



APPROVAL IN PRINCIPLE

(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that the remediation plan described herein submitted by Aragon (Cordova Bay) Properties Ltd. for the contaminated site identified in Schedule A of this document has been approved.

When implemented, the remediation plan must be implemented in accordance with the requirements and conditions specified in Schedule B.


The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

I have issued this Approval in Principle based on a review of the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Approval in Principle if conditions imposed in the Approval in Principle are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

August 7, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 755 Cordova Bay Road, 773 Cordova Bay Road, 5371 Alderley Road, 799 Cordova Bay Road, Saanich, British Columbia which is more particularly known and described as:

Lot 5, Section 42, Lake District, Plan 651, except part in Plan EPP38166;
PID: 005-949-891; 755 Cordova Bay Road

Lot 2, Sections 41 and 42, Lake District, Plan 6042, except that part in Plan 8605;
PID: 004-158-687; 773 Cordova Bay Road


Lot B, Section 41, Lake District, Plan 15533;
PIDs: 024-164-321; 004-158-687; 5371 Alderley Road

Lot 2 Section 42 Lake District Plan VIP67193;
PID: 024-164-321; 799 Cordova Bay Road

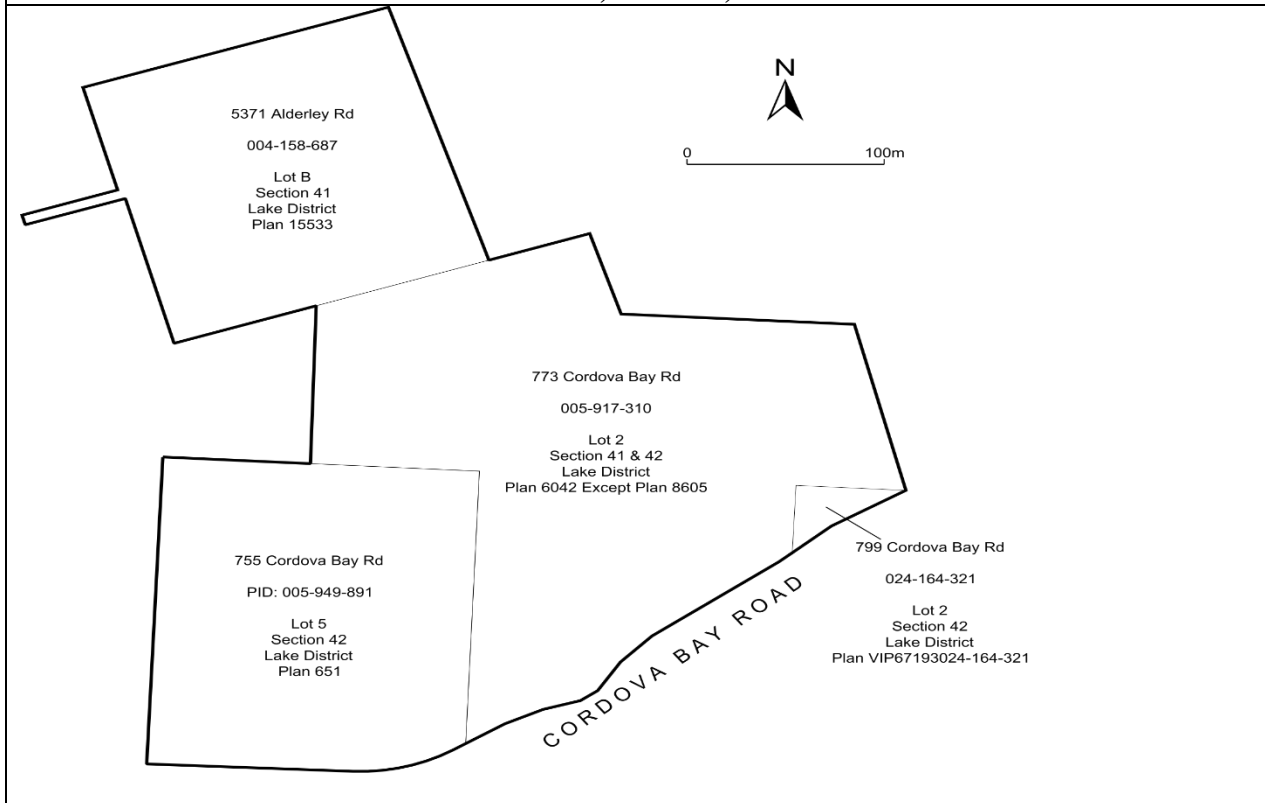
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 31' 57"
Longitude: 123° 22' 51"

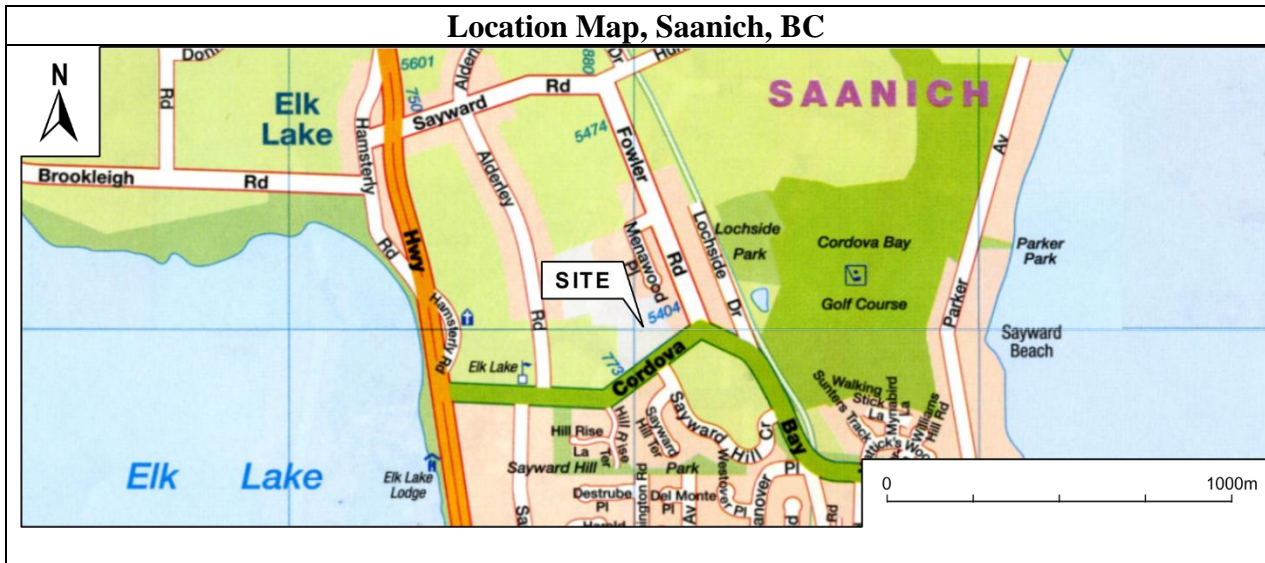
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Site Plan, Saanich, BC



Location Map, Saanich, BC



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Schedule B


Requirements and Conditions

1. Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible person in the manner and schedule specified in the plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
2. Any substantial modifications to the approved remediation plan, including substantial changes to the remediation schedule, conditions or circumstances described in the risk assessment upon which the remediation plans is based, or changes in land, vapour, water, or sediment use, must be promptly identified in a written submission by the responsible person to the Director. An application for an amendment or new Approval in Principle may be necessary.
3. Up-to-date records of monitoring, inspections and maintenance of any works must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
4. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
5. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.
6. A statement signed by an Approved Professional must be submitted to the Director annually within 90 days of the anniversary of the date of issuance of this Approval in Principle. The statement must include the following:
 - (a) A summary of remedial activities undertaken during the reporting period; and
 - (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan.

If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:

- (a) A summary of remedial activities undertaken to date;


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- (b) An assessment comparing remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;
 - (c) Interpretation of current and cumulative monitoring results from the soil, vapour, groundwater, monitoring program;
 - (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
7. 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 the site. These assumptions include the following:
- a) Buildings will be constructed according to the 2012 or later BC Building Codes.*
 - b) Future buildings may include basements and parkades, building foundations will not be in contact with groundwater.*

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 or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

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Schedule C

Substances and Uses

Substances to be remediated in soil for low density residential land soil use:

To meet risk-based remediation standards:


aluminum	7429-90-5	iron	7439-89-6
anthracene	120-12-7	lead	7439-92-1
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	molybdenum	7439-98-7
benzene	71-43-2	naphthalene	91-20-3
benz(a)anthracene	56-55-3	phenanthrene	85-01-8
benzo(a)pyrene	50-32-8	pyrene	129-00-0
benzo(b+j)fluoranthenes	205-99-2	vanadium	7440-62-2
benzo(k)fluoranthene	207-08-9	xylenes	1330-20-7
chromium	7440-47-3	zinc	7440-66-6
cobalt	7440-48-4	HEPHs	N/A
copper	7440-50-8	LEPHs	N/A
dibenz(a,h)anthracene	53-70-3	VPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5		

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

uranium	7440-61-1
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Schedule D

Documents

- *Summary of Site Condition*, prepared by PGL Environmental Consultants, dated Apr 2019;
- *Screening Level Risk Assessment, 773 Cordova Bay Road, Saanich, BC*, prepared by PGL Environmental Consultants, dated Jun 2019;
- *Stage 1 Preliminary Investigation Update, Stage 2 Preliminary and Detailed Site Investigation, and Remediation Plan, 773 Cordova Bay Road, Saanich, BC*, prepared by PGL Environmental Consultants, dated Jun 2019;
- *Environmental Site Investigation, Parcel ID: 024-164-321, 799 Cordova Bay Road, Saanich, BC*, prepared by PGL Environmental Consultants, dated Nov 2018;
- *Detailed Site Investigation, Phase 1, 2, and 3, Triangle Hill*, prepared by Arcadis Canada Inc., dated Apr 2017;
- *Summary of December 2013 and January 2014 Environmental Investigation Activities at Trio Ready Mix Ltd. Property, Saanich, BC*, prepared by Hemmera Envirochem Inc., dated Feb 2014;
- *Stage 1 Preliminary Site Investigation, 755 & 773 Cordova Bay Road, 5371 Alderley Road and PID 024-164-321, Saanich, BC*, prepared by Hemmera Envirochem Inc., dated Jan 2014; and
- *Stage 2 Preliminary Site Investigation, 773 Cordova Bay Road, Victoria, BC*, prepared by Franz Environmental Inc., dated May 2013.

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