



Ministry of
Environment

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

THIS IS TO CERTIFY that the remediation plan described herein submitted by the Capital Regional District 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.

Oct 7, 2014
Date Issued

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*

Schedule A

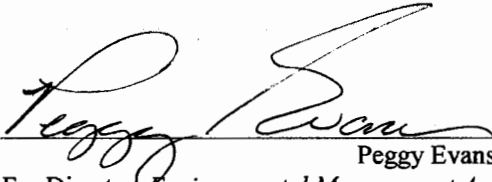
The site covered by this Approval in Principle is located at 337-343 Victoria View Road, Esquimalt, British Columbia which is more particularly known and described as:

Lot A, Section 11, Esquimalt District, Plan 35322, PID 000-336-491
Lot B, Section 11, Esquimalt District, Plan 35322, PID 000-336-505
Lot C, Section 11, Esquimalt District, Plan 35322, PID 000-336-513
Lot D, Section 11, Esquimalt District, Plan 35322, PID 000-336-521
Lot E, Section 11, Esquimalt District, Plan 35322, PID 000-336-530

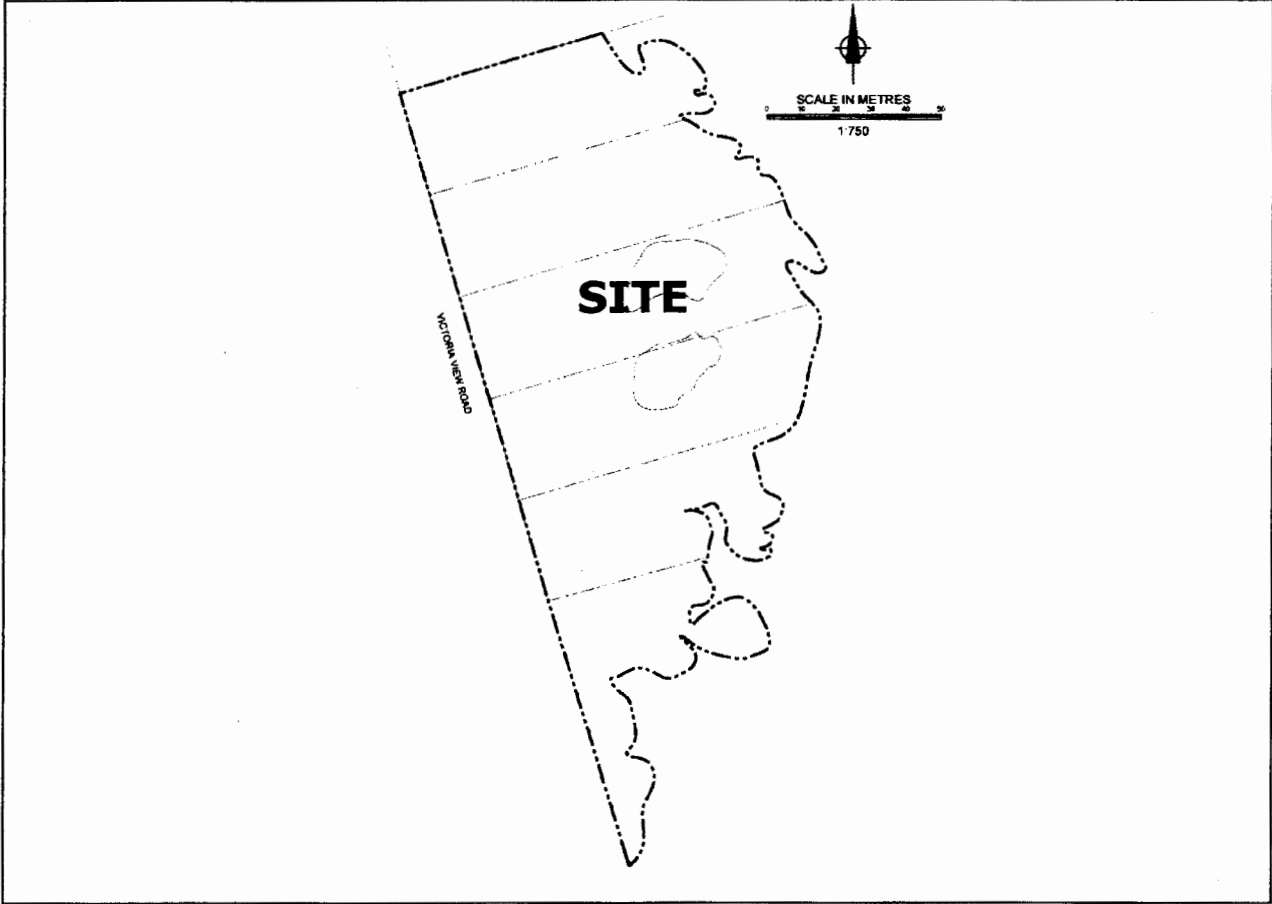
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 25' 14.4"
Longitude: 123° 23' 49.9"

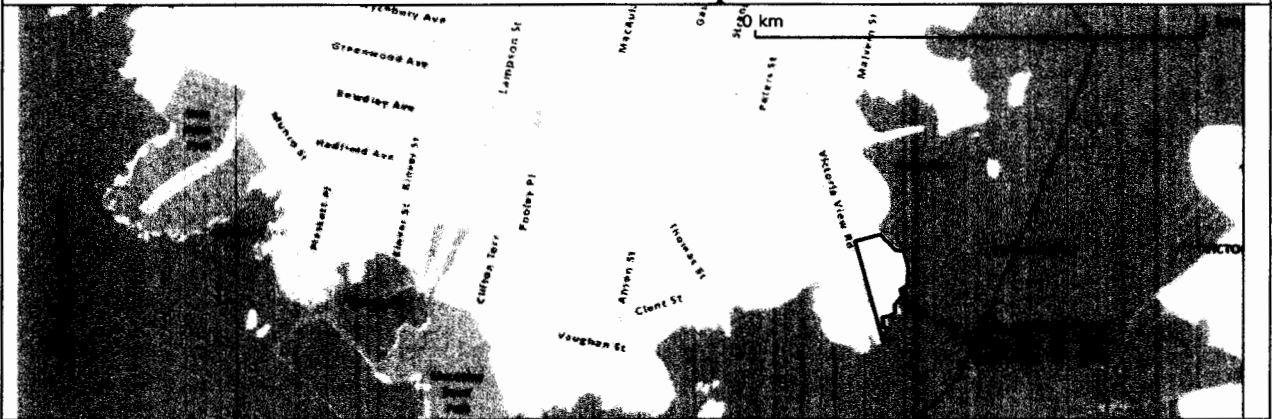
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Site Plan



Location Map



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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, 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, supporting documentation (e.g., analytical reports, records of inspection, etc.) must be submitted for review.

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

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depths of buildings existing or expected at the site. These assumptions include the following:

Any buildings constructed as part of future redevelopment would be of slab on grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches 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 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 industrial land soil use:

To meet numerical remediation standards:

- VPHs, LEPHs and HEPHs;
- Arsenic and chromium; and
- Benzene, ethylbenzene and xylene.

Substances to be remediated in water for marine aquatic life and drinking water uses:

To meet numerical remediation standards:

- LEPHw;
- Naphthalene; and
- Cobalt and copper.

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Schedule D

Documents

Summary of Site Condition, prepared by Stantec Consulting Ltd., dated July 24, 2014;

Amendment to our report "Report on Findings and Remediation Plan, McLaughlin Point Site, 337-343 Victoria View Road Esquimalt, BC", prepared by Stantec Consulting Ltd., dated July 23, 2014

Report on Findings and Remediation Plan, McLaughlin Point Site, 337-343 Victoria View Road Esquimalt, BC, prepared by Stantec Consulting Ltd., dated March 4, 2014;

2011 and 2012 Excavation Summary, Former Distribution Terminal and Agency Site 337-343 Victoria View Road, Esquimalt, BC SAP NO. 88002302 / Site ID 300544, prepared Golder Associates Ltd., dated January 28, 2013;

Implementation of On-Site Surface Water Management and Post-Excavation Groundwater Assessment, Former Distribution Terminal and Agency Site 337-343 Victoria View Road, Esquimalt, BC SAP NO. 88002302 / Site ID 300544, prepared by Golder Associates Ltd., dated January 18, 2013;

Confirmation of Remedial Soil Excavation, Former Distribution Terminal and Agency Site 337-343 Victoria View Road, Esquimalt, BC SAP NO. 88002302 / Site ID 300544, prepared by Golder Associates Ltd., dated January 16, 2013;

Confirmation of Soil Excavation Report, 337-343 Victoria View Road, Esquimalt, BC SAP NO. 88002302, prepared by Golder Associates Ltd., dated December 20, 2011;

Limited Stage 2 Preliminary Site Investigation, Former Imperial Oil Limited Agency and Terminal Facility 337-343 Victoria View Road, Esquimalt, BC SAP NO. 88002302, prepared by Golder Associates Ltd., dated May 19, 2011; and

Stage 1 Preliminary Site Investigation, Former Imperial Oil Limited Agency and Terminal Facility 337-343 Victoria View Road, Esquimalt, BC SAP NO. 88002302, prepared by Golder Associates Ltd., dated May 10, 2011.

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