



VIA EMAIL shinder74@hotmail.com

Victoria File: 26250-20/27692
Regional File: 26250-20/27692
Site ID: 27692

September 10, 2024

Sukhwinder Singh Sandhu and Kamaljit Sandhu
7677 117 Street
Delta, BC V4C 6A7

Dear Sukhwinder Singh Sandhu and Kamaljit Sandhu:

Re: Approval in Principle – 11911 Ladner Trunk Road, Delta, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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 james.plett@gov.bc.ca.

Yours truly,



James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: The Corporation of Delta
attn: Steven Lan, General Manager
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2
engineering@delta.ca

Gulf and Fraser Fishermen's Credit Union
7300 Edmonds Street,
Burnaby, BC V3N 0G8
inquiry@gulfandfraser.com

CSAP Society
744 W Hastings Street, Suite 613
Vancouver, BC V6C 1A5
submissions@csapsociety.bc.ca

Robert Lauman, PChem, CSAP
Ecora Engineering & Environmental Ltd.
3309A 31 Avenue
Vernon, BC V1T 2H4
rob.lauman@ecora.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 Sukhwinder Singh Sandhu 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 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 11911 Ladner Truck Road, Delta, British Columbia which is more particularly known and described as:

LOT 22 EXCEPT:FIRSTLY:PART SUBDIVIDED BY PLAN 51584 SECONDLY:PART ON STATUTORY RIGHT OF WAY PLAN 78203, SECTION 1 TOWNSHIP 4 NEW WESTMISTER DISTRICT PLAN 24392

PID: 011-048-929

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

Latitude: 49° 6' 12.15"
Longitude: 122° 53' 43.45"

The site contains a soil vapour management area, depicted on an engineering plan by Watson and Barnard Land Surveying and Engineering, dated July 18, 2024. The area is described by the following metes and bounds:

Metes & Bounds of the Soil Vapour Management Area:

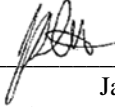
LOT 22 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 51584 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 78203, SECTION 1 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 24392

Commencing at a point located at the southern most point of Lot 22 and the intersection of Old Highway 10 and Ladner Trunk Road

Thence on a grid bearing of 47 degrees 23 minutes and 24 seconds a distance of 258.78m to a property corner.

Thence on a grid bearing of 248 degrees 37 minutes and 23 seconds a distance of 38.71m to the location of an as-built well (MW22-7)

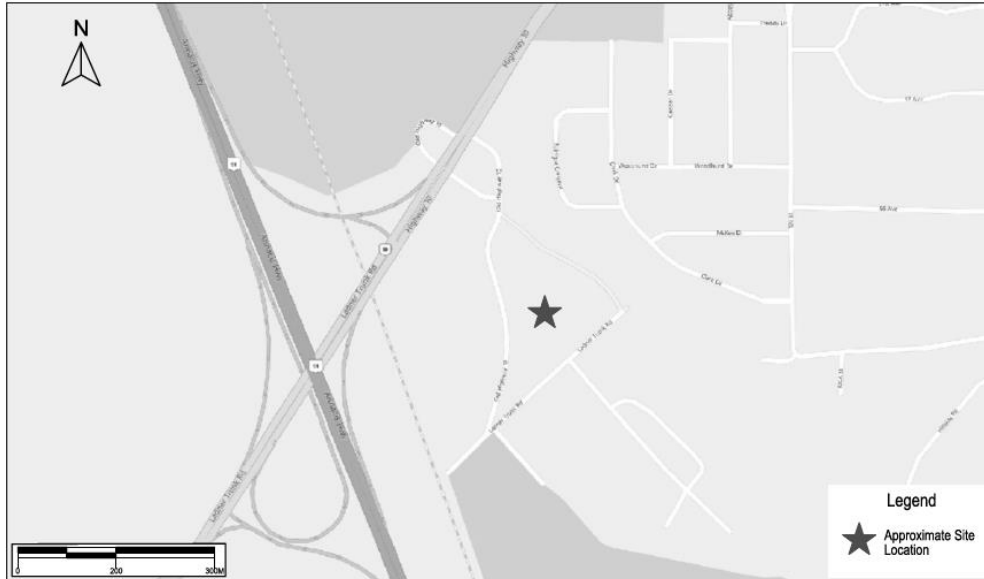
September 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

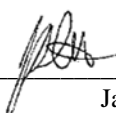
Site Plan



Location Map



September 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule B

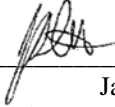
Requirements and Conditions

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 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

September 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

(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 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 will not be erected within the site's Vapour Management Area, the 314.2m² area within a 10.0m radius of as-built well location MW22-7, which is shown as the in the Schedule A Site Plan.

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 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule C
Substances and Uses

Substances to be remediated in soil for Low-Density Residential soil use:

To meet numerical remediation standards:

Chromium CAS 7440-47-3

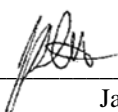
Substances evaluated in soil for Low-Density Residential soil use:

To meet local background concentrations:

Arsenic CAS 7440-38-2

Iron CAS 7439-89-6

September 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule D

Documents

Remediation Plan – 27692: Num-AiP 11911 Ladner Trunk Road, Delta, BC, Ecora Engineering and Resources Group Ltd., August 29, 2024

Summary of Site Condition- 11911 Ladner Trunk Road, Delta, BC, Lauman, R, Ecora Engineering and Resource Group Ltd., March 7, 2024

Stage 1 Preliminary Site Investigation Update – 11911 Ladner Trunk Road, Delta, BC, Wang, Y, Ecora Engineering and Resource Group Ltd., February 8, 2024

Detailed Site Investigation and Remediation Plan – 11911 Ladner Trunk Road, Delta, BC, Wang, Y, Ecora Engineering and Resource Group Ltd., February 8, 2024

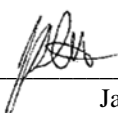
Local Background Soil Quality Determination for Arsenic and Iron in Soil at 11911 Ladner Trunk Road, Delta, BC, Lachmuth, C, BC Ministry of Environment and Climate Change Strategy, November 9, 2023

Soil and Groundwater Investigation – 11911 Ladner Trunk Road, Delta, BC, Varinder, A., Metro Testing and Engineering Ltd., August 5, 2022

Stage 2 Preliminary Site Investigation – 11911 Ladner Trunk Road, Delta, BC, Varinder, A., Metro Testing and Engineering Ltd., August 5, 2022

Stage 1 Preliminary Site Investigation – 11911 Ladner Trunk Road, Delta, BC, Varinder, A., Metro Testing and Engineering Ltd., August 5, 2022

September 10, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*