



VIA EMAIL: Jessie.zhao_bfproperty@outlook.com

Victoria File: 26250-20/6097
Regional File: 26250-20/6097
Site ID: 6097

January 18, 2024

Mr. Shuo Wang
Brother Fortune Property Holding Limited Partnership
2600-1066 West Hastings Street,
Vancouver, BC V6E 3X1

Dear Mr. Wang:

Re: Approval in Principle – 13327 76 Avenue and a portion of the Strata Property located at 13375 76 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) 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, 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 jody.fisher@gov.bc.ca.

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: Ken Woodward, City of Surrey
KSWoodward@surrey.ca

Owners of Strata Plan NW513 c/o
Gregory Almas, Dwell Property Management
gregory.almas@dwellproperty.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

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

Michael Geraghty, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Stefan Quaglia, Trillium Environmental Ltd.
squaglia@trilliumenviro.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 Brother Fortune Property Holding GP Inc., Inc. No. BC1342754 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.

January 18, 2024

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 13327 76 Avenue, Surrey, British Columbia which is more particularly known and described as:

East Half, Lot 2, Except Part in Plan LMP41586, Section 20, Township 2, New Westminster District Plan 15884
PID: 010-141-618

And a portion of the strata property located at 13375 76 Avenue, Surrey, BC, including the following legal lots:

Lot 1 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in The Common Property in Proportion to the Unit Entitlement of the Strata Lot As Shown On Form 1.
PID: 001-399-616

Lot 2 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property In Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
PID: 001-399-624

Lot 3 Section 20 Township 2 Plan NWS513 NWD Strata.
PID: 001-399-632

Lot 4 Section 20 Township 2 Plan NWS513 NWD Strata.
PID: 001-399-641

Lot 5 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.
PID: 000-450-162

Lot 6 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.
PID: 001-399-659

Lot 7 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.
PID: 001-399-667

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Lot 8 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.

PID: 001-399-675

Lot 9 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

PID: 001-399-683

Lot 10 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown an Form 1.

PID: 000-640-263

Lot 11 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.

PID: 000-640-271

Lot 12 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.

PID: 000-640-280

Lot 13 Section 20 Township 2 Plan NWS513 NWD Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate.

PID: 000-640-298

The area covered by the AiP is described by the following metes and bounds:

Starting at the northwest east half lot 2 except part in Plan LMP41586 Section 20 Township 2 New Westminster District Plan 15884: the point of commencement:

- Thence 90° 28' 11" for 43.530 metres;
- Thence 179° 38' 47" for 51.626 metres;
- Thence 145° 40' 06" for 8.013 metres;
- Thence 160° 09' 55" for 13.367 metres;
- Thence 180° 00' 00" for 11.155 metres;
- Thence 236° 57' 20" for 10.536 metres;
- Thence 179° 38' 47" for 03.255 metres;
- Thence 270° 37' 23" for 43.690 metres;

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Thence 359° 41' 38" for 190.853 metres;
Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on July 4, 2023.

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

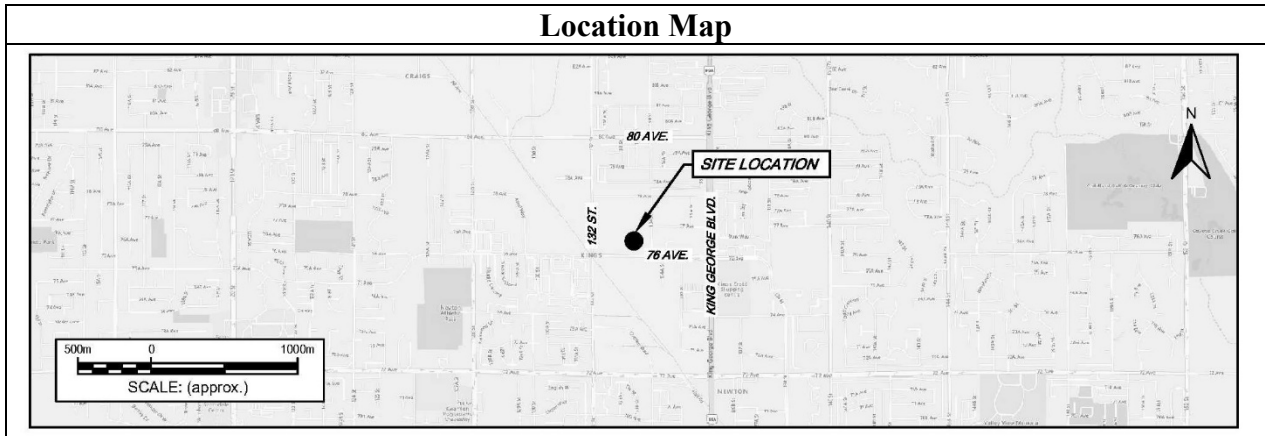
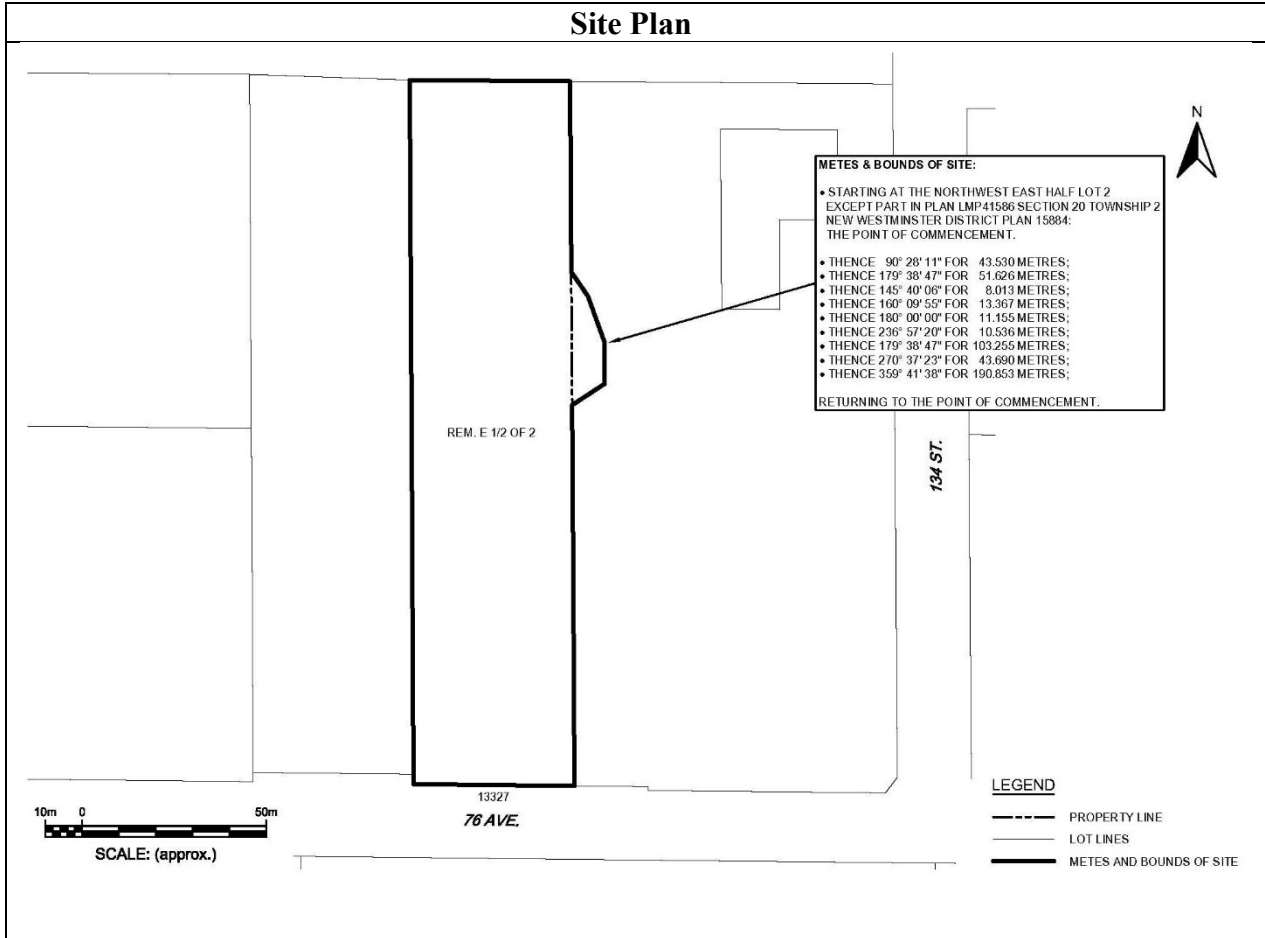
Latitude: 49° 8' 28.50"
Longitude: 122° 51' 9.30"

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*



January 18, 2024

Date Issued

Signing Authority
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, 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 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;

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

- (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;
 - (c) Interpretation of current and cumulative monitoring results from the 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) *The future building(s) at 13327 76 Avenue will be commercial with slab-on grade construction.*

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.

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

antimony	7440-38-2
cadmium	7440-43-9
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
ethylene glycol	107-21-1
iron	7439-89-6
tetrachloroethylene	127-18-4
trichloroethylene	79-01-6
vinyl chloride	75-01-4

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 13327 76 Avenue, Surrey, BC, Keystone Environmental Ltd., September 21, 2023;

Human Health and Ecological Risk Assessment, 13327 76 Avenue, Surrey, BC, Keystone Environmental Ltd., September 14, 2023;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan, 13327 76 Avenue, Surrey, BC, Keystone Environmental Ltd., September 14, 2023;

Stage 2 Preliminary Site Investigation for 13327 76 Avenue, Surrey, BC (Site ID: 6097), Next Environmental Inc., February 11, 2022; and

Stage 1 Preliminary Site Investigation for 13327 76 Avenue, Surrey, BC (Site ID: 6097), Next Environmental Inc., January 10, 2022.

January 18, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*