



VIA EMAIL: jgdoman@centurionlumber.com

File: 26250-20/24919
Site ID: 24919

October 17, 2023

Jerry Doman
Centurion Lumber Manufacturing (1983) Ltd.
P.O. Box 869
Chemainus, BC, V0R 1K0

Dear Jerry Doman:

Re: Approval in Principle – 9337 Trans-Canada Highway, Chemainus, 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) removal of soil under the provisions of Part 8 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 Site@gov.bc.ca.

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Ms. Caroline von Schilling, Development Planner, Planning Department
Development and Engineering Services, Municipality of North Cowichan
7030 Trans-Canada Highway, Duncan, BC V9L 6A1
caroline.vonschilling@northcowichan.ca

Esquimalt and Nanaimo Railway Company c/o Island Corridor Foundation
PO 375 Stn A, Nanaimo, BC, V9R 5L3

Client Information Officer, ENV, csp_cio@Victoria1.gov.bc.ca

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

Chad M. Taylor, Approved Professional, McElhanney
200 – 858 Beatty Street, Vancouver, BC, V6B 1C1
CTaylor@mcelhanney.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 Centurion Lumber Manufacturing (1983) 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.

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Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 9337 Trans-Canada Hwy, Chemainus, British Columbia which is more particularly known and described as:

Lot 1, Section 13, Range 5, Chemainus District, Plan 24080
PID: 000-063-274

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

Latitude: 48° 54' 30.2"
Longitude: 123° 43' 41.8"

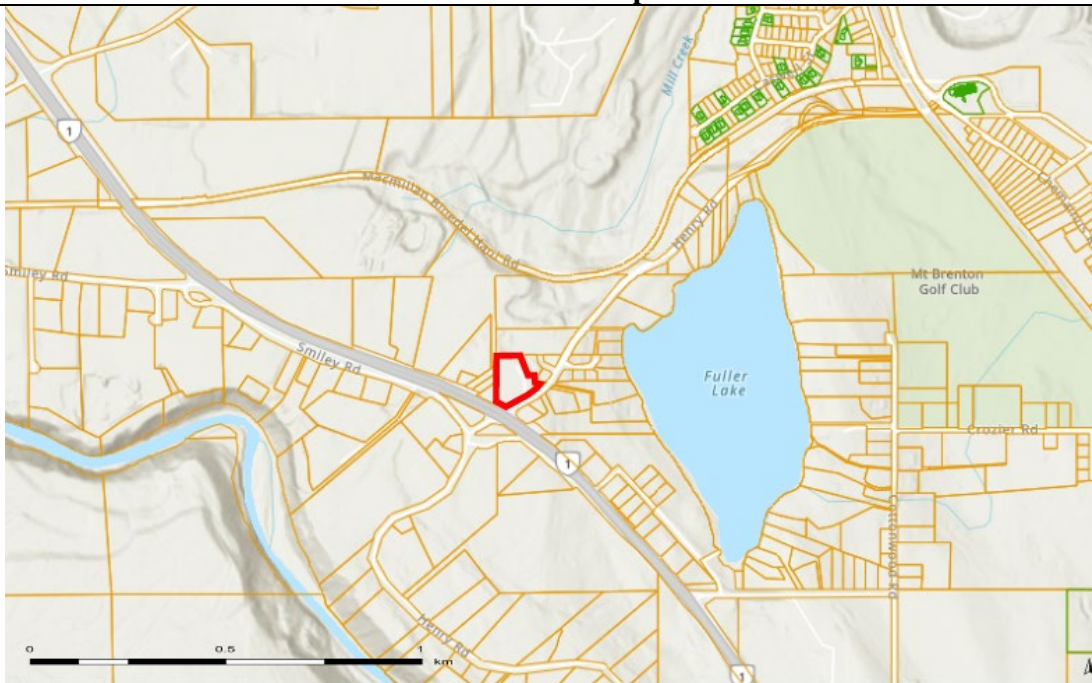
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Site Plan



Location Map



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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 2 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 2 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) *The existing site buildings are industrial slab-on-grade buildings and the expected future site building(s) will be commercial slab-on-grade buildings.*

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 numerical remediation standards:

- Benzene 71-43-2
- Toluene 108-88-3
- HEPHs NA

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Schedule D

Documents

Summary of Site Condition, 9337 Trans-Canada Hwy, Chemainus, BC, McElhanney Ltd., August 4, 2023

Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 9337 Trans Canada Hwy, Chemainus, BC, McElhanney Ltd., August 4, 2023

Stage 1 Preliminary Site Investigation Update located at 9337 Trans-Canada Hwy, Chemainus, BC, McElhanney Ltd., August 3, 2023

Phase I Environmental Site Assessment (ESA) Located at 9361 & 9337 Trans-Canada Highway, and 3036, 3037 & 3041 Henry Road, Chemainus, BC, McElhanney Ltd., July 22, 2019

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