



VIA EMAIL: jsilcock@denciti.ca

Victoria Files: 26250-20/11052 and 26699
Site IDs: 11052 and 26699

February 9, 2023

Denciti Acquisitions Corp. on behalf of
7985 Lickman Road Ltd., Inc. No. BC1308104 and,
43971 Industrial Way Ltd., Inc. No. BC1308107
Att: Jonathan Silcock
1620 – 1185 West Georgia Street
Vancouver, BC V6E 4E6

Dear Jonathan Silcock:

Re: Approval in Principle – 7985 Lickman Road, 43971 Industrial Way, and portion of City of Chilliwack property adjacent to the south of 43971 Industrial Way, Chilliwack, British Columbia

Please find enclosed an Approval in Principle respecting the contaminated sites referenced above.

In addition to the conditions set out in Schedule B of the Approval in Principle, please be advised of the following:

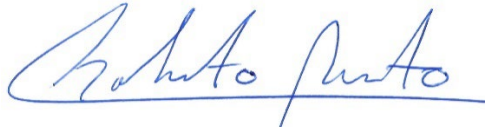
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Approval in Principle are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance 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 Regulationand 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 one or more Certificate of Compliance(s) 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 via email at site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in blue ink, appearing to read "Roberto Prieto". The signature is fluid and cursive, with a long horizontal stroke at the end.

Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc:

Erin Leary, City of Chilliwack, leary@chilliwack.com

Andrew Ip, Senior Manager, Business Development, Real Estate Financing B.C.,
Laurentian Bank, andrew.ip@laurentianbank.ca

Animesh Sinha and Zoe Ye, Restaurant Brands International (RBI) (This is TDL parent
company), asinha1@rbi.com and zye@rbi.com

Michael Geraghty, Keystone Environmental Ltd., mgeraghty@keystoneenvironmental.ca

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),
apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
csp_cio@victoria1.gov.bc.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 Denciti Acquisitions Corp. on behalf of 7985 Lickman Road Ltd., Inc. No. BC1308104 and 43971 Industrial Way Ltd., Inc. No. BC1308107 for the contaminated sites 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.

The substances to which this Approval in Principle applies at the affected parcel migrated from the source site parcel. It should not be assumed that this Approval in Principle is an approval for the remediation of all contaminants at the affected parcel.

February 9, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located in two areas, which include the source site parcel (Site ID. 11052) with two civic addresses, in the City of Chilliwack, British Columbia and the affected parcel (Site ID. 26699), a portion of the City of Chilliwack property, south of the source site parcel.

The source site parcel is more particularly known and described as:

Lot 1 District Lot 72 Group 2 New Westminster District Plan 71274, PID 003-473-384, 7985
Lickman Road
PID: 003-473-384

Lot 2 District Lot 72 Group 2 New Westminster District Plan 71274, PID 003-473-431, 43971
Industrial Way
PID: 003-473-431

The affected parcel (a portion of City of Chilliwack property) is more particularly described as:

Starting at the southwest corner of Lot 2 District Lot 72 Group 2 New Westminster District Plan 71274:


- thence 80° 01' 50" For 8.949 metres; to the Point of Commencement.
- thence 167° 04' 43" For 9.730 metres;
- thence 77° 04' 43" For 28.471 metres;
- thence 347° 04' 43" For 6.586 metres;
- thence 80° 06' 03" For 46.133 metres;
- thence 59° 44' 23" For 29.975 metres;
- thence 28° 14' 55" For 15.158 metres;
- thence 295° 42' 13" For 7.207 metres;
- thence southerly being an arc of a 50.005 metre radius curve having a radial bearing of 290° 19' 08" to the centre of said curve and a radial bearing of 350° 01' 50" to the end of said curve an arc distance of 52.104 metres;
- thence 260° 01' 50" for 63.191 metres;
- returning to the Point of Commencement.

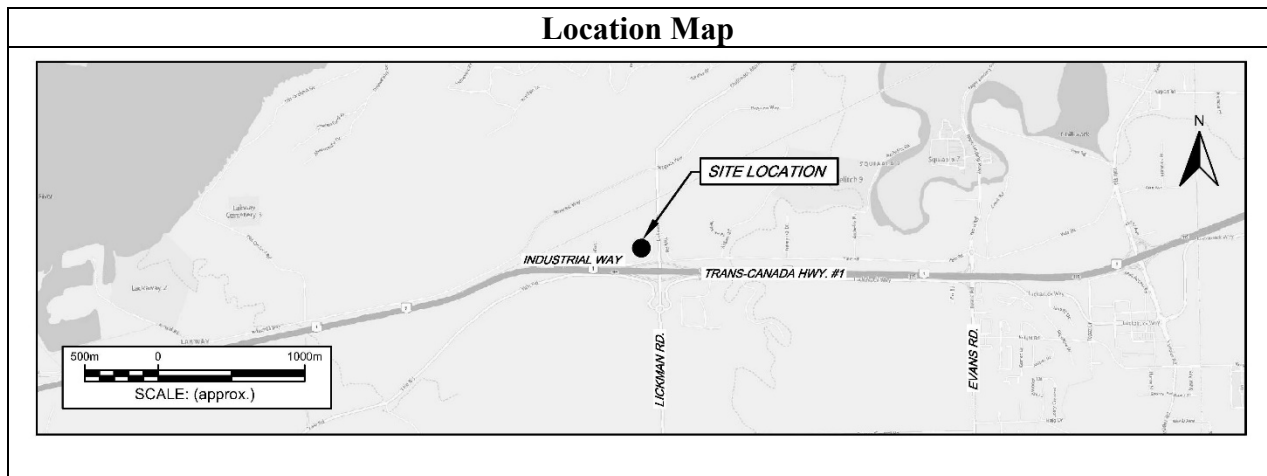
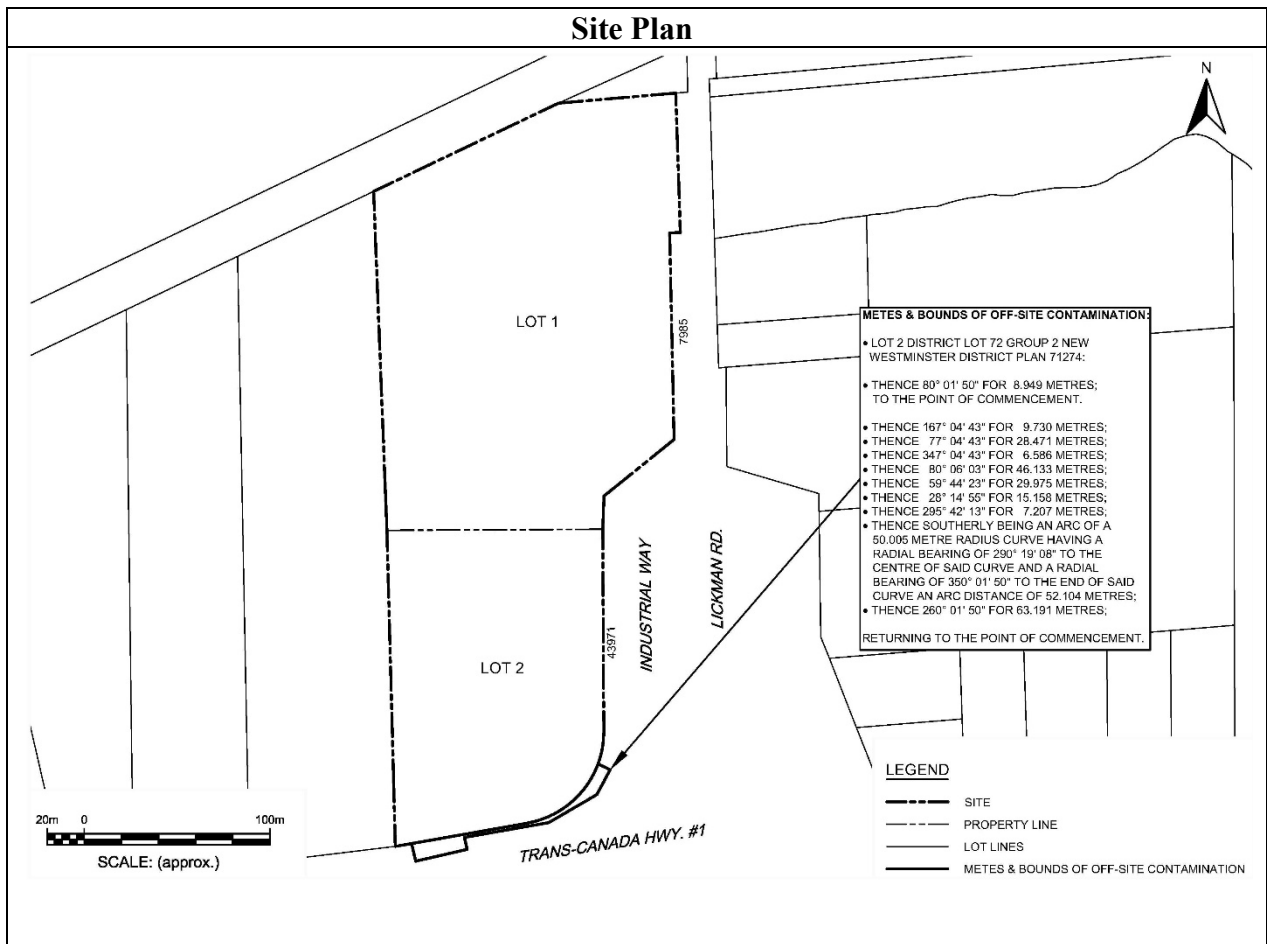
The site contains part of a City of Chilliwack roadway depicted in an engineering drawing prepared by Keystone Environmental Ltd. on October 14, 2022.

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


Latitude: 49° 8' 48.40"
Longitude: 122° 0' 29.60"

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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, 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; and
- (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

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

(a) Buildings constructed on the site will have surface-oriented concrete slab foundations and footings without basements.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or at or adjacent to 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<s> 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

Source Site Parcel

Substances to be remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
cobalt	7440-48-4
copper	7440-50-8
vanadium	7440-62-2

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

To meet numerical remediation standards:

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Substances evaluated in water for drinking water use:

To meet interim background groundwater estimate prescribed for defining whether a site is contaminated:

arsenic	7440-38-2
cobalt	7440-48-4
lithium	7439-93-2

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Affected Parcel - City of Chilliwack property (adjacent to the south of the source site parcel)

Substances to be remediated in soil for industrial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
cobalt	7440-48-4

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For Director, *Environmental Management Act*

Schedule D

Documents

*Summary of Site Conditions, 43971 Industrial Way and 7985 Lickman Road
Chilliwack, BC, Keystone Environmental Ltd., December 2, 2022;*

*Communication Record, Portion of City of Chilliwack property adjacent south of 43971
Industrial Way, Chilliwack, BC, Keystone Environmental Ltd., November 30, 2022;*

*Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site
Investigation and Remediation Plan, 43971 Industrial Way and 7985 Lickman Road
Chilliwack, BC, Keystone Environmental Ltd., October 2022;*

*Report of Findings – Phase II Environmental Site Assessment, 43971 Industrial Way,
Chilliwack, BC, Keystone Environmental Ltd., May 2021;*

*Report of Findings – Phase II Environmental Site Assessment, 7985 Lickman Road,
Chilliwack, BC, Keystone Environmental Ltd., May 2021;*

*Report of Findings – Phase I Environmental Site Assessment, 43971 Industrial Way,
Chilliwack, BC, Keystone Environmental Ltd., February 2021;*

*Report of Findings – Phase I Environmental Site Assessment, 7985 Lickman Road,
Chilliwack, BC, Keystone Environmental Ltd., February 2021;*

*Report of Findings – Supplemental Site Investigation, 7985 Lickman Road, Chilliwack, BC.
Report of Findings – Phase I Environmental Site Assessment, 7985 Lickman Road,
Chilliwack, BC, Keystone Environmental Ltd., July 2019;*

*Report of Findings – Phase I Environmental Site Assessment, 7985 Lickman Road,
Chilliwack, BC, Keystone Environmental Ltd., September 2018;*

*Demolition and Remediation Summary Report (Addendum 1), 7985 Lickman Road,
Chilliwack, BC, AECOM, May 2018 and*

*Demolition and Remediation Summary Report ,7985 Lickman Road, Chilliwack, BC,
AECOM, March 2018.*

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