



VIA EMAIL: gerald@whitetailhomes.ca

Victoria File: 26250-20/5537 & 26070
Regional File: 26250-20/5537 & 26070
Site ID: 5537 & 26070

April 10, 2024

1270459 B.C. Ltd. Inc No. BC1270459
Att: Gerald Minchuk
104-3550 Mt. Lehman Road
Abbotsford, BC 4VX 2M9

Dear Gerald Minchuk:

Re: Approval in Principle – 20145 Fraser Highway and adjacent portion of City of Langley roadway, Langley, 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 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 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc:

Hirod Gill, City of Langley Engineering (hgill@langleycity.ca)
Ray Johnson, MCAP Financial Corporation (Ray.johnson@mcap.com)
Brant Dorman, P.Eng., CSAP, Advance Environmental Ltd. (advancenviro@gmail.com)
Aaron Pederson, P&A Environmental Ltd. (apederson@paenviro.ca)
Client Information Officer, ENV, Victoria (csp_cio@Victoria1.gov.bc.ca)
Anna Popova, CSAP Society, (apopova@csapsociety.bc.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 P&A Environmental Inc. 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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Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 20145 Fraser Highway, Langley, British Columbia and an adjacent off-site Affected Parcel on Fraser Highway. The site is more particularly known and described as:

Lot 1, District Lot 309, Group 2, New Westminster District, Plan EPP117168
PID: 031-715-508,

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

Latitude: 49° 06' 27.00"
Longitude: 122° 39' 53.10"

The off-site Affected Parcel contains a metes and bounds portion of the City of Langley roadway prepared by Eric Peterson Land Surveying Ltd, B.C. Land Surveyors, more particularly described as follows:

Starting at the point of commencement, a point being at an azimuth of 124 degrees 13 minutes 23 seconds for a distance of 14.955 metres from an iron post at the southwest corner of Lot 1 District Lot 309 Group 2 New Westminster District Plan EPP117168;

THEN on an azimuth of 170 degrees 00 minutes 00 seconds for a distance of 9.419 metres;
THEN on an azimuth of 124 degrees 13 minutes 23 seconds for a distance of 20.000 metres;
THEN on an azimuth of 84 degrees 00 minutes 00 seconds for a distance of 10.453 metres;
THEN on an azimuth of 304 degrees 13 minutes 23 seconds for a distance of 34.550 metres, more or less, to the point of commencement.

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

Latitude: 49° 06' 26.0"
Longitude: 122° 39' 53.17"

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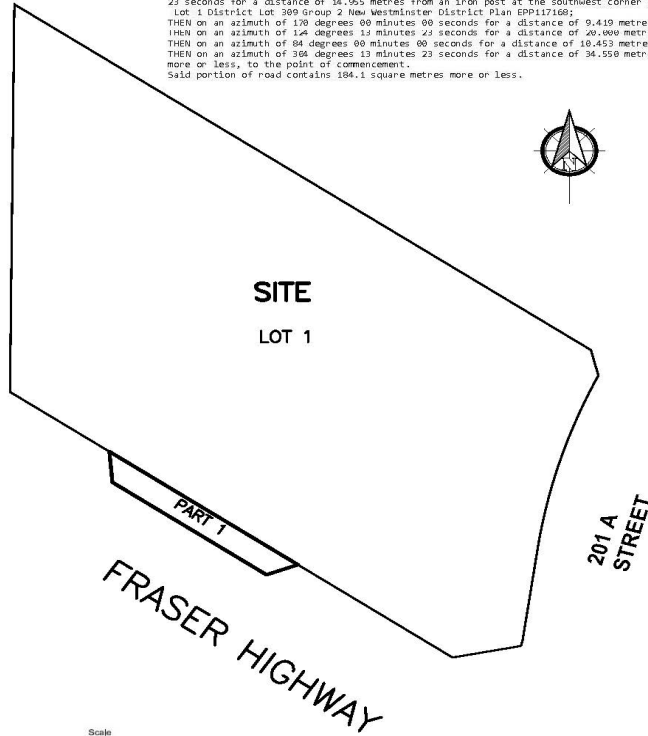


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Site Plan

All that portion of road (Fraser Highway), more particularly described as follows:
 Starting at the point of commencement, a point being at an azimuth of 124 degrees 13 minutes 22 seconds for a distance of 14.955 metres from an iron post at the southwest corner of Lot 1 District Lot 309 Group 2 New Westminster District Plan EPP117168;
 THEN on an azimuth of 170 degrees 00 minutes 00 seconds for a distance of 9.410 metres;
 THEN on an azimuth of 146 degrees 14 minutes 24 seconds for a distance of 26.889 metres;
 THEN on an azimuth of 84 degrees 00 minutes 00 seconds for a distance of 10.453 metres;
 THEN on an azimuth of 304 degrees 13 minutes 23 seconds for a distance of 34.550 metres, more or less, to the point of commencement.
 Said portion of road contains 184.1 square metres more or less.



Location Map



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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, 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;

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- (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
 - (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 at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at and adjacent to the site. These assumptions include:
- (a) *“One level of underground parking will cover the entire site”.*
 - (b) *“Any off-site contaminated soil will be excavated to less than IL standards and disposed off-site”.*

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 persons 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

Site

Substances to be remediated in soil for commercial land soil use:

To meet numerical remediation standards:

| | |
|----------|-----------|
| benzene | 71-43-2 |
| chromium | 7440-47-3 |
| selenium | 7782-49-2 |
| toluene | 108-88-3 |
| xylenes | 1330-20-7 |

Substances to be remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

| | |
|----------------|-----------|
| LEPHw | NA |
| toluene | 108-88-3 |
| xylenes, total | 1330-20-7 |

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

| | |
|--------------------------------|------------|
| arsenic | 7440-38-2 |
| benzene | 71-43-2 |
| methyl tert-butyl ether [MTBE] | 1634-04-04 |
| quinoline | 91-22-5 |

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Affected Parcel

Substances to be remediated in soil for industrial land soil use:

To meet numerical remediation standards:

| | |
|--------------|-----------|
| benzene | 71-43-2 |
| ethylbenzene | 100-41-4 |
| toluene | 108-88-3 |
| VPHs | NA |
| xylenes | 1330-20-7 |

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

| | |
|--------------|----------|
| ethylbenzene | 100-41-4 |
|--------------|----------|

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Schedule D

Documents

Summary of Site Conditions, SITE# 5537, 20145 Fraser Highway, Langley, BC, Mr. Brant Dorman, P.Eng., CSAP, Advance Environmental Inc., March 2024

Summary of Site Conditions, SITE# 26070, Off-Site M&B to 20145 Fraser Highway, Langley, BC, Mr. Brant Dorman, P.Eng., CSAP, Advance Environmental Inc., March 2024

Communications Record, 20145 Fraser Highway, Langley, BC, Mr. Aaron Pederson, P&A Environmental Inc., March 2024

Site Risk Classification Report, SITE# 26070, Off-Site M&B to 20145 Fraser Highway, Langley, BC, Mr. Aaron Pederson, P&A Environmental Inc., March 2024

Site Risk Classification Report, SITE# 5537, 20145 Fraser Highway, Langley, BC, Mr. Aaron Pederson, P&A Environmental Inc., March 2024

DSI Addendum, 20145 Fraser Highway, Langley, BC, Mr. Aaron Pederson, P&A Environmental Inc., February 2024

Detailed Site Investigation, 20137 Fraser Highway, Langley, BC, Ms. Elmira Nazar & Mr. Aaron Pederson, P&A Environmental Inc., August 2023

Remediation Plan, 20145 Fraser Highway, Langley, BC, Mr. Aaron Pederson, P&A Environmental Inc., March 2023

Notification of Likely or Actual Migration, Portion of Fraser Hwy south of 20137 Fraser Highway, Langley, BC, Mr. Aio Haberli, Next Environmental Inc., March 4, 2021

Stage 2 Preliminary Site Investigation, 20137 & 20139 Fraser Highway, Langley, BC, Mr. Aio Haberli & Ms. Crystal Froescher, Next Environmental Inc., August 6, 2020

Stage 1 Preliminary Site Investigation, 20137 & 20139 Fraser Highway, Langley, BC, Mr. Nick Mathews & Riley Donaldson, Next Environmental Inc., July 14, 2020

Application under Protocol 9 for the Determination of Background Sodium and Chloride Concentrations in Groundwater, 20188 Fraser Highway, Langley, BC, Mr. Doug Walton, BC Ministry of Environment, September 26, 2007

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Certificate of Compliance, Lot 145, Northwest Corner of 201A Street and Fraser Highway, Langley, BC, Mr. Doug Walton, BC Ministry of Water, Land and Air Protection, November 3, 2004

Stage 2 Preliminary Site Investigation, Lot 145, Northwest Corner of 201A Street and Fraser Highway, Langley, BC, Ms. Deanna Cottrell & Mr. Dave Newton, Morrow Environmental Consultants Inc., October 20, 2004

Stage 1 Preliminary Site Investigation, Lot 145, Northwest Corner of 201A Street and Fraser Highway, Langley, BC, Ms. Deanna Cottrell & Mr. Dave Newton, Morrow Environmental Consultants Inc., October 20, 2004

Approval in Principle – Off-Site Area Adjacent to 20137 Fraser Highway, Langley, BC, Mr. Alan W. McCammon, BC Ministry of Environment, Lands and Parks, June 1, 1999

Detailed Site Investigation, Langley City Turbo Service Station, 20137 Fraser Highway, Langley, BC, Location Code: C44026, Mr. Allan Wong & Mr. Paul Webb, Morrow Environmental Consultants Inc., January 28, 1999

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