

February 12, 2024

Attention: Keelin Scully, P.Eng. Contaminated Sites Engineer  
Ministry of Transportation and Infrastructure  
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SLR Project No.: 201.089234.00001

Client Reference No.: MOTI Project No. 18121-0000, West Coast Road Drainage

## **RE: Step A Screening - West Coast Road Drainage**

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SLR Consulting (Canada) Ltd. (SLR) completed a Step A Screening to identify potential current and historical Contaminated Sites Regulation (CSR) Schedule 2 uses at or near the proposed West Coast Road Drainage project (the 'project'), in Sooke, BC. The project requires excavation of a drainage trench along West Coast Road (also known as Highway 14 or Sooke Road) between Maple Avenue and Caldwell Road and modifying the Statutory Right-of-Way (SRW) outlet culvert to Sooke Harbour. A site plan is shown on Figure 1. The Step A Screening was completed in preparation for construction activities, per the Ministry of Transportation and Infrastructure (MOTI) Technical Circular T-03/20, Identification and Characterization of Potentially Contaminated Soil.

Information sources reviewed for the Step A Screening included historical aerial photographs/imagery, land use, and searches of the provincial and federal registries for contaminated sites. Due to the nature of the project area, city directories and fire insurance maps were not available, and a site reconnaissance was not conducted as it was not considered necessary to determine land use related to the construction area.

## **1.0 Document Review**

### **1.1 MOTI Documents**

SLR was supplied with the following documents by MOTI:

- West Coast Road Drainage design drawings (Draft) – dated October 25, 2023
- West Coast Road SRW Culvert design drawings – dated January 9, 2024

The limits of construction shown on Figure 1 were referenced from the documents.

### **1.2 Aerial Photographs**

Aerial photographs of the site and surrounding area were reviewed for 1946 through 2006. Additional and more recent aerial photographic imagery (2006 to 2023) were reviewed on Google Earth.

In 1946, West Coast Road was visible. Residential and commercial properties were visible in the project area. A dock was present south of the project area. By 1951, more residential and commercial properties were developed in the surrounding area. By 1972, the property at the southwest corner of West Coast Road and Maple Avenue was developed as a gas station/garage, and the property at the northwest corner of the same intersection was developed with a commercial building, which is now a pub. The gas station was replaced by a marine

garage in 1990. The property north of the pub was developed as a marine garage between 1990 and 2004. These activities are adjacent to but not within the project area. No other changes of note were observed between 1955 and 2023.

### **1.3 BC Site Registry Search**

On February 1, 2023, SLR conducted an area search of the BC Ministry of Environment and Climate Change Strategy (ENV) Site Registry. There were no listings identified within a 500-metre radius of the project. A copy of the search result is included in Appendix A.

### **1.4 Federal Contaminated Site Search**

On February 1, 2023, SLR conducted a search of the Federal Contaminated Site Inventory (FCSI) online database (Directory of Federal Real Property | Treasury Board of Canada Secretariat [tbs-sct.gc.ca]) to identify known federal contaminated sites. One federal contaminated site was identified within 500 m of the project. A copy of the search result is included in Appendix A.

Site number 00021438 was noted to be approximately 320 m south of the project area in the Sooke Inlet. The site is listed as “Sooke” and is a suspected contaminated site reported by Fisheries and Oceans Canada. Due to the location and distance of the site in relation to the project area, it is considered low risk.

## **2.0 Conclusions**

No Schedule 2 activities were identified within the project boundaries. Therefore, per MOTI Technical Circular T-03/20, Step B investigation is not required for the project. However, it is advisable to characterize cut soils per Step B of MOTI’s Technical Circular T-03/20, if they are to be relocated to a third party property.

During construction activities, if areas of soil contamination not previously identified (i.e., soil that exhibits odours or staining) or debris are encountered, the soils should be segregated for further assessment in accordance with MOTI’s Standard Specification for Highway Construction 165.14.03 and Appendix 165-A.

## **3.0 Statement of Limitations**

This report has been prepared by SLR Consulting (Canada) Ltd. (SLR) for the BC Ministry of Transportation and Infrastructure (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes and that Authorized Users are entitled to use on this report for the Purpose (as such terms are defined in Consulting Services Contract 860CS5297). Copying or distribution of this report, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

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## 4.0 Closure

Should you have any questions or comments, please do not hesitate to contact the undersigned.

Regards,

SLR Consulting (Canada) Ltd.



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The Association of Professional Engineers and Geoscientists of the  
Province of British Columbia SLR Consulting (Canada) Ltd. Permit to Practice #1001562

Attachments    Figure 1  
                      Appendix A – Supporting Documents



# Figure

## Step A Screening

West Coast Road, Sooke

Ministry of Transportation and Infrastructure

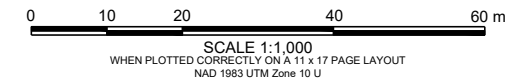
SLR Project No.: 201.089234.00001

February 12, 2024



- LEGEND:**
- PROPERTY BOUNDARY
  - TRENCH AREA
  - UTILITIES AND SYMBOLS
  - U/G STORM SEWER LINE

**NOTES:**  
 NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.  
 REFERENCED FROM: MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE, DRAWING No. R1-991-101.  
 ParcelPolygon from ArcGIS: LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA (PARCELMAP BC)  
 IMAGERY: ©2023 MICROSOFT CORPORATION ©2022 MAXAR ©CNES (2022) DISTRIBUTION AIRBUS DS (IMAGE DATE: 2021)



MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
 WEST COAST ROAD  
 SOOKE, BC

WEST COAST ROAD DRAINAGE - STEP A

**SITE PLAN**



FIGURE NO:  
**1**

DATE: February 9, 2024

PROJECT NO: 201.089234.00001



# Appendix A Supporting Documents

## Step A Screening

West Coast Road, Sooke

Ministry of Transportation and Infrastructure

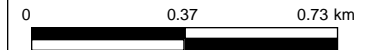
SLR Project No.: 201.089234.00001

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**Legend**

- Environmental Remediation



1: 18,056

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Datum: NAD83

Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**Key Map of British Columbia**



# Treasury Board of Canada Secretariat

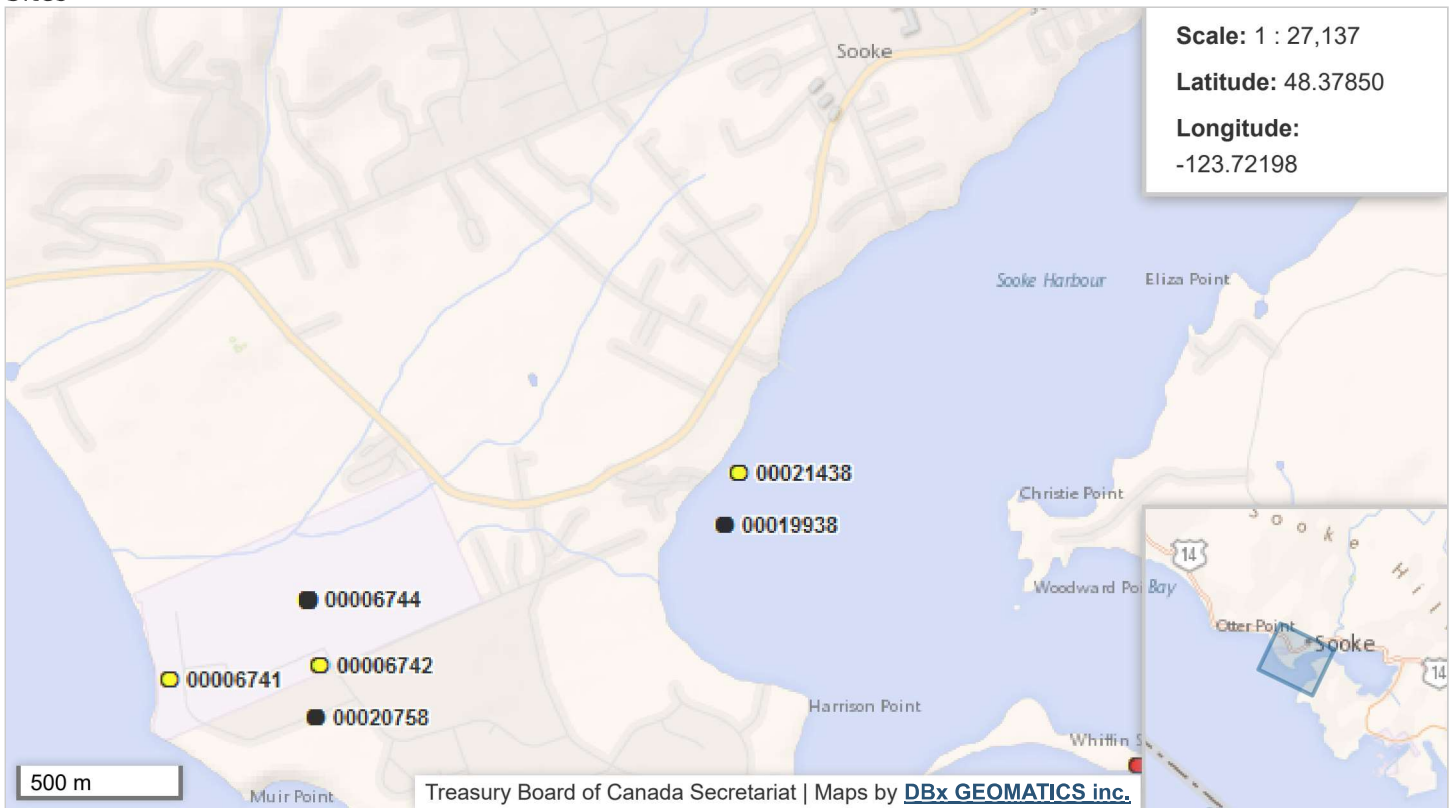
[Home](#) > [OCG](#) > [Real Property Management](#) > [FCSI](#) > DFRP/FCSI - Map Navigator

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## DFRP/FCSI - Map Navigator



**Area:** Sooke, Capital H (Part 1) **Content:** 0 Federal Property, 0 Federal Building, 13 Federal Contaminated Sites



## Layers

-   Federal Properties
-   Federal Buildings
-    Federal Contaminated Sites
-  Economic Region
-  Census Divisions
-  Census Subdivisions
-  Metropolitan Areas
-  Federal Electoral Districts
-  Treaty Areas

<sup>1</sup> This layer is visible only when the map scale is smaller than 1:3,000,000.

<sup>2</sup>  Suspected  Active  Closed

<sup>3</sup> Google base maps are only available when the map scale is smaller than 1:60,000.

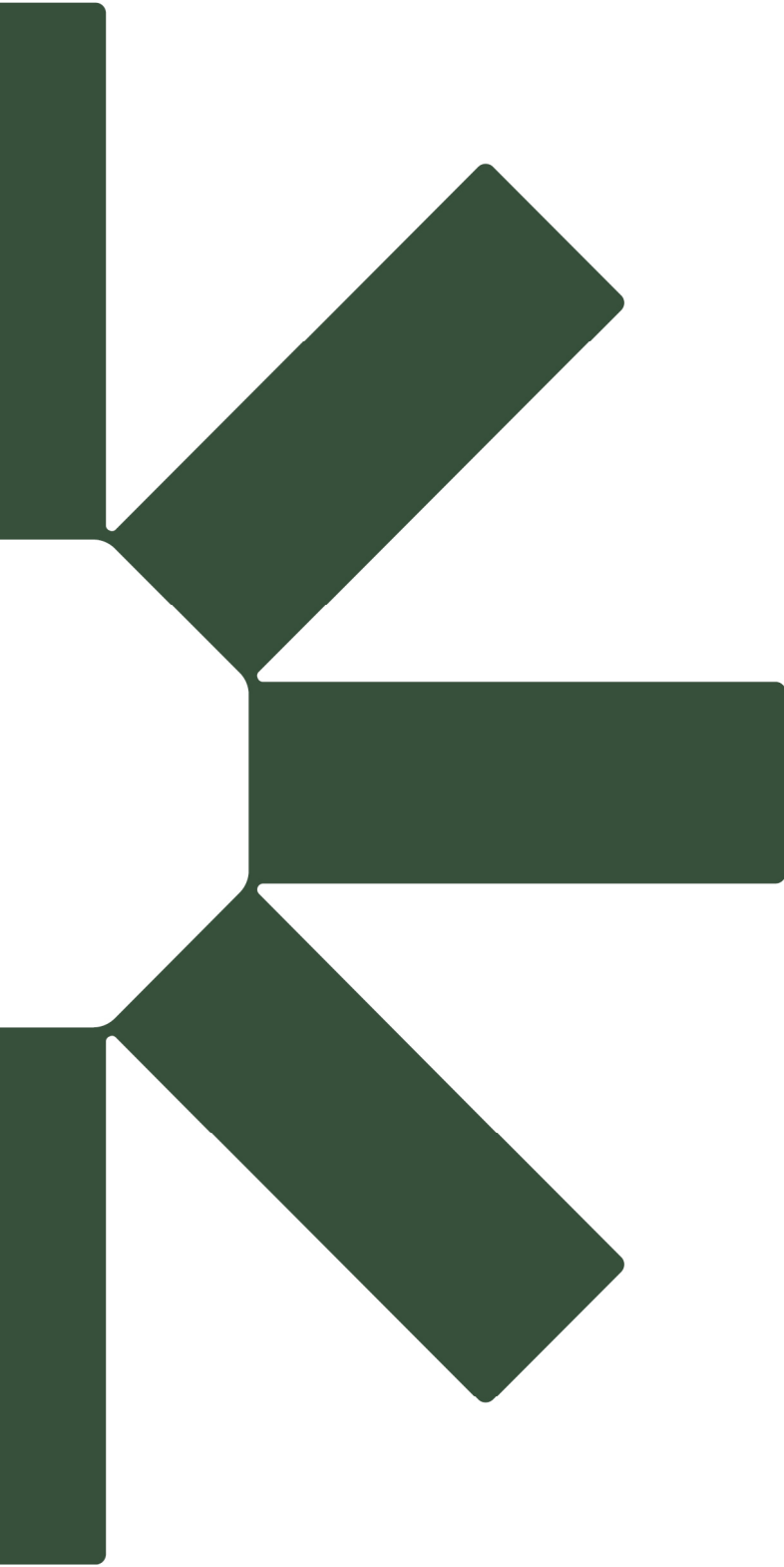
IMPORTANT NOTE: The tables below are currently not synchronized with the map content.  
 Please click on the following button if you want to update the tables content: [UPDATE TABLES](#)

**Federal Properties (0) / Parcels (0)** **Federal Buildings (0)** **Federal Contaminated Sites (14)**

Number of rows per page: 25 Page(s): 1 / 1

Site Number	Reporting Organization or Branch	Internal Identifier	Site Name
00019938	Fisheries and Oceans Canada	P K 00616	Sooke Harbour Range - Front
00019939	Fisheries and Oceans Canada	P K 00617	Sooke Harbour Inner Range - Rear
00019940	Fisheries and Oceans Canada	P K 00619	Sooke Harbour Outer Range - Rear
00020029	Fisheries and Oceans Canada	P K 00733	Whiffin Spit
00020758	Fisheries and Oceans Canada	P K 01503	Sooke Radio, 7316 McMillan Road - Unassessed
00020882	Fisheries and Oceans Canada	P K 05247	Sooke Moorage - Unassessed
00021438	Fisheries and Oceans Canada	P S 06173	SOOKE
00024419	Fisheries and Oceans Canada	P K 00617	Sooke Harbour Inner Range - Front
00024420	Fisheries and Oceans Canada	P K 00619	Sooke Harbour Outer Range - Front
00006741	Indigenous Services Canada	0902926906	657 - T'Sou-ke First Nation - 06843 - T'SOU-KE 2 - 0902926906
00006742	Indigenous Services Canada	0902927006	657 - T'Sou-ke First Nation - 06843 - T'SOU-KE 2 - 0902927006
00006744	Indigenous Services Canada	0902927206	657 - T'Sou-ke First Nation - 06843 - T'SOU-KE 2 - 0902927206
00006745	Indigenous Services Canada	0902927306	657 - T'Sou-ke First Nation - 06843 - T'SOU-KE INDIAN RESERVE NO. 2 - 0902927306
00006746	Indigenous Services Canada	0902927406	657 - T'Sou-ke First Nation - 06843 - T'SOU-KE INDIAN RESERVE NO. 2 - 0902927406

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