



14 December, 2016

Victoria File: 26250-20/16759
SITE: 16759

VIA EMAIL ONLY: mgeraghty@keystoneenviro.com and emachado@gibsons.ca

The George Hotel Ltd.
c/o Keystone Environmental Ltd.
340 – 4400 Dominion Street
Burnaby, BC V5G 4G3
Attention: Michael Geraghty

Town of Gibsons
474 South Fletcher Road
Box 340
Gibsons BC V0N 1V0
Attention: Emanuel Machado

Dear Michael Geraghty and Emanuel Machado:

**Re: Site Profile Submission – Site Decommissioning
377 to 407 Gower Point Road and 689 Winn Road, Gibsons
PIDs: 007-359-870, 007-359-829, 011-118-202, 011-118-211 and 011-117-524**

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation, the Director does require a detailed site investigation for the subject site. Investigation of all environmental media must be conducted until the full extent of any contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

The required site investigation report(s) must be submitted to the Director within one year of the issue date of this letter. As per Protocol 12, “Site Risk Classification, Reclassification and Reporting” a Site Risk Classification Report and other supporting documentation described in Table 2 of that protocol must be submitted with the site investigation report(s).

Pursuant to the *Local Government Act* (section 946.2), or the *Land Title Act* (section 85.1) in the case of subdivision, this decision will suspend approval of future applications for the site as identified in section 40 of the *Environmental Management Act* (Act), until¹:

- the proponent has applied for, and obtained one of the following instruments, as applicable: a determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a certificate confirming the satisfactory remediation of the site. A copy of the instrument must be provided to the approving authority; or
- the approving authority has received notice from the ministry that it may approve a specific application because a) in the opinion of the Director, the site would not present a significant threat or risk if the specified application were approved; b) the Director has received and accepted a Notification of Independent Remediation with respect to the site; or c) the Director has indicated that a site investigation is not required prior to the approval of the specified application.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "[Site Profile Freeze and Release Provisions](#)" and Administrative Guidance 6, "[Site Profile Decisions and Requesting Release Where Local Government Approvals are Required](#)" available on the Land Remediation Section Website at <http://www.env.gov.bc.ca/epd/remediation/>.

Please also be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;

¹ Except where the municipality or approving officer has opted out of the site profile process as per section 4(4) of the Contaminated Sites Regulation

- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>;
- Under the authority of the Act, all applications eligible under Protocol 6 must be submitted by an Approved Professional via the Contaminated Sites Approved Professional Society. For further clarification of application eligibility please see [Protocol 6, "Eligibility of Applications for Review by Approved Professionals"](#); and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in sections 115 and 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is written in a cursive style with a large initial "V".

Vincent Hanemayer
for Director, *Environmental Management Act*

vch/