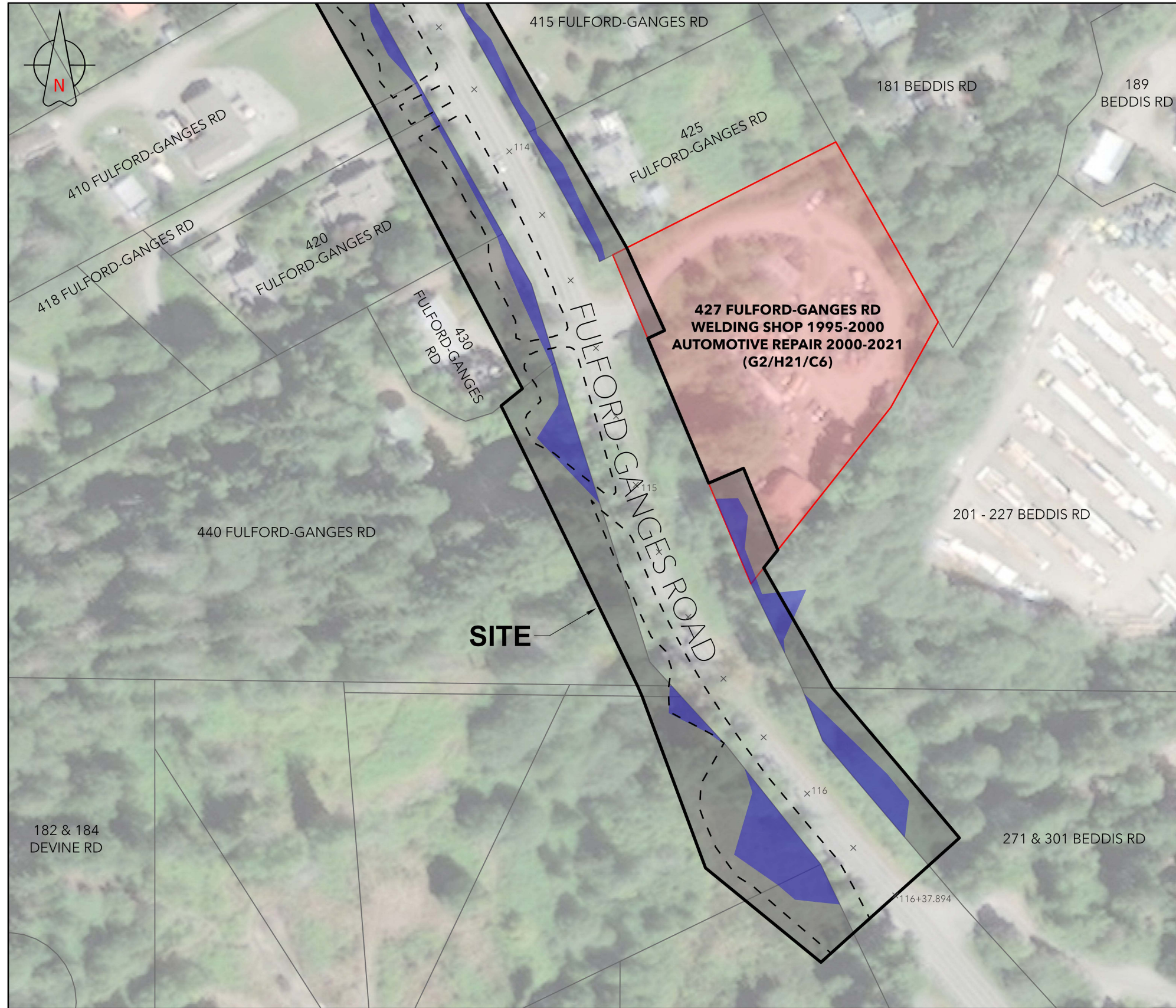
LEGEND

- BC ENV REGISTERED SITE
- LEGAL LOT LINE
- FUTURE ROW LIMITS BASED ON 70% DETAILED DESIGN
- CURRENT OR HISTORICAL CSR SCHEDULE 2 ACTIVITY IDENTIFIED OR SUSPECTED
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON CURB & GUTTER DESIGN (OPTION 1)
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON 70% DETAILED DESIGN
- APPROXIMATE CUT AREA



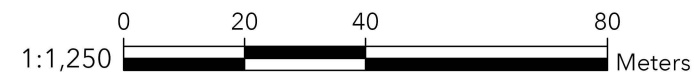
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ACTIVE EARTH ENGINEERING LTD			
CLIENT NAME: MINISTRY OF TRANSPORT AND INFRASTRUCTURE	PROJECT LOCATION: SALT SPRING ISLAND, BC		
SITE PLAN - STA 110+50 TO STA 113+60 FULFORD-GANGES ROAD			
DWN BY: LT	DWG NAME: FIG4	DATE: 2021-11-15	FIGURE 4
CHK'D: SB	PLOT:	GISFILE: 1910ZQ	



LEGEND

- BC ENV REGISTERED SITE
- LEGAL LOT LINE
- FUTURE ROW LIMITS BASED ON 70% DETAILED DESIGN
- CURRENT OR HISTORICAL CSR SCHEDULE 2 ACTIVITY IDENTIFIED OR SUSPECTED
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON CURB & GUTTER DESIGN (OPTION 1)
- APPROXIMATE PROPERTY ACQUISITION AREA BASED ON 70% DETAILED DESIGN
- APPROXIMATE CUT AREA



REFERENCE: MAP ISLANDS TRUST OPEN DATA, ESRI WORLD IMAGERY DATED 2020

ACTIVE EARTH ENGINEERING LTD			
CLIENT NAME: MINISTRY OF TRANSPORT AND INFRASTRUCTURE	PROJECT LOCATION: SALT SPRING ISLAND, BC		
SITE PLAN - STA 114+50 TO STA 116+37.894 FULFORD-GANGES ROAD			
DWN BY: LT	DWG NAME: FIG5	DATE: 2021-11-15	FIGURE 5
CHK'D: SB	PLOT:	GISFILE: 1910ZQ	



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APPENDIX A

Site Disclosure Statement

Site Disclosure Statement



Ministry of
Environment and
Climate Change Strategy

SCHEDULE 1 Site Disclosure Statement

Has the site been used for any industrial or commercial uses described in [SCHEDULE 2](#) of the Contaminated Sites Regulation? *

- Yes
 No

If you answered YES to the question above, you must complete this form if no exemptions apply.

Exemptions

Do any of the exemptions from submitting a site disclosure statement apply? (see the [CONTAMINATED SITES REGULATION](#), Division 3, Part 2) *

- Yes
 No

If you answered NO to the question above, you must complete this form. All fields are mandatory unless otherwise noted.

^ Section I - CONTACT INFORMATION

A: SITE OWNER(s) or OPERATOR(s)

Last Name *

First Name *

Company, if applicable

Address *

City *

Province/State *

Country *

Postal/Zip Code *

Phone Number *

Email *

+ Add Another

B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (leave blank if same as above)

- Agent authorized to complete form on behalf of the owner or operator

Last Name

Powell

First Name

Sam

Company, if applicable

Active Earth Engineering

C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT

Last Name *

Boyce

First Name *

Steve

Company, if applicable

Active Earth Engineering Ltd.

Address *

#160 - 2250 Boundary Road

City *

Burnaby

Province/State *

BC

Country *

Canada

Postal/Zip Code *

V5M 3Z3

Phone Number *

778-866-3438

Email *

steve.boyce@activeearth.ca

^ Section II - SITE INFORMATION**Coordinates for the centre of the site:****Latitude**

Degrees *

48

Minutes *

50

Seconds *

43.73

Longitude

Degrees *

123

Minutes *

29

Seconds *

54.93

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included with an SDS submission.

I will include a map with my submission *

Land Ownership *

Legally Titled, registered property

Untitled Crown Land

For Legally Titled, Registered Property

Site Address *

Three properties: 111 Drake Road, 249 & 251 Fulford-Ganges Road, and 427 Fulford-Ganges Road

City *

Salt Spring

Postal Code *

V8K 2K8

PID *

005-967-830

Land Description *

Residential/Industrial. Small engine repair operation.



PID *

005-504-279

Land Description *

Vacant, former salt spring island metal recycling.



PID *

023-004-614

Land Description *

Under development, former welding shop and auto repair.



+ Add Another

^ Section III - SPECIFIED INDUSTRIAL OR COMMERCIAL USES

In the format of the examples provided below, select from the drop-down list, all the industrial or commercial uses described in [SCHEDULE 2](#) which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 Reference and Description *

- C4. metal salvage operations | C6. welding or machine shops (repair or fabrication) |
- E1. appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage |
- G2. automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking |

Select all that apply

Select "none" if no Schedule 2 uses apply

^ Section IV - ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site. *

Expansions of existing ROW along Fulford-Ganges Road between Seaview Road and Cranberry Road.

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

Site Disclosure Statement completed for MOTI's internal documentation purposes and not for submission to ENV. Completed based on desktop review of records including BC Site Registry, Federal Contaminated Sites Inventory, Google Aerial and Street Imagery, historical aerials and a site visit of the project alignment.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

N/A

If not applicable, type N/A

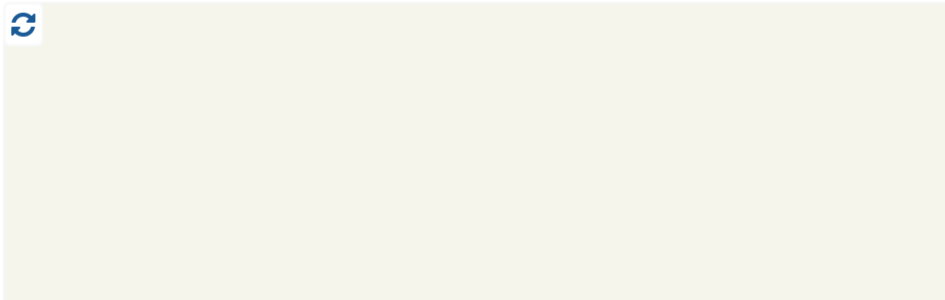
^ Section V - DECLARATIONS

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under Order
- Foreclosure
- CCAA Proceedings
- BIA Proceedings
- Decommissioning
- Ceasing Operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



Sign above

For agents completing the SDS, save to PDF then forward the form to the owner/operator to complete this section

First and Last Name

- Owner
- Operator

Date Signed



APPROVING AUTHORITY CONTACT INFORMATION

All fields in this section must be completed by the municipality (including Regional Districts) or approving officer prior to forwarding the form to the Site Registrar.

Name

Agency

Address

Phone Number

Email

Reason for submission (Please check one or more of the following):

Building Permit
for an activity that will likely disturb
soil

Subdivision

Zoning

Development Permit
for an activity that will likely disturb
soil

Date Received by Approving Authority



Date Submitted to Registrar



Version: 14