



STEP A PROJECT SCREENING: CANAL ROAD, PENDER ISLAND, BC

AE PROJECT
NUMBER: 3000-29

November 14, 2022

BC MINISTRY OF TRANSPORTATION & INFRASTRUCTURE

5A 940 Blanshard Street
Victoria, BC V8W 9T5

ATTENTION: Julie Sandusky, P.Geo.
Senior Geoscientist

REFERENCE: Canal Road, Pender Island, BC

MOTI CONTRACT: 860 CS 5296

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 improvements to an approximately 350m section of Canal Road, just east of Mt Norman Road, on Pender 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 Contract 860-CS-5296. 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:
 - Canal Road Dip Slide, South Pender Island (100% detailed drawings), prepared by McElhanney (August 2022).
 - Mt. Norman Wall No.10493R, Canal Road Dip Slide – South Pender Island, prepared by Parsons Corporation (September 2022).
- Reviewed readily available historical documents and information sources, including:
 - Island Trust Mapping Tool.
 - Canadian Energy Regulator (CER) Interactive Pipeline Map.
 - Historical Aerial Photographs.
 - Google Earth and Google Street View Imagery.
 - ENV Site Registry search.
 - Federal Contaminated Sites Inventory search.
- 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

The Project consists of the following proposed improvements:

- Constructing a retaining wall south of Canal Road on the eastern side of the project extents.
- Widening the paved surface on the south side of Canal Road.

The Project will include an expansion of the existing Road Right-of-Way (ROW) on the southern side of the current road. Additionally, a retaining wall will be constructed on an approximately 60m section south of the current road. It is estimated that approximately 280 m³ of Type D embankment fill and 9,410 m³ of Type D soil for offsite disposal will be generated during construction.

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 Rural Residential (RR1/RR2), Passive Recreation Community Park (P1) or National Park (NP) Uses
CER Interactive Pipeline Map	No pipeline or natural gas lines were identified within the Site.
Site Visit	<p>A Site visit was conducted on November 7, 2022, and the properties surrounding the Site were observed to be primarily undeveloped / forested. South of the Site was a national park (Beaumont-Gulf Islands National Park Reserve). Some rural residential properties bordered the Site to the north. No Schedule 2 activities were observed or suspected at the adjacent properties.</p> <p>Four monitoring wells were observed along the northern side of Canal Road. These were opened and found to contain inclinometers, related to geotechnical stability monitoring, and were therefore not an indication of an environmental concern.</p> <p>Two telephone poles on-Site were observed to have some dark staining on them. The staining was minor, and no staining was observed on the soils around the poles. These were considered a low risk of contamination to the Site.</p> <p>One aboveground storage tank (AST) was observed on an adjacent property to the northeast. This AST appeared to be for propane, but this could not be confirmed. It was located a significant distance and downslope from Canal Road and the Site and was considered to be a low risk of contamination to the Site.</p>
Historical Aerial Photographs	Historical aerial photographs were reviewed for the Site from circa 1967 to present. No Schedule 2 Activities were identified through the historical aerial photograph review.
BC Site Registry Search	A search of the BC Online Site Registry was conducted on October 26, 2022. No registered sites within the boundaries of, or adjacent to, the Site were identified. The nearest registered site was approximately 4km from the Site boundary.
Federal Contaminated Sites Inventory	A search of the FCSI did not identify any records within 1 km of the Site.

5 CONCLUSIONS AND RECOMMENDATIONS

Active Earth **did not** identify any CSR Schedule 2 Activities within or directly adjacent to the Site.

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

No further investigation is recommended.

6 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-5296. 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 as of the date of this report. 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. For any party to rely on this report in the future, supplemental investigation may be necessary to verify the Site conditions at that time.
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.

7 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.

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ATTACHMENTS

Figure 1 – Site Plan

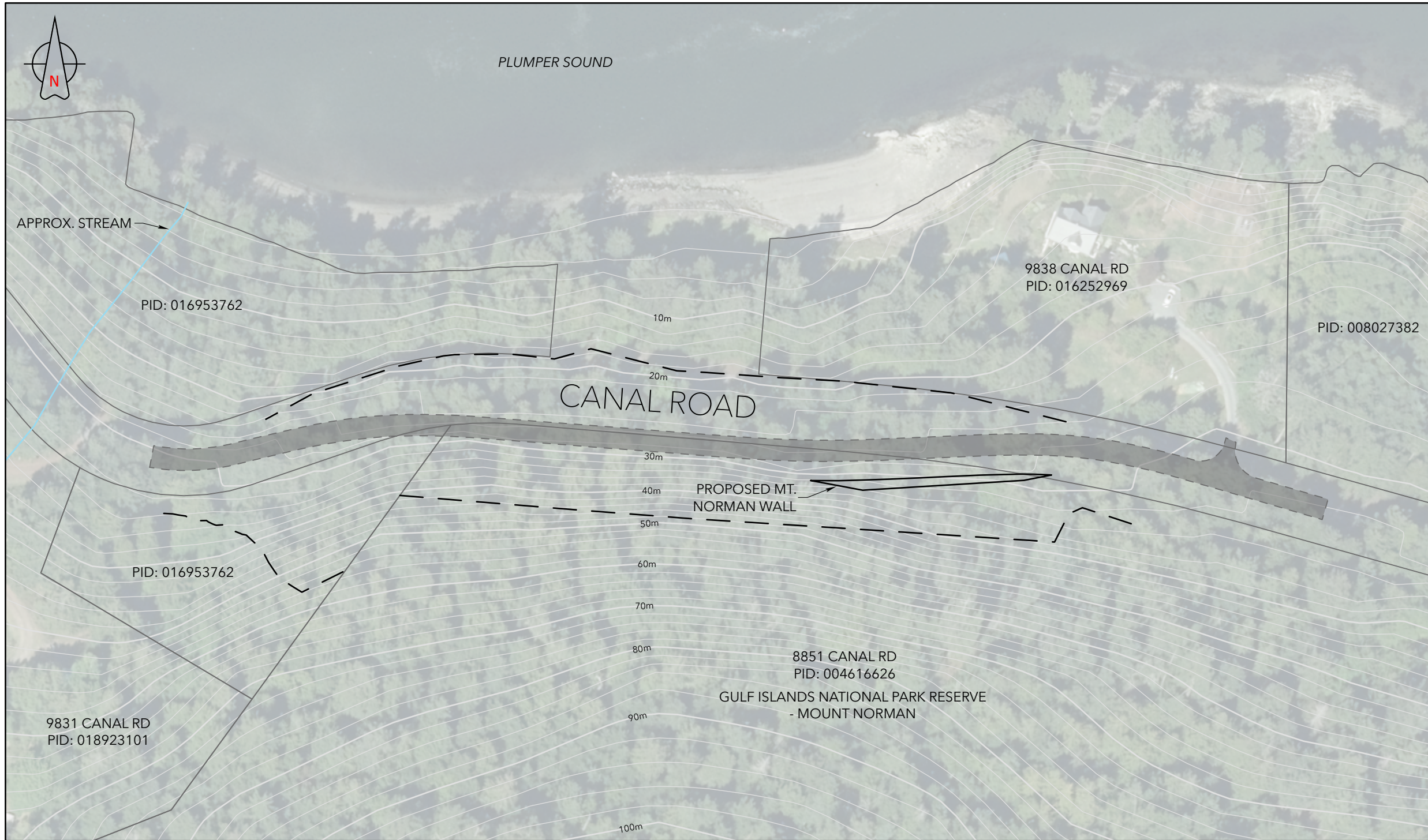


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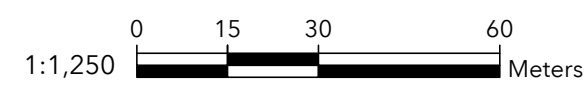
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FIGURES





- LEGEND**
- CONTOUR (2m)
 - LEGAL LOT LINE
 - - - PROPOSED CLEARING & GRUBBING LINE
 - PROPOSED ASPHALT



CLIENT NAME: MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
 PROJECT LOCATION: PENDER ISLAND, BC

**SITE PLAN
 CANAL ROAD**

DWN BY: LT DWG NAME: FIG1 DATE: 2022-10-21
 CHK'D: EG PLOT: GISFILE: 3000-29

FIGURE 1

REFERENCE: MAP ISLANDS TRUST OPEN DATA, CAPITAL REGIONAL DISTRICT MAP SERVICES INCLUDING IMAGERY DATED 2021