



Victoria File: 26250-20/21888
Site ID: 21888

Date: August 25, 2021

Mr. Salim Sayani
Executive TFN Development GP Ltd.
1080 Howe Street, 8th Floor
Vancouver, BC V6Z 2T1
By Email: salimsayani@executivehotels.net

Dear Mr. Sayani:

Re: Approval in Principle – 4789 Blue Heron Way, Tsawwassen, British Columbia

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 section 40 of the Contaminated Sites Regulation and 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, 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 Stephen.dankevy@gov.bc.ca.

Yours truly,



Stephen Dankevy, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Kevin Tosoff, Tsawwassen First Nation, 2460 Falcon Way, Tsawwassen, BC V4M 4G4
ktosoff@tsawwassenfirstnation.com

Laura Cassidy, MGW Salish Eagle Lands Corporation, #500-221 West Esplanade, North
Vancouver, BC V7M 3J3
lcassidy@tsawwassenfirstnation.com

CSAP Society
613 – 744 West Hastings Street, Vancouver BC, V6C 1A5
apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria
Advisor.SiteInformation@gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
Suite 320, 4400 Dominion Street, Burnaby, BC V5G 4G3
mgeraghty@keystoneenvironmental.ca



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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Executive TFN Development Ltd. 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.

August 25, 2021

Date Issued

Stephen Dankev
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 4789 Blue Heron Way, Tsawwassen, British Columbia which is more particularly known and described as:

Starting at the southwest corner of Lot A of the plan showing proposed subdivision of Lot A, District Lot 169, Group 2, New Westminster District, Plan EPP59012: The Point of Commencement.

Thence 351° 48' 48" for 10.135 metres;

Thence 91° 37' 38" for 38.443 metres;

Thence 04° 35' 59" for 58.792 metres;

Thence 04° 35' 27" for 100.064 metres;

Thence 88° 58' 13" for 22.087 metres;

Thence 358° 58' 13" for 1.500 metres;

Thence 88° 58' 13" for 72.400 metres;

Thence 193° 41' 47" for 16.854 metres;

Thence southerly being an arc of a 128.760 metre radius curve having a radial bearing of 102° 49' 27" to the centre of said curve and a radial bearing of 74° 13' 44" to the end of said curve an arc distance of 64.262 metres;

Thence 160° 07' 17" for 17.519 metres;

Thence southerly being an arc of a 148.484 metre radius curve having a radial bearing of 247° 02' 20" to the centre of said curve and a radial bearing of 261° 45' 03" to the end of said curve an arc distance of 38.127 metres;

Thence 174° 26' 56" for 6.047 metres;

Thence 181° 37' 03" for 35.882 metres;

Thence 271° 37' 03" for 157.618 metres;

Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on January 14, 2021.


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

Latitude: 49° 2' 18.2"

Longitude: 123° 5' 39.4"

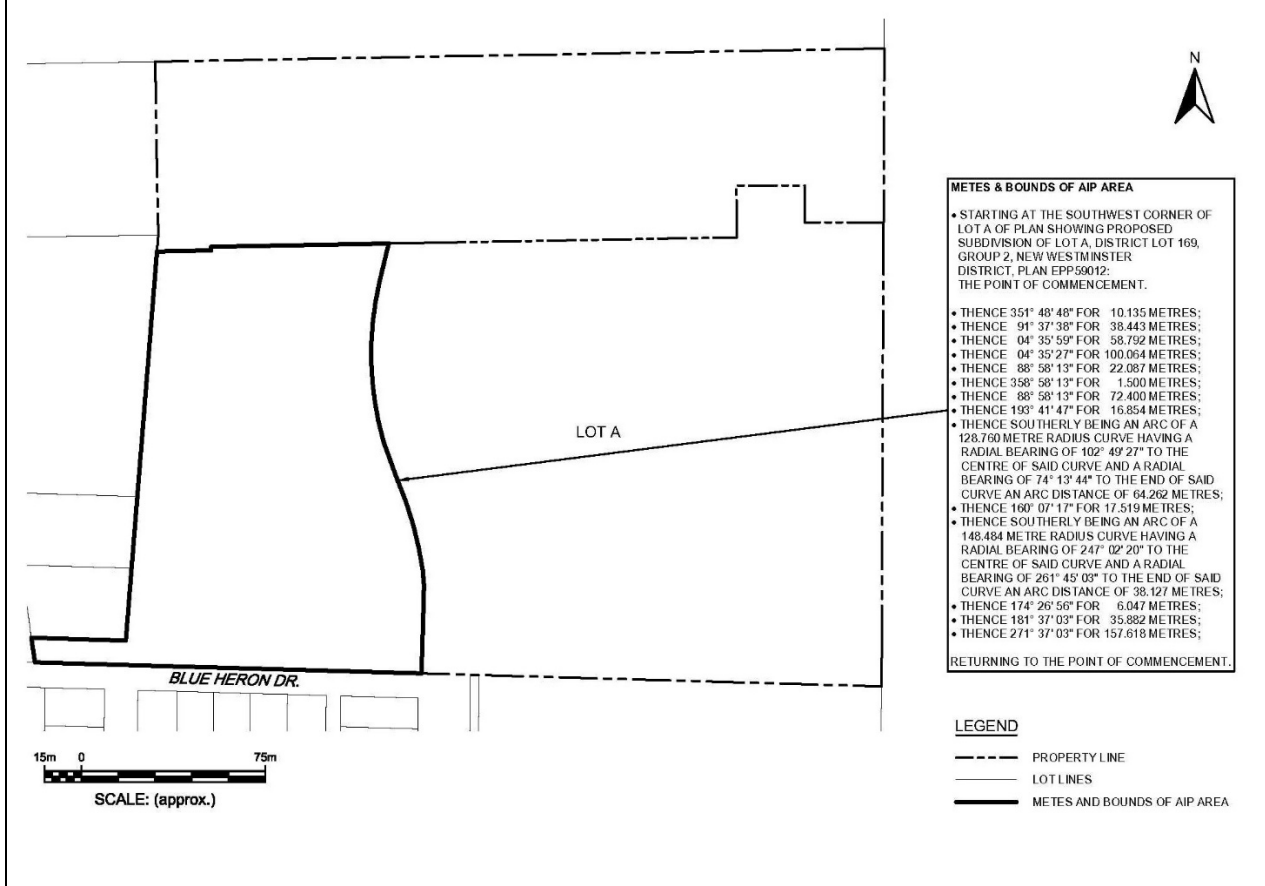
August 25, 2021

Date Issued

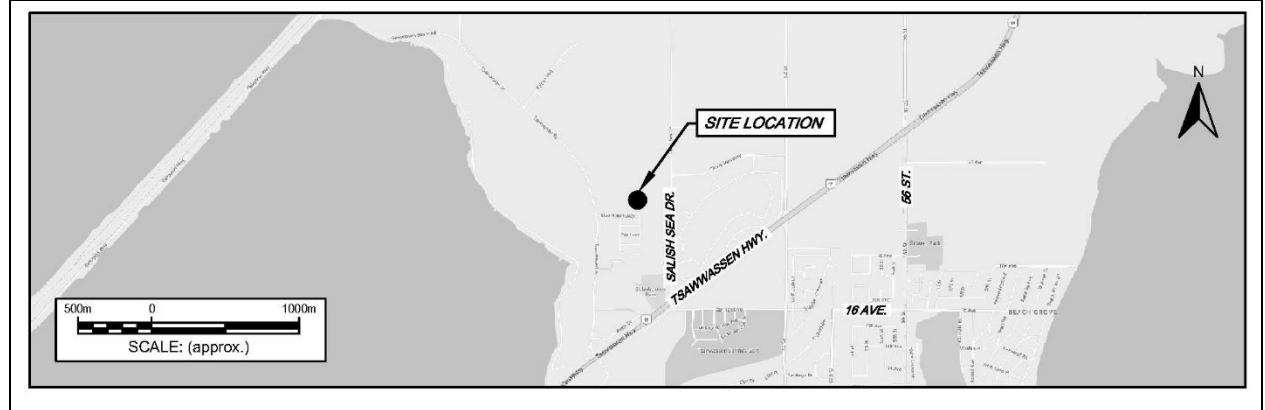


Stephen Dankevy
For Director, *Environmental Management Act*

Site Plan, Tsawwassen, BC



Location Map, Tsawwassen, BC



August 25, 2021

Date Issued

Stephen Dankey
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, 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 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.

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;

August 25, 2021

Date Issued



Stephen Dankevy
For Director, *Environmental Management Act*

- (b) An assessment comparing remediation progress to the actions and schedule set out in the plan 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 soil, vapour, and groundwater monitoring program; and
- (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

August 25, 2021

Date Issued



Stephen Dankey
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances to be remediated in soil for parkland soil use:

To meet numerical remediation standards:

anthracene	(120-12-7)
benz(a)anthracene	(56-55-3)
benzo(b+j)fluoranthene	(205-99-2 & 205-82-3)
benzo(k)fluoranthene	(207-08-9)
fluoranthene	(206-44-0)
indeno(1,2,3-cd)pyrene	(193-39-5)
naphthalene	(91-20-3)
phenanthrene	(85-01-8)
pyrene	(129-00-0)
trichloroethylene	(79-01-6)

Substances to be remediated in vapour for parkland vapour use:

To meet numerical remediation standards:

1-2-(cis)dichloroethylene	(156-59-2)
trichloroethylene	(79-01-06)
vinyl chloride	(75-01-4)
VPHv	(N/A)

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

To meet numerical remediation standards:

naphthalene	(91-20-3)
phenanthrene	(85-01-08)
pyrene	(129-00-0)

August 25, 2021

Date Issued



Stephen Dankevy
For Director, *Environmental Management Act*

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

To meet numerical remediation standards:

naphthalene	(91-20-3)
phenanthrene	(85-01-08)
pyrene	(129-00-0)

August 25, 2021

Date Issued



Stephen Dankey
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 4789 Blue Heron Way, Tsawwassen, BC, Keystone Environmental Ltd., March 2021;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, Confirmation of Remediation, and Remediation Plan, 4789 Blue Heron Way (Lot G1), Tsawwassen, BC, Keystone Environmental Ltd., March 2021;

Re: Application for Water Use Determination, Lot G1, Tsawwassen First Nations Land, Tsawwassen, BC, BC Ministry of Environment and Climate Change Strategy, September 2018;

Application for Water Use Determination, Lot G1, Tsawwassen First Nations Land, Tsawwassen, BC, Keystone Environmental Ltd., June 2018; and

Report of Findings – Limited Phase II ESA Soil Sampling Program (Fill Material) Lot G1, Tsawwassen First Nations Land, Tsawwassen, BC, Keystone Environmental Ltd., October 2014.

August 25, 2021

Date Issued



Stephen Dankev
For Director, *Environmental Management Act*