



VIA EMAIL

Victoria File: 26250-20/6184
Site ID: 6184

January 27, 2025

Albert Ho
First Capital (Semiahmoo) Corporation
c/o First Capital Asset Management LP
85 Hanna Avenue, Suite 400
Toronto, ON M6K 3S3
Albert.ho@fcr.ca

**Re: Approval in Principle – 1776 Martin Drive and Portion of 1701 152nd Street,
Surrey, BC**

Dear Albert Ho :

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 professional 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 that 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, 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,



Hong Wei (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Surrey, Keith Broersma (kbroersma@surrey.ca)

Travis Deeter, P.Ag., Approved Professional, Thurber Engineering Ltd.
(tdeeter@thurber.ca)

Client Information Officer, ENV, Victoria (csp_cio@victoria1.gov.bc.ca)

CSAP Society (submissions@csapsociety.bc.ca)



Ministry of
Environment
and Parks

APPROVAL IN PRINCIPLE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that the remediation plan described herein for the contaminated site identified in Schedule A of this document has been approved in principle.

The remediation plan must be implemented by First Capital Asset Management LP (“responsible person”) in accordance with the requirements and conditions specified in Schedule B.

A director may rescind this Approval in Principle if imposed conditions are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

The issuance of this Approval in Principle is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

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Schedule A

The site covered by this Approval in Principle is located at 1776 Martin Drive and a Portion of 1701 152nd Street, Surrey, British Columbia which is more particularly known and described as:

Portion of Lot 2 Section 15 Township 1 Plan NWP56401 NWD Except Plan LMP45557, & BCP44800. See metes and bounds description below:

PID: Portion of 002-321-483

Starting at the Point of Commencement at the north-west corner of Lot 350, Section 15, Township 1, New Westminster District, Plan 70191;

Thence south-easterly $179^{\circ} 44' 25''$ along the westerly boundary of Lot 350 for a distance of 66.641 metres more or less;

Thence south-westerly $245^{\circ} 20' 32''$ for a distance of 15.684 metres more or less;

Thence south-westerly $231^{\circ} 20' 14''$ for a distance of 11.552 metres more or less;

Thence south-westerly $225^{\circ} 34' 15''$ for a distance of 28.831 metres more or less;

Thence south-westerly $218^{\circ} 52' 19''$ for a distance of 11.330 metres more or less;

Thence north-westerly $291^{\circ} 06' 53''$ for a distance of 10.968 metres more or less;

Thence south-westerly $201^{\circ} 35' 06''$ for a distance of 7.838 metres more or less;

Thence south-westerly $213^{\circ} 07' 01''$ for a distance of 11.320 metres more or less;

Thence south-westerly $192^{\circ} 40' 01''$ for a distance of 4.849 metres more or less;

Thence south-easterly $176^{\circ} 16' 15''$ for a distance of 7.976 metres more or less;

Thence south-westerly $203^{\circ} 21' 08''$ for a distance of 7.216 metres more or less;

Thence north-westerly $297^{\circ} 35' 53''$ for a distance of 25.130 metres more or less to a point on the westerly boundary of the remainder of Lot 2, Section 15, Township 1, Plan 56401;

Thence north-easterly $26^{\circ} 44' 54''$ along the westerly boundary of the remainder of Lot 2, Section 15, Township 1, Plan 56401 for a distance of 80.477 metres more or less, to the beginning of a curve to the right of the westerly boundary;

Thence following the curve to the right of radius 128.000 metres for an arc distance of 84.591 metres more or less to the point of commencement, and containing by admeasurement an area of 5169.4 square metres more or less.

The site is depicted in survey drawing prepared by Matson Peck and Topliss Land Surveyors on October 16, 2024.

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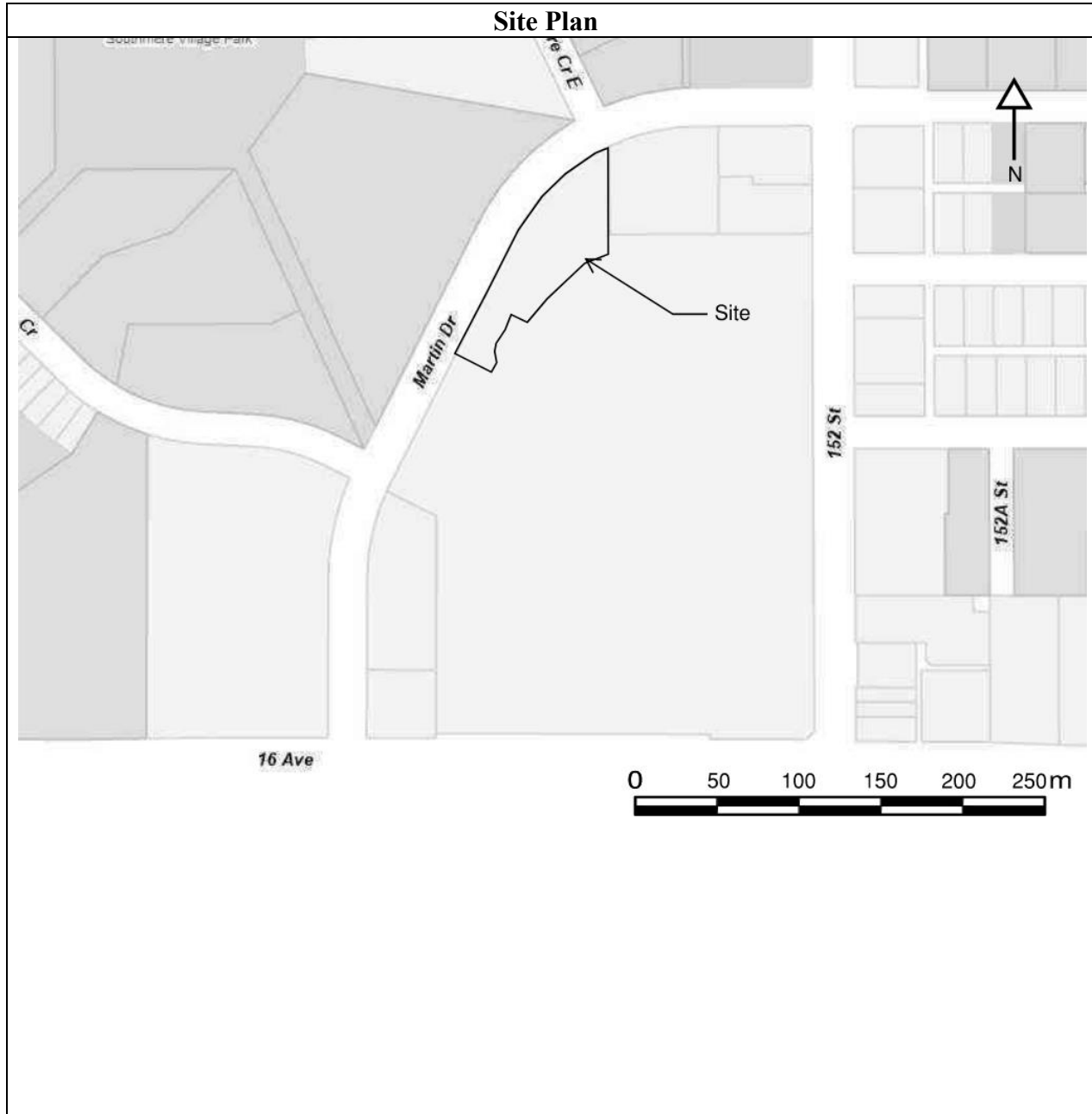
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The approximate centre of the Source site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 2' 3.28"

Longitude: 122° 48' 12.25"



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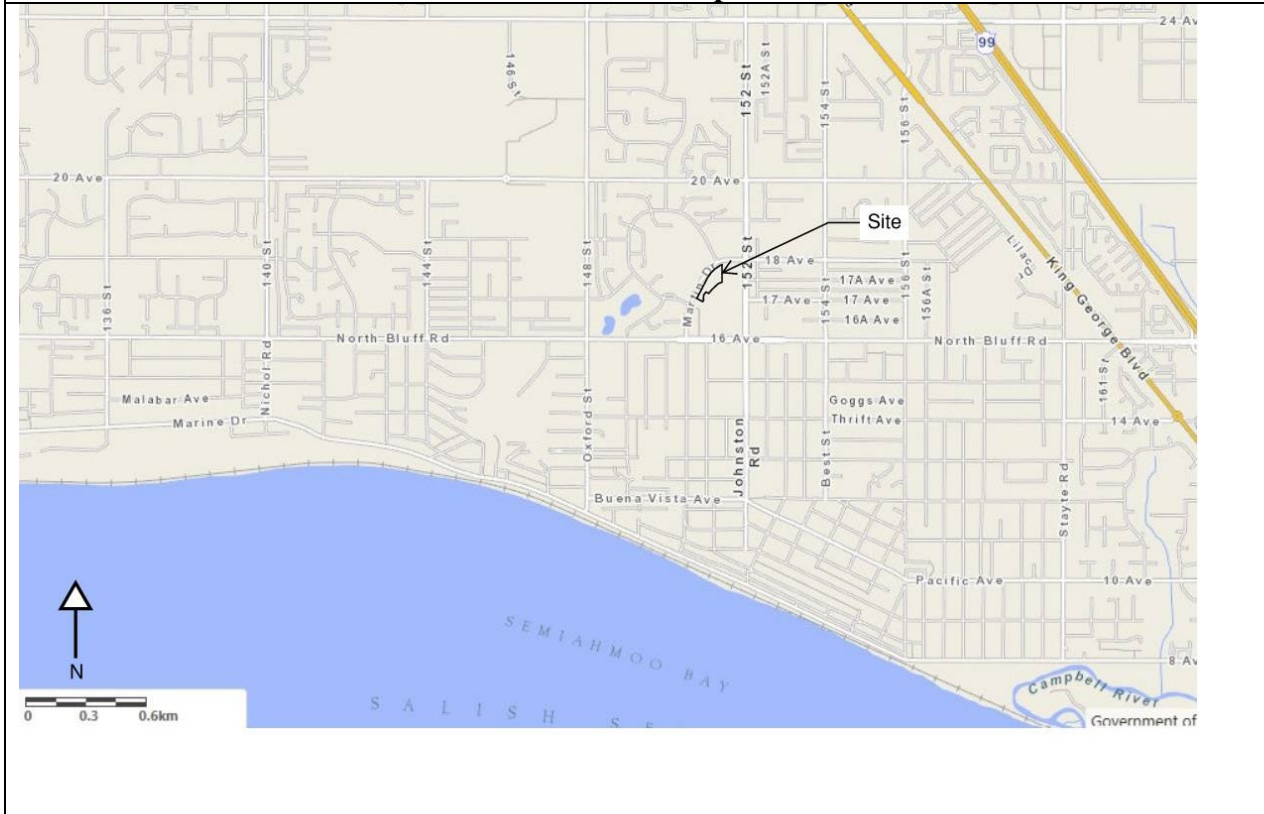
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Location Map



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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

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 eight years of the date of issuance of this Approval in Principle.
5. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. A confirmation of remediation report, prepared in accordance with section 49 (2) of the Contaminated Sites Regulation, must be submitted to the director within 90 days of completing remediation.
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 plan referenced above. Refer to Condition 2 if progress differs substantially from the schedule set out in the approved plan.
7. 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 plan referenced above. Refer to Condition 2 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.).

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8. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation *numerical* standards at and adjacent to 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) Land use at grade may be residential, commercial or urban park and on-Site buildings may be slab on grade or include an underground parkade.

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

Uses, Substances and Chemical Abstract Numbers

Substances to be remediated in soil for residential low-density soil use:

To meet numerical remediation standards:

Benzene	71-43-2
Ethylbenzene	100-41-4
LEPHs	N/A
Naphthalene	91-20-3
Tetraethyl lead	78-00-2
Trimethylbenzene, 1,3,5-	108-67-8
Toluene	108-88-3
VPHs	N/A
Xylenes	1330-20-7

Substances to be remediated in groundwater for drinking water use and aquatic life use:

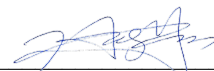
To meet numerical remediation standards:

Benzene	71-43-2
Isopropylbenzene	98-82-8
Toluene	108-88-3
Trimethylbenzene, 1,3,5-	108-67-8
VHw6-10	N/A
VPHw	N/A
Xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 1776 and Portion of 1701 152 Street, Surrey, BC, (Site ID 6184),
Thurber Engineering Ltd., November 13, 2024

Stage 1 Preliminary Site Investigation, 1776 and Portion of 1701 152 Street, Surrey, BC,
Thurber Engineering Ltd., November 13, 2024

Detailed Site Investigation and Remediation Plan, 1776 and Portion of 1701 152 Street, Surrey,
BC, Thurber Engineering Ltd., November 13, 2024

Stage 2 Preliminary Site Investigation, 1711 – 152nd Street, Surrey, British Columbia, BC,
PHH ARC Environmental., August 6, 2010

Stage 2 Preliminary Site Investigation, 1711 – 152nd Street, Surrey, British Columbia, BC,
PHH ARC Environmental., August 6, 2010

Records Review of Existing Environmental Reports, Semiahmoo Shopping Centre, Surrey, BC,
PHH ARC Environmental., May 18, 2010

Stage 1 and 2 Preliminary Site Investigation Chevron Canada Limited Service Station #344
1776 Martin Drive, Surrey, BC, Hemmera Envirochem Inc. December 1, 2005

Certificate of Compliance 1701 – 152nd Street and 15150 – 18th Avenue, Surrey, BC, Ministry
of Environment, June 25, 2003

Update Report Semiahmoo Shopping Centre and Former Canadian Tire 1701 152nd Street
and 15150 18th Street, Surrey, BC, URS Canada Inc., June 13, 2003

Review of Site Decommissioning Report Former Canadian Tire Store #835 15150 18th Street,
Surrey, BC, Keystone Environmental Ltd., August 14, 2001

Detailed Site Investigation Canadian Tire Store #835 15150 18th Street, Surrey, BC Keystone
Environmental Ltd.. August 14, 2001

Stage 1 and 2 Preliminary Site Investigation Chevron Canada Limited Service Station #344
1776 Martin Drive, Surrey, BC, Keystone Environmental Ltd.. August 14, 2001

Site Decommissioning Canadian Tire Store #835 15150 18th Street, Surrey, BC, Kermod
Consultants Ltd. January 31, 2001.

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Stage 2 Preliminary Site Investigation Canadian Tire Store #835 15150 18th Street, Surrey, BC. XCG Consultants Ltd. January 30, 1998

Phase 1 Environmental Site Assessment Canadian Tire Store #385 15150 18th Street, Surrey, BC" by XCG Consultants Ltd XCG Consultants Ltd. March 12, 1997

Stage 1 and Stage 2 Preliminary Site Investigation Canadian Tire Store #835 15150 18th Street, Surrey, BC Kermode Consultants Ltd., March 1, 1997

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