



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 Board of Education of School District No. 40 (New Westminster) 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.

January 22, 2018
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 735 Eighth Avenue and 835 Eighth Street, New Westminster, British Columbia, which is more particularly known and described as:

Lot 3, District Lots 2055 and 5678, Group 1, New Westminster District, Plan EPP17131
PID: 028-745-680 735 Eighth Ave.

Lot A, District Lot 2055, Group 1, New Westminster District, Plan BCP42397
PID: 028-042-093 835 Eighth Street

Lot B, District Lot 2055, Group 1, New Westminster District, Plan BCP42397
PID: 028-042-107 835 Eighth Street

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

Latitude: 49° 12' 58.25"
Longitude: 122° 55' 40.01"

January 22, 2018

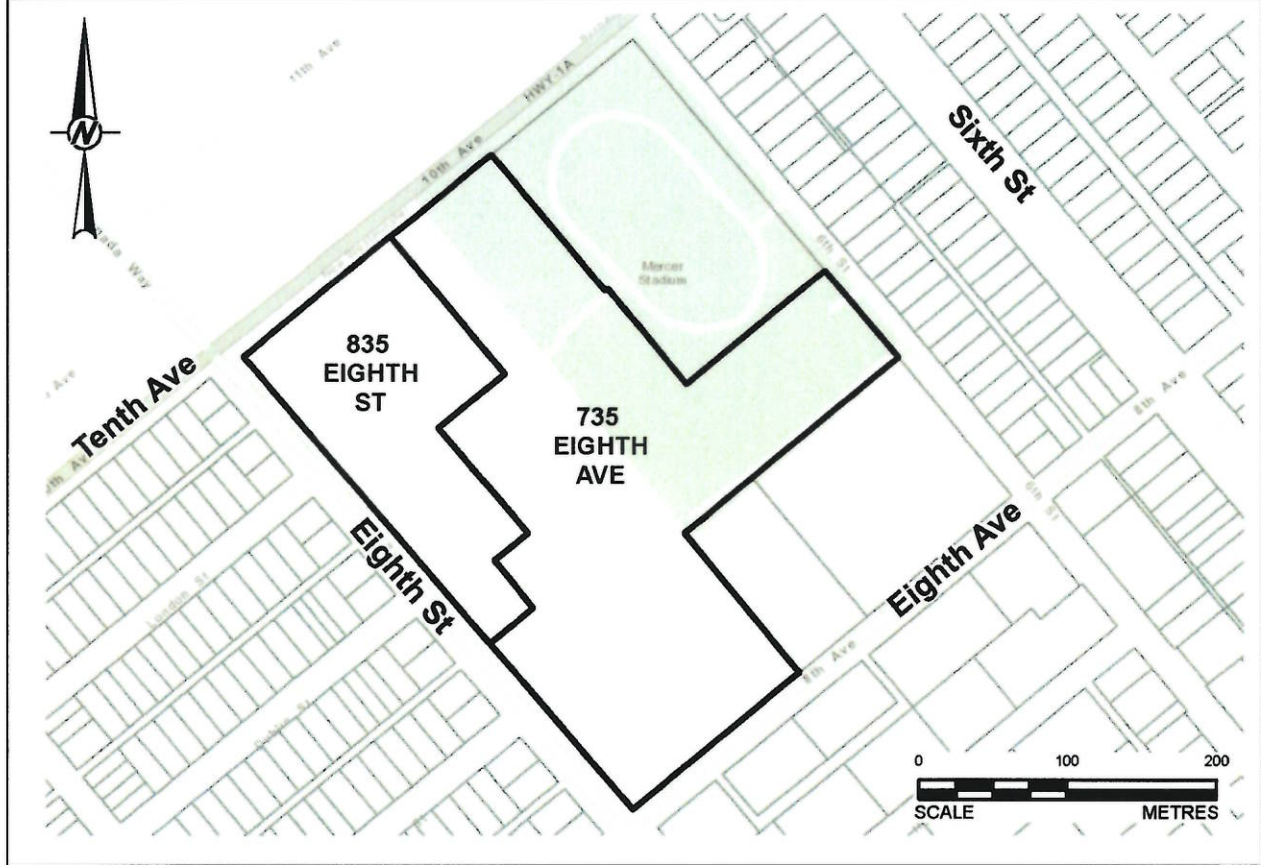
Date Issued



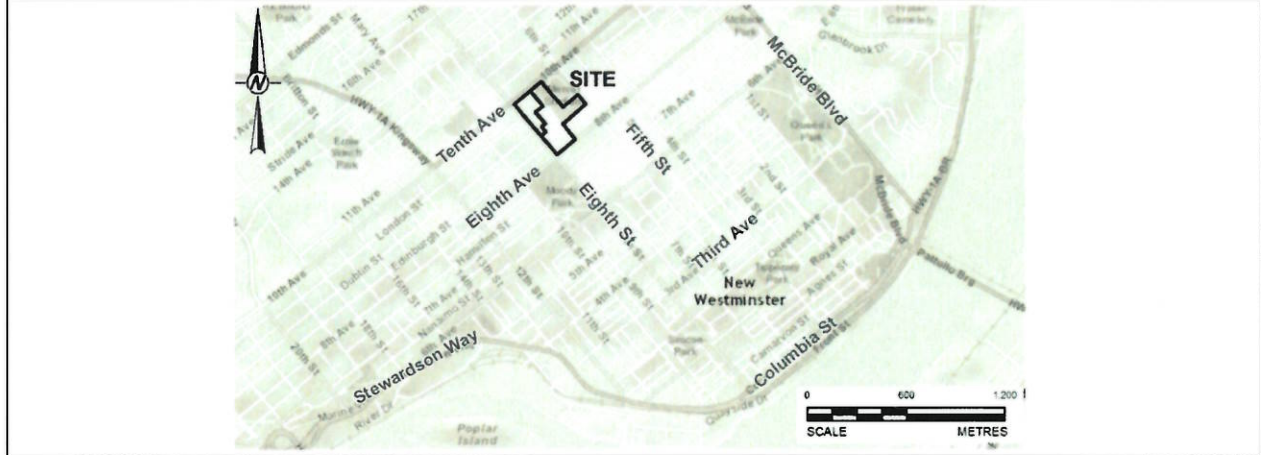
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Site Plan, New Westminster, BC



Location Map, New Westminster, 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, or changes in land, vapour, water, or sediment 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 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.
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;
 - (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;

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- (c) Interpretation of current and cumulative monitoring results from the soil, vapour, and groundwater, monitoring program; and
- (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

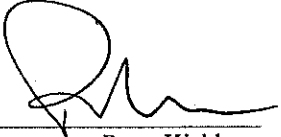
8. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Future buildings across the Site will be limited to slab on grade.

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 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 residential land soil use:

To meet numerical remediation standards:

- Dibenz[a,h]anthracene, and pyrene.

To meet risk-based remediation standards:

- Barium, cadmium, lead, tin, and zinc;
- LEPHs, and HEPHs;
- Chloride ion, and sodium ion; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, indeno[1,2,3-cd]pyrene, naphthalene, and phenanthrene.

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

- Dissolved chromium; and
- Pyrene.

To meet risk-based remediation standards:

- Dissolved chloride, and dissolved sodium; and
- Benzo[a]pyrene.

Substances to be remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Dissolved chromium; and
- Benzo[a]pyrene, and pyrene.

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

To meet numerical remediation standards:

- Benzo[a]pyrene, and pyrene.

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