



**VIA E-MAIL: Adam.Donnelly@beedie.ca**

Victoria File: 26250-20/4422  
Site ID: 4422

April 5, 2022

Adam Donnelly  
Beedie Development Group  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4

Dear Mr. Donnelly:

**Re: Approval in Principle – 7664 80 Street, Delta, 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 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

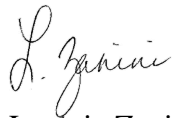
activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

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, conditions or circumstances described in the risk assessment upon which the remediation plan is based, 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 Site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Kevin Li, City of Delta, 4500 Clarence Taylor Crescent  
Delta BC, V4K 3E2  
[KLi@delta.ca](mailto:KLi@delta.ca)

Anna Popova, CSAP Society, 613-744 West Hastings Street, Vancouver, BC, V6C 1A5  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd., 320-4400  
Dominion Street, Burnaby, BC, V5G 4G3  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.  
1515 Holland Street, Nelson, BC, V1L 3E2  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto: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 Beedie Development Group 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.

April 5, 2022  
Date Issued

Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 7664 80 Street, Delta, British Columbia, which is more particularly known and described as:

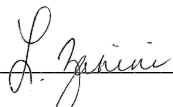
Lot A, District Lot 437, Group 2, New Westminster District Plan LMP49577 Except BCP6840 and EPP1692

PID: 025-001-531

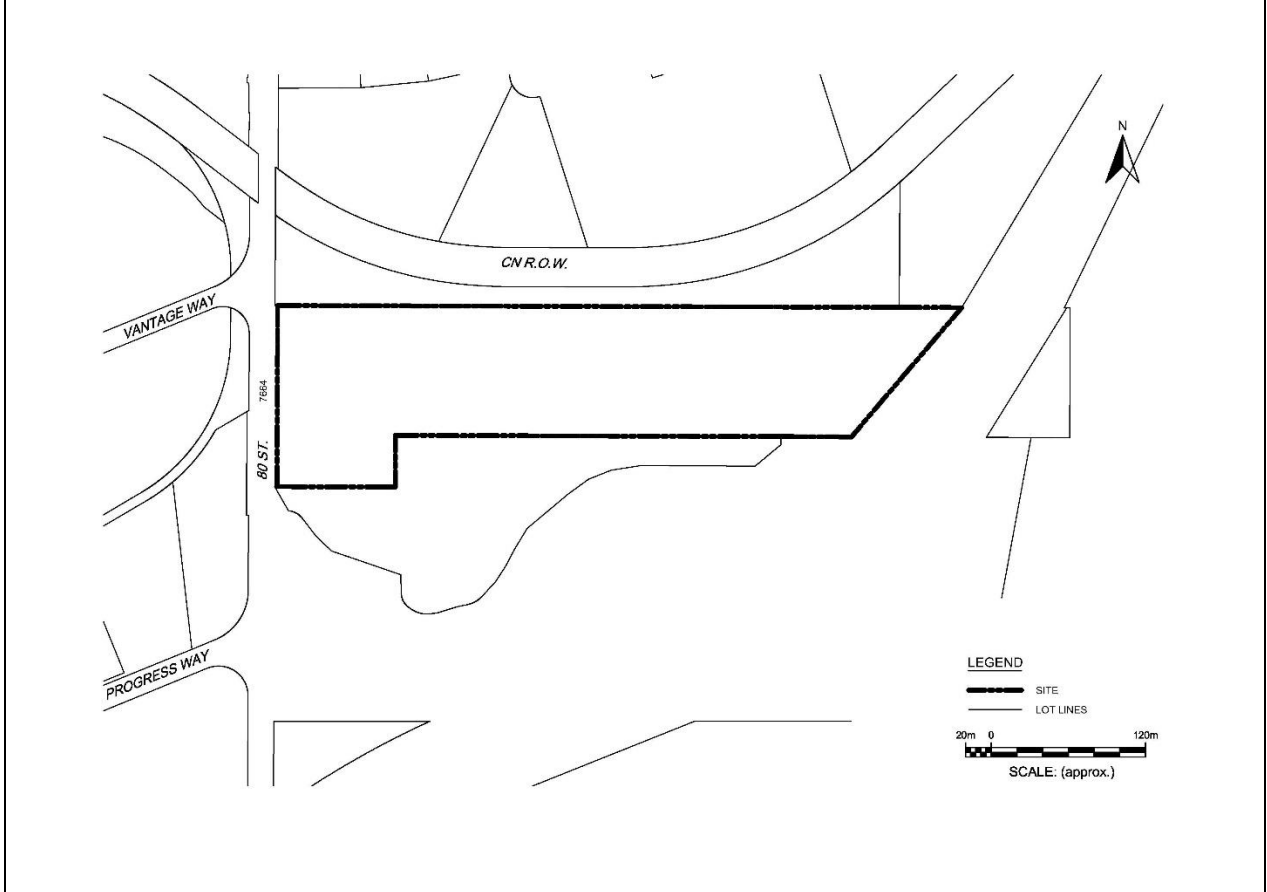
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	08'	30.5"
Longitude:	122°	59'	53.8"

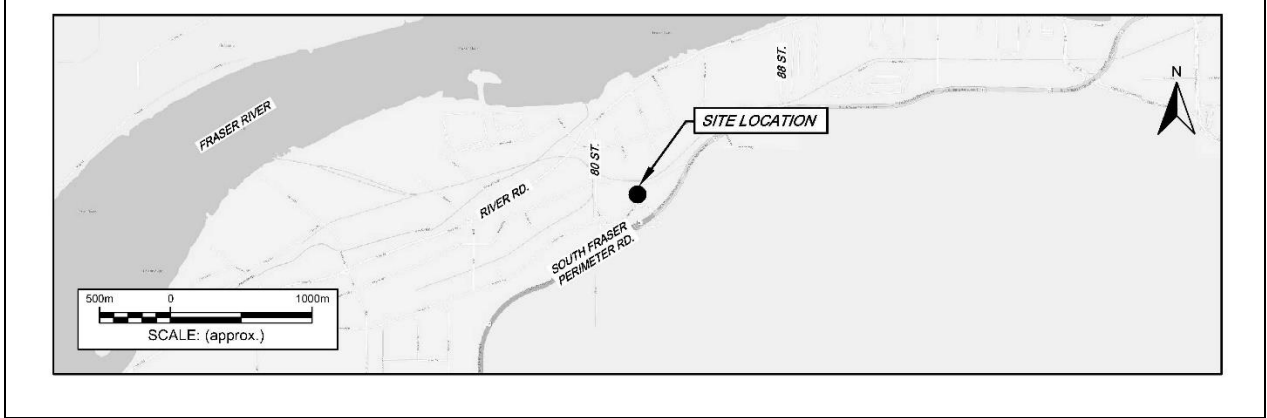
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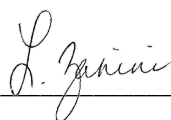
### Site Plan, Delta, BC



### Location Map, Delta, BC



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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 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, conditions or circumstances described in the risk assessment upon which the remediation plan is based, 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 report signed by an Approved Professional must be submitted for review to the Director within 90 days of the anniversary of the date of issuance of this Approval in Principle or as otherwise approved by the Director. The report must include the following:
  - (a) A summary of remedial activities undertaken during the reporting period;
  - (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;

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- (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;
  - (c) Interpretation of current and cumulative monitoring results from the soil, vapour, and /or, groundwater monitoring program;
  - (d) Evaluation of the performance of the institutional and/or engineering controls; and
  - (e) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
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 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 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 commercial land soil use:*

##### To meet risk-based remediation standards:

nickel 7440-02-0

#### *Substances to be remediated in water for drinking water use:*

##### To meet risk-based remediation standards:

chloride ion 16887-00-6

quinoline 91-22-5


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

##### To meet risk-based remediation standards:

chloroform 67-66-3

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## Schedule D

### Documents

*Summary of Site Conditions, 7664 80 Street, Delta, BC, Keystone Environmental Ltd., February 2022;*

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 7664 80 Street, Delta, BC, Keystone Environmental Ltd., February 2022;*

*Report of Findings – Human Health and Ecological Risk Assessment, 7664 80 Street, Delta, BC, Keystone Environmental Ltd., February 2022;*

*Phase 1 Environmental Site Assessment Update, 7664-80<sup>th</sup> Street, Delta, BC, PGL Environmental Consultants, February 2021.*

*June 2018 Phase 1 Environmental Site Investigation Update, 7664-80<sup>th</sup> Street, Delta, BC, PGL Environmental Consultants, March 2019;*

*Phase 1 Environmental Site Investigation Update, 7664-80<sup>th</sup> Street, Delta, BC, PGL Environmental Consultants, June 2018;*

*Phase 1 Environmental Site Investigation, 7664-80<sup>th</sup> Street, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., July 2012;*

*Ditch Excavation Assessment, 7664-80<sup>th</sup> Street, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., October 1999;*

*Phase 2 Environmental Site Investigation - Report Review and Subsurface Testing Program, 7664-80<sup>th</sup> Street, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., May 1999;*

*Final Determination Pursuant of Section 26.4 of the Waste Management Act for Former Dominion Steel Site, Site ID 4422, 7664-80<sup>th</sup> Street, Delta, BC, issued by BC Ministry of Environment, Land and Parks, dated July 27, 1998; and,*

*Environmental Site Assessment, Level One, Dominion Steel Ltd., 7664-80<sup>th</sup> Street, Delta, BC, AquaTerra Consultants Ltd., August 1996.*

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