



VIA EMAIL: todd.yuen@beedie.ca

Victoria File: 26250-20/8859
Site ID: 8859

September 29, 2022

Mr. Todd Yuen
Beedie (Port Kells Central) Holdings Ltd. (Beedie Development LP)
453595 B.C. Ltd. (Beedie Development LP)
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Mr. Yuen:

Re: Approval in Principle – 9698 and 9714 192 Street, a portion of 19325 96 Avenue, Surrey, BC

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 peter.yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental management Act*

Enclosure

cc: Lauren Petersen, City of Surrey
LYPetersen@surrey.ca

Client Information Officer, ENV, Victoria
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Anna Popova, CSAP Society
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
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Stefan Quaglia, Approved Professional, Trillium Environmental Ltd.
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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 (Port Kells Central) Holdings Ltd. (Beedie Development LP) and 453595 B.C. Ltd. (Beedie Development LP) 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.

September 29, 2022
Date Issued

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 9698 192 Street, 9714 192 Street and a portion of 19325 96 Avenue, Surrey, British Columbia which is more particularly known and described as:

9698 192 Street

Lot 4 Except: The North 132 Feet, District Lot 387A Group 2 New Westminster District Plan 3966

PID: 002-775-620

9714 192 Street

North 132 Feet Lot 4 District Lot 387A Group 2 New Westminster District Plan 3966

PID: 011-055-677

Portion of 19325 96 Avenue

Portion of Parcel A District Lot 387A Group 2 New Westminster District Plan LMP 36627, as depicted by the following metes and bounds:

Starting at the southeast corner of Lot 4 except: the north 132 feet, District Lot 387A Group 2 New Westminster District Plan 3966:

- thence 00° 17' 04" for 36.561 metres;
To the Point of Commencement.
- thence 88° 50' 49" for 14.099 metres;
- thence 63° 18' 08" for 6.296 metres;
- thence 08° 33' 59" for 6.355 metres;
- thence 287° 54' 59" for 7.699 metres;
- thence 280° 39' 56" for 13.504 metres;
- thence 180° 17' 04" for 14.265 metres;

Returning to the Point of Commencement.

PID: 024-021-890

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental on June 22, 2022.

September 29, 2022

Date Issued



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

Latitude: 49° 10' 44.00"

Longitude: 122° 41' 20.00"

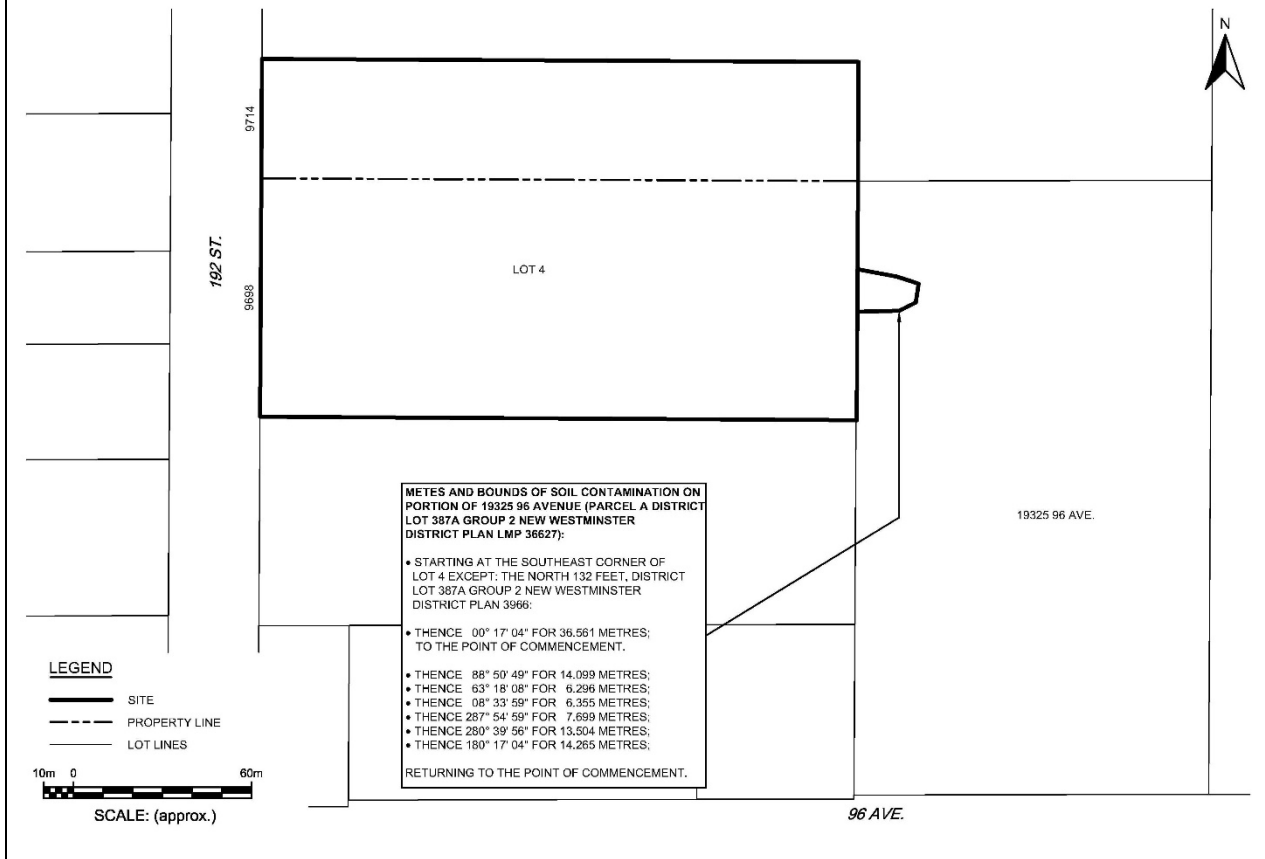
September 29, 2022

Date Issued

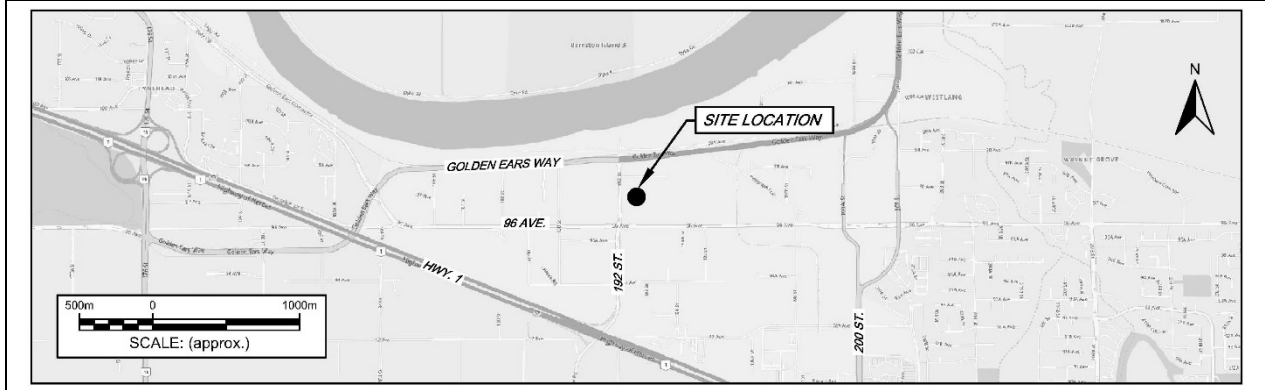


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Site Plan



Location Map



September 29, 2022
Date Issued



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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, 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 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 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;

September 29, 2022
Date Issued



Signing Authority
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; and
- (c) 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) Any building(s) erected on the site will be 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.

September 29, 2022
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

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

To meet risk-based remediation standards:

arsenic	7440-38-2
cobalt	7440-48-4
vanadium	7440-62-2

Substances evaluated in water for drinking water use:

To meet local background concentrations:

iron	7439-89-6
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September 29, 2022
Date Issued



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Schedule D

Documents

Summary of Site Condition, 9698 and 9714 192nd Street, Surrey, BC, Keystone Environmental Ltd., August 2022;

Report of Findings – Human Health and Ecological Risk Assessment, 9698 and 9714 192nd Street, Surrey, BC, Keystone Environmental Ltd., August 2022;

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 9698 and 9714 192nd Street, Surrey, BC, Keystone Environmental Ltd., July 2022;

Phase I Environmental Site Assessment, 9714 192nd Street, Surrey, BC, Keystone Environmental., February 2022;

Detailed Site Investigation (DSI) 9698 192nd Street, Surrey, BC, Pinchin, November 2019;

Groundwater Monitoring and Sampling Investigation 9698 192nd Street, Surrey, BC, Pinchin, October 2019;

Phase II Environmental Site Assessment 9698 192nd Street, Surrey, BC, Pinchin, September 2019;

Revised Phase I Environmental Site Assessment (ESA) 9698 192nd Street, Surrey, BC, Pinchin Ltd. (Pinchin), dated November 2017;

Phase I Environmental Site Assessment Update, 9714 192nd Street, Surrey, BC, EXP Service Inc., November 2013;

Stage 2 Preliminary Site Investigation, 9714 192nd Street, Surrey, BC. Prepared by EXP Service Inc., dated April 2011;

Site Investigations at the Winroc Corporation Facility at 9698 192nd Street, Surrey, BC, O'Connor Associates Environmental Inc. (O'Connor), May 2003;

Soil Testing Results, Keystone Environmental Ltd., April 26, 1996;

Soil Testing Results, Keystone Environmental Ltd., April 18, 1996.; and

Environmental Investigation of the Sandblasting Grit Storage Shed at 9698 192nd Street, Surrey, BC. B.H. Levelton & Associates Ltd. (Levelton), March 1996.

September 29, 2022
Date Issued



Signing Authority
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