



**VIA EMAIL:** [bsawchyn@pcurban.ca](mailto:bsawchyn@pcurban.ca)

Victoria File: 26250-20/23515  
Site ID: 23515

July 6, 2022

856 Esquimalt Road Ltd., Inc.No. BC1210435 and  
858 Esquimalt Road Ltd., Inc.No. BC1210428  
Suite 880 – 1090 West Georgia Street  
Vancouver, BC V6E 3V7

Attention: Brent Sawchyn

**Re: Approval in Principle – Portion of 848 Esquimalt Road, Esquimalt, B.C.**

Please find enclosed an Approval in Principle respecting the contaminated site referenced above.

In addition to the conditions set out in Schedule B of the Approval in Principle, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Approval in Principle 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 Approval in Principle will restrict or impair the Director's powers in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in Part 8 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. This Approval in Principle does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all

activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

5. Additional permits and approvals may be required before remediation begins.
6. All site materials (e.g., excavated soil, replaced soil, groundwater from dewatering, pumping, well development etc.) must be characterized and managed in accordance with applicable legislation and ministry guidance.
7. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
8. Please be advised that there are inherent health and safety risks associated with remediation activities at contaminated sites. Development of site-specific work procedures in accordance with WorkSafeBC regulations is warranted. Please direct related questions to the WorkSafeBC office at 604-276-3100 (Lower Mainland only) or 1-888-621-7233 (toll free in B.C.).
9. 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 plan is based, or changes in land use, must be promptly identified by written submission to the Director.
10. If an application for a Certificate of Compliance is to be submitted for the site, the confirmation of remediation report accompanying the application must demonstrate compliance with the remediation standards and criteria in force at the time the application for the Certificate is made, which may differ from the remediation standards and criteria in force at the time of issuance of this Approval in Principle.

Issuance of this Approval in Principle is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Approval in Principle, please contact the undersigned at [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Windsor Manor Strata c/o Meg De Wolfe, Strata Property Manager, South Island Property Management, [meg@sipmltd.com](mailto:meg@sipmltd.com)

Joel Clary, Director of Engineering and Public Works, Township of Esquimalt, [joel.clary@esquimalt.ca](mailto:joel.clary@esquimalt.ca)

Bill Brown, Director of Development Services, Township of Esquimalt, [bill.brown@esquimalt.ca](mailto:bill.brown@esquimalt.ca)

Zayed Mohamed, Approved Professional, PGL Environmental Consultants [zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)

CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

Charges, Liens, and Interest Holders (by mail only):

Strata Lot #	PID	Registration Number	Charges, Liens, or Interest Holder:
1	000-296-520	CA5072837	CANADIAN IMPERIAL BANK OF COMMERCE 400 Burrard Street, Vancouver, BC V6C 3A6
2	000-296-538	CA4176532	COAST CAPITAL SAVINGS CREDIT UNION 800-9900 King George Blvd, Surrey, BC V3T 0K7
3	000-296-546	CA8180784	PATRICK WILSON REID 8-848 Esquimalt Road, Victoria, BC V9A 6W9
4	000-296-562	CA7388240 CA9080520	THE TORONTO-DOMINION BANK 700 W Georgia St. Pacific Centre, Vancouver, BC V7Y 1A2
5	000-296-571	CA8449181	COMPUTERSHARE TRUST COMPANY OF CANADA 510 Burrard St, 3rd Floor Vancouver, BC V6C 3B9
6	000-296-597	CA5534103  CA5976788	THE BANK OF NOVA SCOTIA 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7  THE TORONTO-DOMINION BANK 700 W Georgia St. Pacific Centre, Vancouver, BC V7Y 1A2
7	000-159-689	EW101856	ROYAL BANK OF CANADA 1025 W Georgia Street, Vancouver, BC V6E 3N9
8	000-296-601	FB254494	THE TORONTO-DOMINION BANK 700 W Georgia St. Pacific Centre, Vancouver, BC V7Y 1A2
9	000-296-627	CA9429571	COMPUTERSHARE TRUST COMPANY OF CANADA 510 Burrard St, 3rd Floor Vancouver, BC V6C 3B9
10	000-296-635	FA71369	THE BANK OF NOVA SCOTIA 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
11	000-296-643	CA6944753	CANADIAN IMPERIAL BANK OF COMMERCE 400 Burrard Street, Vancouver, BC V6C 3A6
12	000-296-651	CA8783819	THE BANK OF NOVA SCOTIA

			650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
13	000-296-660	CA6076069	ROYAL BANK OF CANADA 1025 W Georgia Street, Vancouver, BC V6E 3N9
14	000-296-678	N/A	N/A
15	000-296-694	CA2679593	FIRST NATIONAL FINANCIAL GP CORPORATION 1140 W Pender St, Vancouver, BC V6E 2R9
16	000-296-708	CA7208458	STREET CAPITAL BANK OF CANADA 900 West Hastings Street, Suite 400, Vancouver, BC V6C 1E5
17	000-296-724	N/A	N/A
18	000-296-732	CA8728916	CANADIAN IMPERIAL BANK OF COMMERCE 400 Burrard Street, Vancouver, BC V6C 3A6
19	000-296-741	CA7741150	ROYAL BANK OF CANADA 1025 W Georgia Street, Vancouver, BC V6E 3N9
20	000-296-759	CA7777561	SCOTIA MORTGAGE CORPORATION 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
21	000-296-767	N/A	N/A
22	000-296-783	FA60012	COAST CAPITAL SAVINGS CREDIT UNION 800-9900 King George Blvd, Surrey, BC V3T 0K7
23	000-216-585	CA7767511	COMPUTERSHARE TRUST COMPANY OF CANADA 510 Burrard St, 3rd Floor Vancouver, BC V6C 3B9
24	000-296-791	N/A	N/A
25	000-170-941	N/A	N/A
26	000-296-805	N/A	N/A
27	000-296-821	FB121942	THE TORONTO-DOMINION BANK 700 W Georgia St. Pacific Centre, Vancouver, BC V7Y 1A2
28	000-296-830	CA5796582	BANK OF MONTREAL 595 Burrard Street, Bentall Centre, Vancouver, BC V7X 1L7
29	000-296-856	CA8436721	COMPUTERSHARE TRUST COMPANY OF CANADA 510 Burrard St, 3rd Floor Vancouver, BC V6C 3B9
30	000-296-864	CA9560215	THE TORONTO-DOMINION BANK 700 W Georgia St. Pacific Centre, Vancouver, BC V7Y 1A2
31	000-296-872	N/A	N/A
32	000-056-707	N/A	N/A
33	000-296-899	CA1053308	SCOTIA MORTGAGE CORPORATION 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
34	000-296-911	CA8495401	THE BANK OF NOVA SCOTIA 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
35	000-056-120	CA8093114	ROYAL BANK OF CANADA 1025 W Georgia Street, Vancouver, BC V6E 3N9
36	000-296-929	CA5152832	BANK OF MONTREAL 595 Burrard Street, Bentall Centre, Vancouver, BC V7X 1L7
37	000-296-937	CA9130257	COMPUTERSHARE TRUST COMPANY OF CANADA 510 Burrard St, 3rd Floor Vancouver, BC V6C 3B9
38	000-296-945	CA7782904	SCOTIA MORTGAGE CORPORATION

			650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
39	000-296-953	N/A	N/A
40	000-296-961	N/A	N/A
41	000-296-970	CA2679554	SCOTIA MORTGAGE CORPORATION 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
42	000-296-988	N/A	N/A
43	000-296-996	CA2294811	THE BANK OF NOVA SCOTIA 650 W. Georgia Street, Scotia Tower, Vancouver, BC V6B 4N7
44	000-297-003	CA1998343	MCAP SERVICE CORPORATION 475 Howe Street, #2100, Vancouver, BC V6C 2B3
45	000-297-011	CA79045	HSBC BANK CANADA 885 West Georgia Street, Vancouver, BC V6C 3E9
46	000-297-020	CA8459820	FIRST CREDIT UNION 4448 A Marine Ave, Powell River, BC V8A 2K2
47	000-297-038	CA5619706	COMPUTERSHARE TRUST COMPANY OF CANADA 510 Burrard St, 3rd Floor Vancouver, BC V6C 3B9
48	000-297-046	CA7444581	CANADIAN IMPERIAL BANK OF COMMERCE 400 Burrard Street, Vancouver, BC V6C 3A6
49	000-297-054	CA8307884	COASTAL COMMUNITY CREDIT UNION 220-59 Wharf Street, Nanaimo, BC V9R 2X3
50	000-297-062	CA5945468	ROYAL BANK OF CANADA 1025 W Georgia Street, Vancouver, BC V6E 3N9



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

**THIS IS TO CERTIFY** that the remediation plan described herein submitted by 856 Esquimalt Road Ltd., Inc.No. BC1210435 and 858 Esquimalt Road Ltd., Inc.No. BC1210428 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.

The substances to which this Approval in Principle applies migrated to the site from a neighbouring source. It should not be assumed that this Approval in Principle is an approval for the remediation of all contaminants at the site.

July 6, 2022  
Date Issued

  
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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is a portion of 848 Esquimalt, Esquimalt, British Columbia. The site is a portion of the common property held by the strata lots listed below and defined by metes and bounds.

Strata Lot #	Legal Description	PID
1	STRATA LOT 1, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-520
2	STRATA LOT 2, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-538
3	STRATA LOT 3, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-546
4	STRATA LOT 4, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-562
5	STRATA LOT 5, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-571
6	STRATA LOT 6, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-597
7	STRATA LOT 7, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-159-689
8	STRATA LOT 8, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-601
9	STRATA LOT 9, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-627

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10	STRATA LOT 10, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-635
11	STRATA LOT 11, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-643
12	STRATA LOT 12, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-651
13	STRATA LOT 13, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-660
14	STRATA LOT 14, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-678
15	STRATA LOT 15, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-694
16	STRATA LOT 16, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-708
17	STRATA LOT 17, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-724
18	STRATA LOT 18, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-732
19	STRATA LOT 19, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-741
20	STRATA LOT 20, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-759

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21	STRATA LOT 21, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-767
22	STRATA LOT 22, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-783
23	STRATA LOT 23, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-216-585
24	STRATA LOT 24, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-791
25	STRATA LOT 25, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-170-941
26	STRATA LOT 26, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-805
27	STRATA LOT 27, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-821
28	STRATA LOT 28, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-830
29	STRATA LOT 29, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-856
30	STRATA LOT 30, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-864
31	STRATA LOT 31, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-872

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32	STRATA LOT 32, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-056-707
33	STRATA LOT 33, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-899
34	STRATA LOT 34, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-911
35	STRATA LOT 35, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-056-120
36	STRATA LOT 36, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-929
37	STRATA LOT 37, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-937
38	STRATA LOT 38, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-945
39	STRATA LOT 39, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-953
40	STRATA LOT 40, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-961
41	STRATA LOT 41, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-970
42	STRATA LOT 42, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-988

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43	STRATA LOT 43, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-296-996
44	STRATA LOT 44, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-003
45	STRATA LOT 45, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-011
46	STRATA LOT 46, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-020
47	STRATA LOT 47, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-038
48	STRATA LOT 48, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-046
49	STRATA LOT 49, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-054
50	STRATA LOT 50, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN 169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	000-297-062

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The affected area is a portion of the common property more particularly described as:  
Point of Commencement (P.o.C) being at the SE most corner of Lot A Section 11, Esquimalt  
District Plan VIP80973 and proceeding

N 75° 39' 12.9013" W 8.944m, then  
N 24° 01' 47.4154" W 13.100m, then  
S 68° 07' 31.7084" E 11.825m, then  
N 69° 46' 17.8088" E 13.529m, then  
S 26° 11' 25.0635" E 9.639m, then  
S 77° 42' 31.6768" W 3.876m, then  
S 63° 50' 42.0135" W 11.293m to P.o.C

The site contains part of a legal parcel is depicted in an engineering drawing prepared by PGL  
Environmental on December 21, 2021.

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

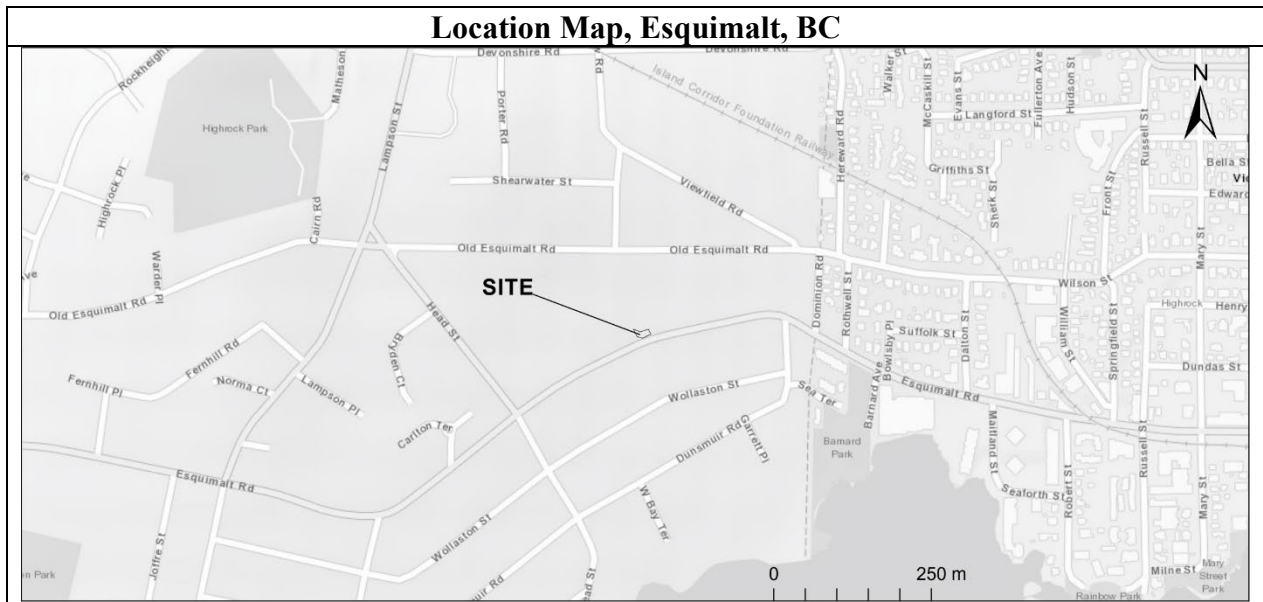
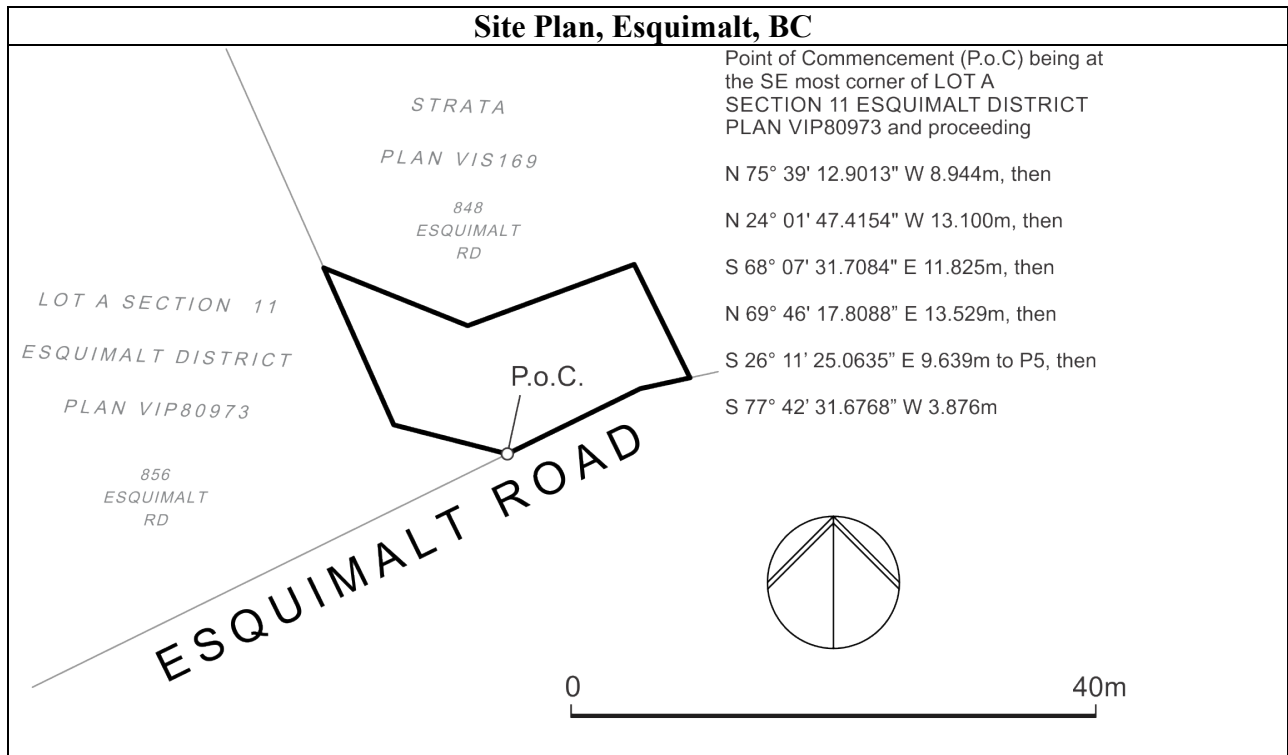
Latitude: 48° 25' 55.00"  
Longitude: 123° 23' 52.00"

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For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible persons 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 plan is based, or changes in land, vapour, or water, use, must be promptly identified in a written submission by the responsible persons 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 persons 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.
7. 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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For Director, *Environmental Management Act*

- (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;
  - (c) Interpretation of current and cumulative monitoring results from the monitoring program; and
  - (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
8. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:
- (a) *The affected area will remain in its current configuration; or,*
  - (b) *Any future building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings 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 Approval in Principle may be necessary.

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## Schedule C

### Substances and Uses

#### *Substances to be remediated in soil for high density residential land soil use:*

To meet risk-based remediation standards:

tetraethyl lead	78-00-2
VPHs	n/a
xylenes	1330-20-7

#### *Substances to be remediated in water for drinking water use:*

To meet risk-based remediation standards:

arsenic	7440-38-2
tetraethyl lead	78-00-2
trimethylbenzene, 1,3,5-	108-67-8
xylenes, total	1330-20-7

#### *Substances to be remediated in water for marine aquatic life water use:*

To meet risk-based remediation standards:

LEPHw	n/a
naphthalene	91-20-3
VPHw	n/a

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## Schedule D

### Documents

- *RE: 23515/23514/23515 draft AiPs – preliminary review*, Zayed Mohamed, PGL Environmental Ltd., emails dated June 7 and 27, 2022.
- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental Ltd., dated December 2021.
- *Stage 2 Preliminary and Detailed Site Investigation, Screening Level Risk Assessment, and Remediation Plan – 856 and 858 Esquimalt Road, Esquimalt, BC*, prepared by PGL Environmental Ltd., dated December 2021.
- *Performance Verification Plan – 848 Esquimalt Road, Esquimalt, BC, (ENV Site 23515)*, prepared by PGL Environmental Ltd., dated December 2021.
- *Preapproval under Protocol 6 Application for Area Wide Determination of Contaminated Fill – 856 and 858 Esquimalt Road, Esquimalt, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated April 30, 2021.
- *Protocol 6 Preapproval Application Not to Delineate Area-wide Fill Contamination, 856 and 858 Esquimalt Road, Esquimalt, BC*, prepared by PGL Environmental Ltd., dated April 7, 2021.
- *Stage 1 Preliminary Site Investigation – 856 and 858 Esquimalt Road, Esquimalt, BC*, prepared by PGL Environmental Ltd., dated November 2020.

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