



VIA EMAIL

Victoria File: 26250-20/29151
Regional File: 26250-20/29151
Site ID: 29151

Date: January 17, 2025

1124593 B.C. Ltd.
8252 168 Street
Surrey, BC V4N 4T7
toorsal@hotmail.com

Dear Mr. Sal Toor:

Re: Approval in Principle – 2610 Ross Road, West Kelowna, 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 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 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 Sydney.Love@gov.bc.ca.

Yours truly,



Sydney Love, BSc, MET, RPBio
Senior Risk Assessment Officer

Enclosure

cc: Jeremy Frick, City of West Kelowna
jeremy.frick@westkelownacity.ca

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

Submissions, CSAP Society
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Rajwinder Deol, FortisBC Energy Inc.
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Valley First, a division of First West Credit Union
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Michael Geraghty, Keystone Environmental Ltd.
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Michael McLeay, Keystone Environmental Ltd.
mmcleay@keystoneenvironmental.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 1124593 B.C. 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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Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 2610 Ross Road, West Kelowna, British Columbia which is more particularly known and described as:

Lot A District Lot 506 Osoyoos Division Yale District Plan 35292
PID: 002-882-132

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

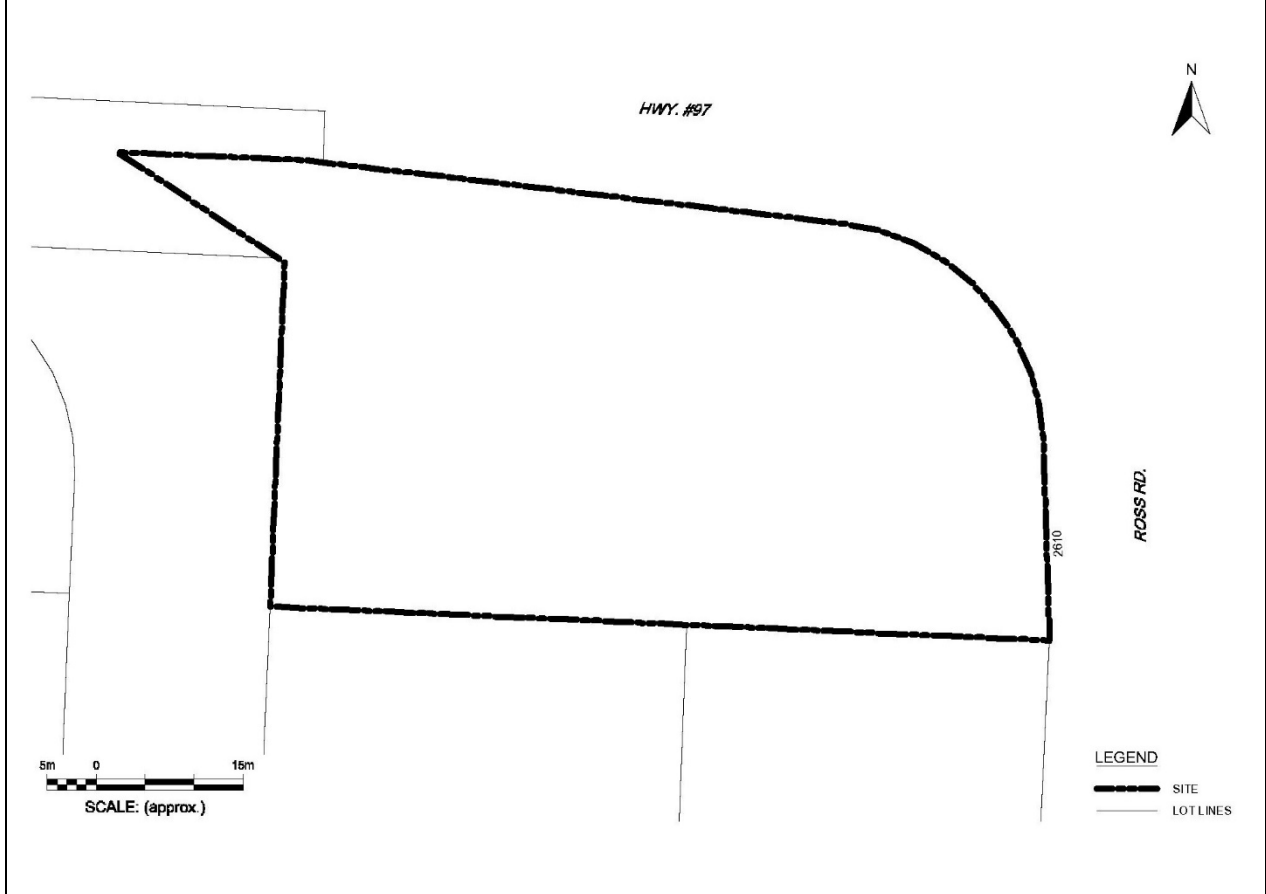
Latitude: 49° 51' 44.00"
Longitude: 119° 34' 36.20"

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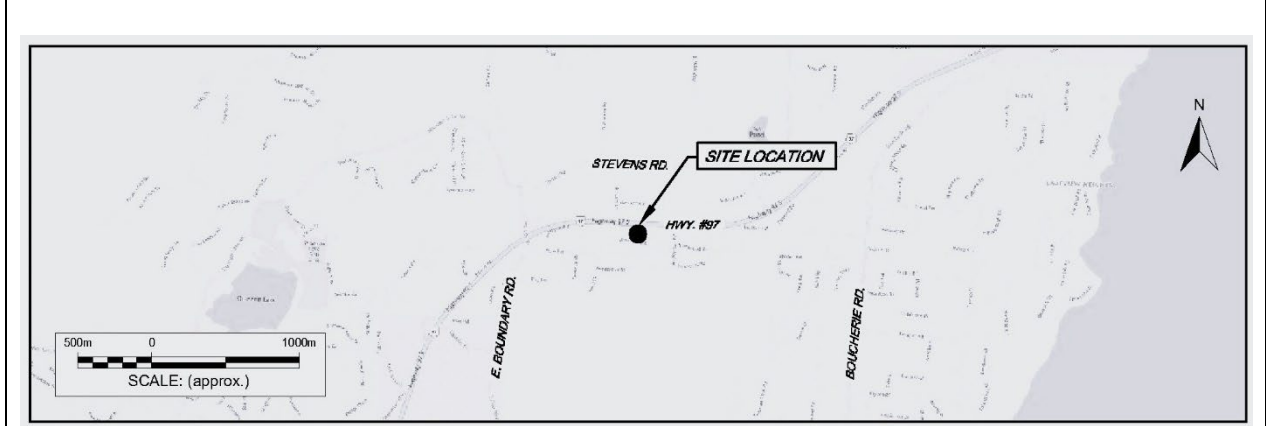


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Site Plan



Location Map



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Sydney *Inc.*


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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 plans 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.
2. 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.
3. Supplementary site investigations must be undertaken as summarized in the approved remediation plan until delineation is complete. Delineation details must be documented and submitted to the director within 3 years of the date of issuance of the Approval in Principle.
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 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.

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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<s>;
 - (c) Interpretation of current and cumulative monitoring results from the vapour and groundwater monitoring program; and
 - (d) 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) Future buildings will consist of a mixed commercial/residential building with multiple levels of underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 high density residential soil use:

To meet risk-based remediation standards:

| | |
|--------------|-----------|
| benzene | 71-43-2 |
| ethylbenzene | 100-41-4 |
| naphthalene | 91-20-3 |
| TEL | 78-00-2 |
| VPHs | N/A |
| xylenes | 1330-20-7 |

Substances evaluated in soil for high density residential soil use:

To meet local background concentrations:

| | |
|------------|-----------|
| molybdenum | 7439-98-7 |
| selenium | 7782-49-2 |

Substances to be remediated in vapour for parkade vapour use:

To meet risk-based remediation standards:

| | |
|----------------|-----------|
| VPHs | N/A |
| xylenes, total | 1330-20-7 |

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

| | |
|---------------------|----------|
| benzene | 71-43-2 |
| dibromoethane, 1,2- | 106-93-4 |
| ethylbenzene | 100-41-4 |

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methylnaphthalene, 1- 90-12-0
methylnaphthalene, 2- 91-57-6
naphthalene 91-20-3
toluene 108-88-3
VHw₆₋₁₀ N/A
xylenes, total 1330-20-7

Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt 7440-48-4
lithium 7439-93-2
selenium 7782-49-2
strontium 7440-24-6
uranium 7440-61-1

Substances evaluated in water for irrigation water use:

To meet local background concentrations:

chromium 7440-47-3

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Schedule D

Documents

Summary of Site Condition, at 2610 Ross Road, West Kelowna, BC Keystone Environmental Ltd., May 16, 2024;

Report of Findings – Human Health and Ecological Risk Assessment, 2610 Ross Road, West Kelowna, BC, Keystone Environmental Ltd. May 10, 2024;

Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan 2610 Ross Road, West Kelowna, BC, Keystone Environmental Ltd. May 9, 2024;

Preliminary Geotechnical Assessment at 2610 Ross Road, West Kelowna, BC. Prepared by Tetra Tech, July 17, 2023;

2021 Ross Road Husky Decommissioning Report – 2610 Ross Road, West Kelowna, BC. Completed by SLR Consulting, March 2022;

2020 Groundwater Monitoring and Sampling, Ross Road Husky, 2610 Ross Road, West Kelowna, BC. Completed by SLR, July 3, 2020;

2019 Groundwater Monitoring and Sampling, 2610 Ross Road, West Kelowna, BC. Prepared by SLR, January 31, 2020;

2018 Groundwater Monitoring and Sampling, Ross Road Husky, 2610 Ross Road, West Kelowna, BC. Prepared by SLR, November 9, 2018;


2017 Soil and Groundwater Investigation, Ross Road Husky, 2610 Ross Road, West Kelowna, BC, Husky Location No.: 3136. Prepared by SLR Consulting (Canada) Ltd (SLR), July 10, 2017;

2016 Groundwater Monitoring and Sampling, Ross Road Mohawk L#3136, 2610 Ross Road, West Kelowna, BC. Prepared by SLR, August 16, 2016;

Phase II Environmental Site Assessment 2610 Ross Road, West Kelowna, BC. Prepared by Summit Environmental Consultants Inc., October 16, 2015;

2015 Groundwater Monitoring and Sampling, Ross Road Mohawk L#3136, 2610 Ross Road, West Kelowna, BC. Prepared by SLR, September 15, 2015;

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2014 Stage 1 Preliminary Site Investigation, 2610 Ross Road, West Kelowna, BC. for Mount Boucherie Enterprises. Prepared by Tetra Tech EBA Inc., July 2, 2014;

2014 Groundwater Monitoring and Sampling – Ross Road Mohawk L#3136 – 2610 Ross Road, West Kelowna, B.C. Prepared by SLR Consulting (Canada) Ltd., June 20, 2014;

2013 Groundwater Monitoring and Sampling, Ross Road Mohawk L#X3136, 2610 Ross Road, West Kelowna, BC. Prepared by SLR Consulting Canada Ltd., December 3, 2013;

Phase I and Preliminary Site Investigation, Ross Road Mohawk, 2610 Ross Road, Kelowna (West Side), BC, for Husky Oil Limited. Prepared by Seacor, December 14, 2007;

Environmental Hydrocarbon Investigation, 2610 Ross Road, Kelowna BC. Prepared by EBA Engineering Consultants Ltd., October 17, 1996;

Phase I Environmental Site Assessment, 2610 Ross Road, Kelowna, British Columbia. Prepared by Norelco, Dames & Moore, August 26, 1996; and

Preliminary Environmental Assessment, Esso Service Station, 2610 Ross Road, West Kelowna, BC. Prepared by HBT Agra Ltd., May 25, 1992.

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