



VIA EMAIL: kent.draper@irisenergy.co

Victoria File: 26250-20/24336
Site ID: 24336

June 29, 2022

Kent Draper
Iris Energy CA Development Holdings 3 Ltd.
Suite 201 – 290 Wallinger Avenue
Kimberley, BC V1A 1Z1

Dear Mr. Draper:

Re: Approval in Principle – 1300 Morice River Road, Houston, 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

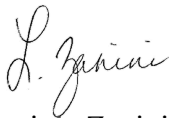
activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

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: District of Houston, Planning and Development Services, 3367 12th Street, PO Box 370, Houston, BC V0J 1Z0. doh@houston.ca

Kevin Groot, West Point Rail & Timber Co. Ltd., Inc. No. BC0955807, 1300 Morice River Road, Houston, BC V0J 1Z1. kgroot@gbcltd.ca

Bank of Montreal, 1445 W Central Street, Prince George, BC V2M 5S5.
TPSUS.Service@bmo.com

Huckleberry Mines Ltd., Incorporation No. 205625, 999 W Hastings Street, Vancouver, BC V6C 2W2. inquiries@imperialmetals.com

Coastal Gaslink Pipeline Ltd., Incorporation No. BC0941805. 3845 15th Avenue, Prince George, BC V2N 1A4. coastalgaslink@tcenergy.com

British Columbia Hydro and Power Authority, 3333 22 Avenue, Prince George, BC V2N 1B4. bob.gammer@bchydro.com

Telus Communications Inc., Incorporation No. BC1101218, 3333 22 Avenue, Prince George, BC V2N 1B4. info@telus.com

Ministry of Public Safety & Solicitor General. 910 Government St, Victoria, BC V8V 1X3.
servicebc@gov.bc.ca

Client Information Officer, ENV, Victoria. csp_cio@Victorial.gov.bc.ca

CSAP Society. apopova@csapsociety.bc.ca

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.
egerencher@slrconsulting.com



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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Iris Energy CA Development Holdings 3 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.

June 29, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at a portion of 1300 Morice River Road, Houston British Columbia which is more particularly known and described as:

Those parts of Lot 1, District Lots 2100 and 2099, Range 5, Coast District, Plan EPP66545 Except Part in Plan EPP78917 (PID 030-189-934) described by the UTM (9U) prepared by B.C. Land Surveyor Mark Rossmann of HBH Land Surveying on February 22, 2022.

POINT #	EASTING (9U)	NORTHING (9U)
9014	6027193.1	648646.0
9015	6027181.1	648306.4
9016	6027064.1	648258.2
9017	6026963.4	648143.1
9018	6026922.8	647851.3
9019	6027388.6	647833.6
9000	6027762.7	648325.7
9013	6027616.1	648434.8
9012	6027680.3	648521.1
9020	6027635.6	648554.3
9021	6027723.2	648602.5
9022	6027788.3	648616.5
9023	6027837.2	648621.7

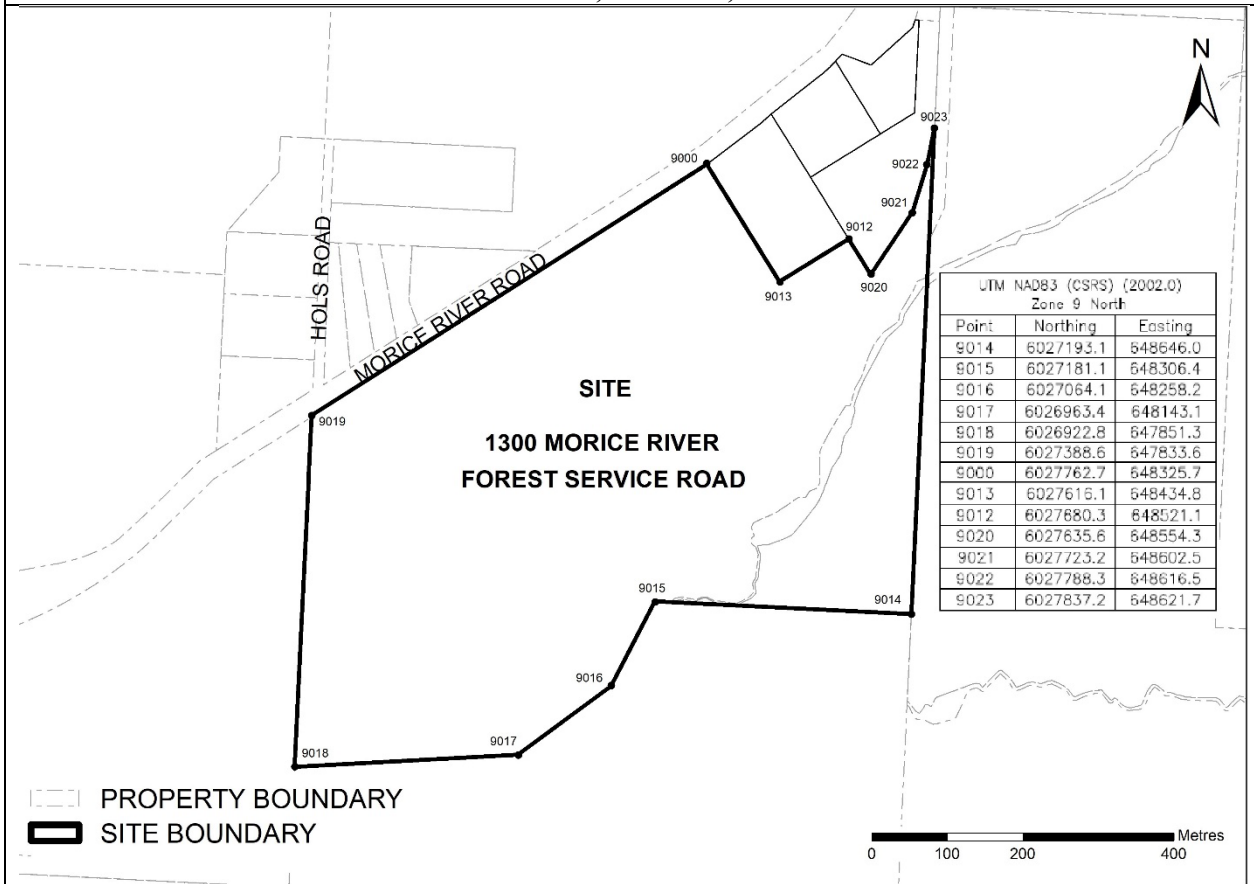
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 22' 24.15"
Longitude: 126° 43' 4.52"

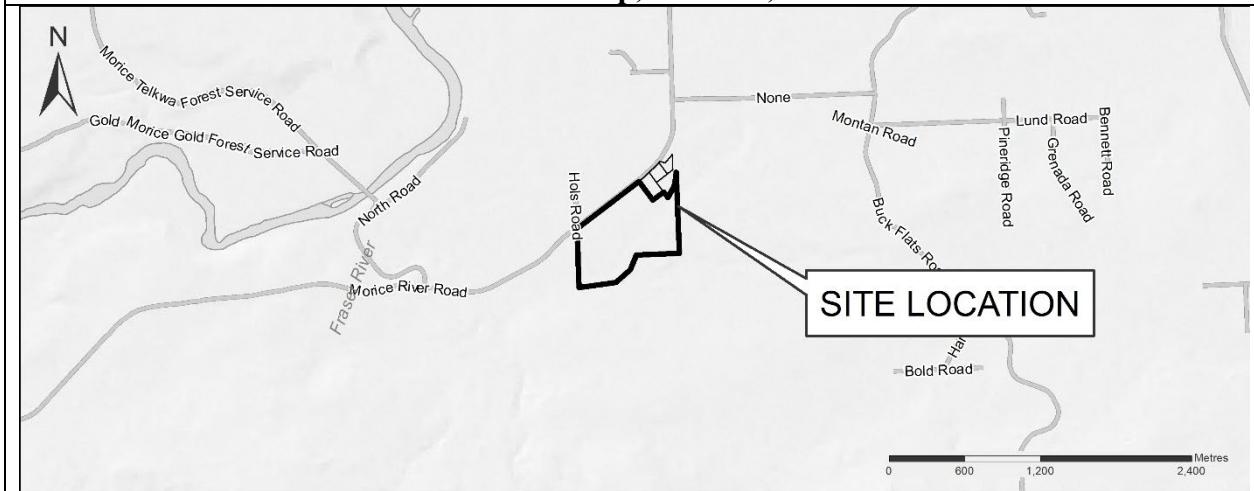
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Site Plan, Houston, BC



Location Map, Houston, BC



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L. Zanini
Lavinia Zanini
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, 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 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 plan 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 plans; and

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

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Schedule C
Substances and Uses

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

To meet numerical remediation standards:

- VPHs NA

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Schedule D

Documents

- *Summary of Site Condition, 1300 Morice River Road, Houston, BC, SLR Consulting (Canada) Ltd., April 2022.*
- *Stage 1 and 2 Preliminary Site Investigations and Remedial Action Plan, 1300 Morice River Road, Houston, BC, SLR Consulting (Canada) Ltd., April 2022.*

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