



**VIA EMAIL ONLY: [lberube@bosa.com](mailto:lberube@bosa.com)**

File: 26250-20/5062  
Site ID: 5062  
Appl. ID: 15302

August 19, 2024

Lucas Berube  
Bosa-Kingstone Properties (Squamish) Inc.  
1100-838 West Hastings Street  
Vancouver, BC V6C 0A6

Dear Lucas Berube:

**Re: Review of 2023 Annual Approved Professional (AP) Statement  
1500 Highway 99, Squamish, British Columbia**

Thank you for providing the 2023 annual Approved Professional (AP) statement related to the risk-based Approval in Principle (AiP) for a portion of the property at 1500 Highway 99, Squamish, BC (the Site). I acknowledge receipt of the AP statement prepared by Keystone Environmental Ltd. (Keystone), dated May 31, 2024, in accordance with the requirements of the AiP issued on April 7, 2021.

The AP statement details an important finding from additional site investigations conducted at the Site in April 2023: a waste oil underground storage tank (UST) was discovered adjacent to an onsite ditch. This UST was removed in July 2023, along with associated contaminated soil. However, sediment samples from the ditch had concentrations of mercury, acenaphthene, and fluorene exceeding the Protocol 11<sup>1</sup> Upper Cap Concentrations (UCCs), with the exceedances extending over more than 50 square meters. Consequently, the Site's risk classification is now considered high risk.

I understand that addressing the high-risk conditions in the ditch will require a Water Sustainability Act (WSA) authorization, which may take approximately two years to secure. Considering this, Keystone intends to apply for a risk-based Certificate of Compliance (CofC) for the upland area of the Site and a numerical AiP specifically for the ditch. Additionally, Keystone has submitted a Protocol 6<sup>2</sup> preapproval application to request that these applications be reviewed under the Protocol 6 roster process.

Please note that the Protocol 6 preapproval will be processed as a separate application. The review of the current AP statement confirms that the annual reporting requirements for 2023, as outlined in the April 2021 AiP, have been met.

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<sup>1</sup> BC Ministry of Environment and Climate Change Strategy Protocol 11 for Contaminated Sites – *Upper Cap Concentrations for Substances Listed in the Contaminated Sites Regulation*, Version 5.0, March 20, 2023.

<sup>2</sup> BC Ministry of Environment and Climate Change Strategy Protocol 6 for Contaminated Sites – *Applications with Approved Professional Recommendations and Preapprovals*, Version 13.0, August 12, 2024.

The review and assessment of the subject application is based on the most recent information provided on the above-referenced Site. The ministry, however, makes no representation or warranty as to the accuracy or completeness of that information. The director expressly reserves the right to change or substitute different requirements where circumstances warrant.

This letter is without prejudice to existing requirements or any further action, requirement or order that may be taken under the *Environmental Management Act*.

Please do not hesitate to contact the undersigned at [Roberto.Prieto@gov.bc.ca](mailto:Roberto.Prieto@gov.bc.ca) should there be any questions about this letter.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Roberto Prieto', written over a horizontal line.

**Roberto Prieto, P.Ag**  
Senior Contaminated Sites Officer

cc: Ben Lin, Keystone Environmental Ltd ([blin@keystoneenvironmental.ca](mailto:blin@keystoneenvironmental.ca))  
Client Information Officer, ENV, Site Remediation Program ([csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca))  
CSAP Society, [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)