



Aquifer Protection and the George

1. Does existing site contamination pose a risk to the Gibsons Aquifer?

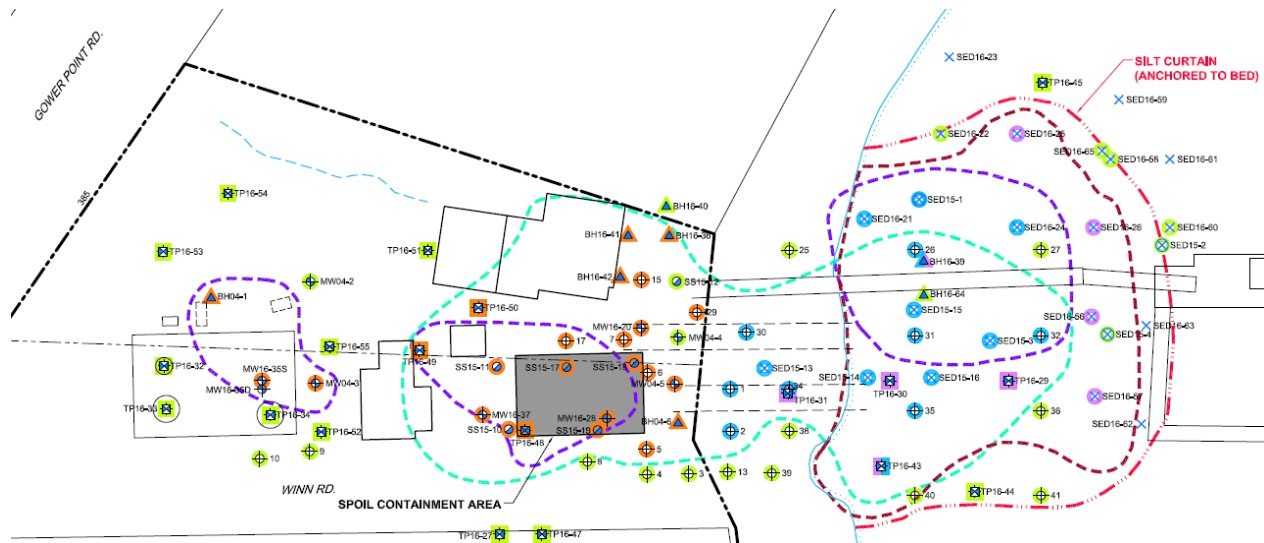
The existing site contamination is limited to the upper layers of fill and soil on the site and is well removed from the Aquifer layers. A detailed environmental assessment has established that the Aquifer is not affected by the contamination. The pollutants will be removed once the George project gets underway and before the foundation is constructed.

2. Is there enough information to remove site contamination while protecting the Aquifer?

Extensive geotechnical analysis over the last 5 years has resulted in an excellent understanding of the site's soil conditions. The Geotechnical Engineer and Qualified Environmental Professional will work closely together on the contaminated soil removal. Since the contamination is limited to the upper layers it can and will be removed without affecting the Aquifer.

3. Has the Trybilitin (TBT) contamination been addressed?

Yes. The detailed environmental assessment includes information about the extent of TBT on the site. Based on best practices, this contamination, like the other contaminants, will be safely removed prior to the start of the construction of any buildings. The map below shows where the contaminants are located.



Extent of site contamination of metals (green line), tribyltin contamination (red line), and hydrocarbon contamination (blue line areas) from Figure 1 Remediation Project, Keystone Environmental, 2017.

4. Who oversees the site remediation?

A Geotechnical Engineer and a Qualified Environmental Professional will oversee the works on the George site. Planning and clean-up of the site takes place under the direction of qualified experts and review by the Ministry of Environment. The remediation is only considered complete once the Ministry



has confirmed that it has accepted the results. The Town has verified and confirmed that the George project and the Ministry are in direct contact and working together. The Ministry has not identified any concerns with the remediation plan.

5. Does the developer have to address Ministry requirements?

Yes, this is mandatory and in the best interest of the developer who intends to use the site for a hotel and residences. The Ministry will only sign off on the completed remediation once it has established that the contamination has been addressed. See also under “who oversees the remediation”.

6. What due diligence process has the Town followed to protect the Aquifer?

Extensive due diligence has taken place through peer reviews (second opinions) by several Town expert consultants in the period from 2015 to 2017. This due diligence process has resulted in changes to the proposed construction methods in order to better protect the Aquifer. Three Development Permits spell out a range of conditions for the construction process. For example, the need for excavation has been minimized, the foundation of the project is located above the Aquifer, and detailed contingency plans are in place.

7. Have excavation limits been reviewed to ensure the protection of the Aquifer?

The geotechnical report has outlined general excavation limits for the site. In addition, the Geotechnical Engineer and Qualified Environmental Professional have reviewed the location and depth of contaminants. Localized small excavations below the general limits may be required but can safely be done without affecting the Aquifer.

8. Have the risks of this project been addressed?

The approved project and construction method has minimized the risks to the Aquifer. Contamination is well clear of the Aquifer and will be removed prior to construction. Geotechnical reviews have resulted in a construction method that allows for excavation throughout the site in incremental steps, affecting only small portions of the site at a time. The foundation of the buildings remains well above the Aquifer. Contingency plans are in place with proven techniques and equipment to swiftly and effectively respond in the unlikely event of complications during construction.

9. Are there outstanding approvals needed for the George Hotel to proceed?

All Development Permits are in place and the Building Permit is ready to be issued once the developer is ready to start. The Ministry of Environment has received the remediation plan and supports the proposed removal of contaminants. After an extensive and exhaustive review process of about 5 years the project is ready to proceed.

For more detailed information about the various measures that have been taken to protect the Gibsons Aquifer throughout the development of the George Hotel, please refer to the [Staff Reports](#) dated July 31, 2017.