



Ministry of
Environment

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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Townline Gardens 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.

The substances to which this Approval in Principle applies migrated to the site from a neighbouring source. It should not be assumed that this Approval in Principle is an approval for the remediation of all contaminants at the site.

June 11, 2014
Date Issued

L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at No 5 Road and Steveston Highway, Richmond, British Columbia, which is more particularly known and described as:

Starting at the southeast corner of Lot A, Block 4, North Range 5 West, New Westminster District, Plan 129728:

Thence $88^{\circ} 57' 23''$ for 14.904 m, to the point of commencement.

Thence $178^{\circ} 57' 23''$ for 13.283 m.

Thence $257^{\circ} 19' 44''$ for 10.293 m.

Thence $268^{\circ} 57' 23''$ for 11.315 m.

Thence $333^{\circ} 50' 10''$ for 12.029 m.

Thence $358^{\circ} 57' 23''$ for 13.086 m.

Thence $34^{\circ} 44' 55''$ for 4.110 m.

Thence $88^{\circ} 57' 23''$ for 6.835 m.

Thence $186^{\circ} 57' 06''$ for 8.032 m.

Thence $137^{\circ} 57' 15''$ for 5.300 m.

Returning to the point of commencement.

as depicted in an engineering drawing prepared by Keystone Environmental Ltd. dated October 28, 2012.

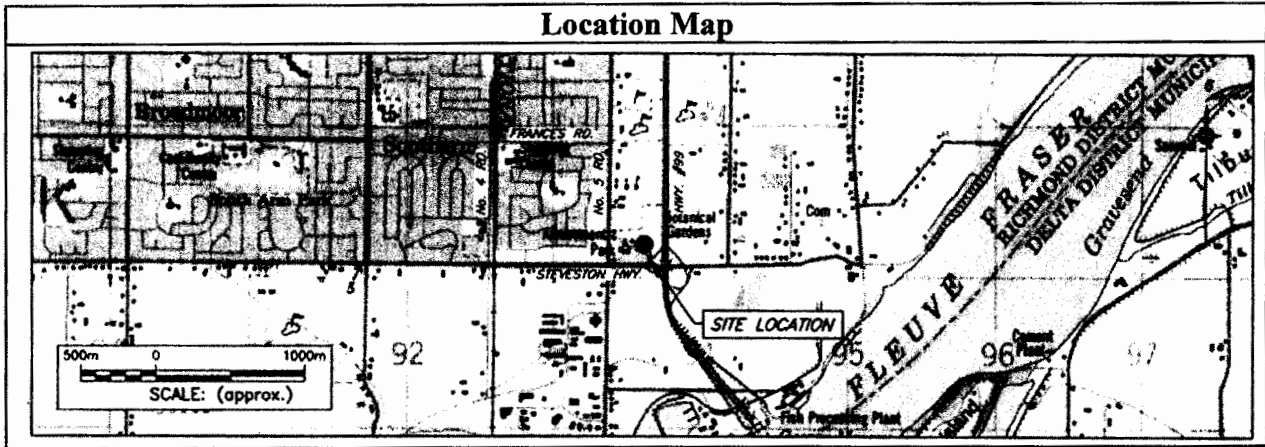
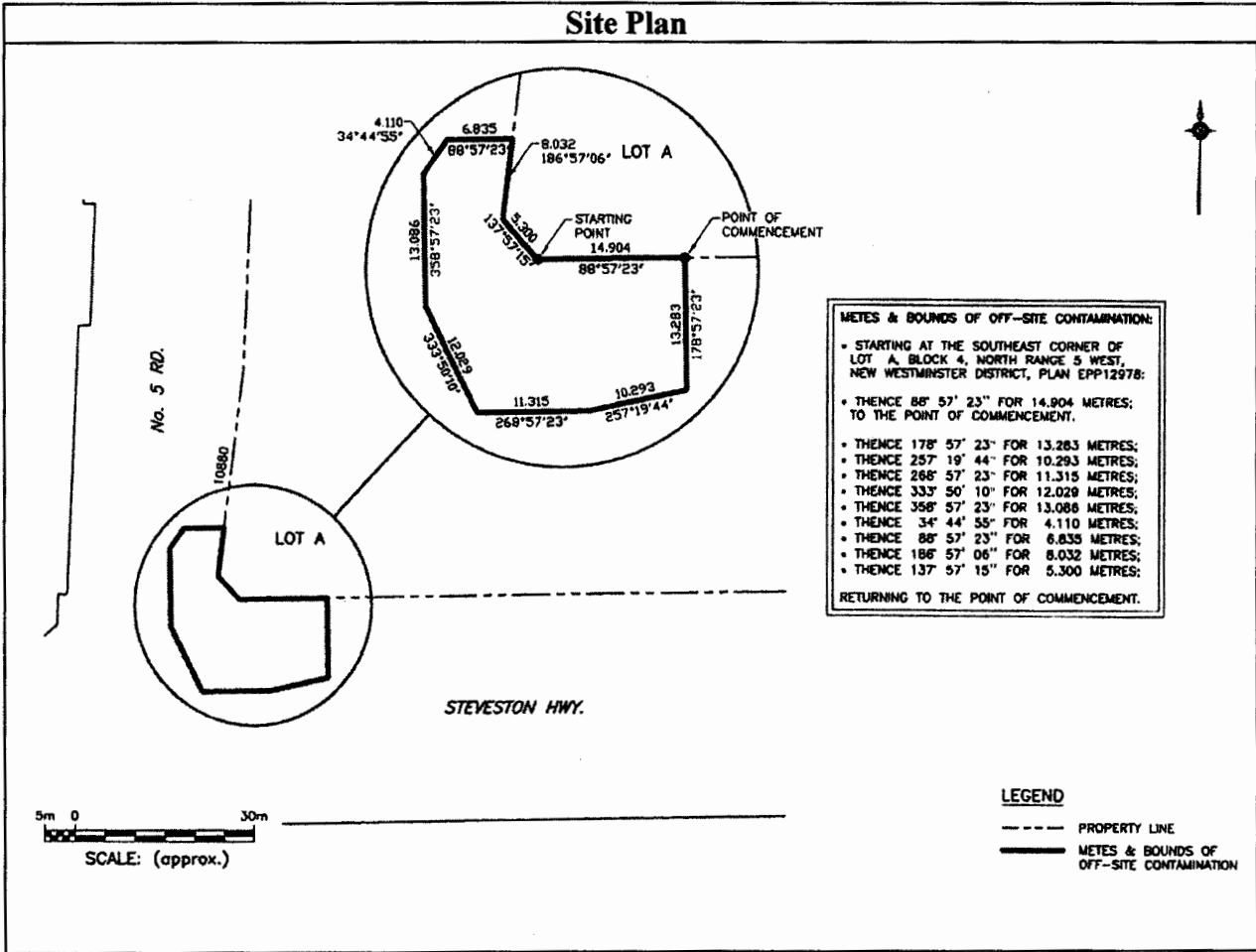
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: $49^{\circ} 08' .57''$

Longitude: $123^{\circ} 05' 31.16''$

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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 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 in conjunction with utility upgrades in the management area.
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 every two (2) years 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;
- (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

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Schedule C

Substances and Uses

Substances to be remediated in soil for industrial soil use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, and xylene;
- VPHs, LEPHs and HEPHs; and
- Benzo[b]fluoranthene and naphthalene.

Substances to be remediated in vapour for residential vapour use:

To meet numerical remediation standards:

- Benzene.

Substances to be remediated in water for Drinking water use:

To meet numerical remediation standards:

- Arsenic
- Benzene, ethylbenzene, and toluene;
- VPHw and LEPHw; and
- Benzo[a]pyrene and naphthalene

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Schedule D

Documents

- *Summary of Site Condition*. Prepared by Keystone Environmental Ltd., May 30, 2014;
- *Addendum to Remedial Plan, Management Area No. 5 Road and Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., June 2, 2014;
- *Screening Level Risk Assessment, Management Area No. 5 Road and Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., November, 2013;
- *Report of Findings – Report of Findings Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, Confirmation of Remediation, and Remediation Plan 10780 No. 5 Road, 10820 No. 5 Road, 10880 No. 5 Road and 12733 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Inc., October, 2012;
- *Figures, Sample and Excavation Locations*. Prepared by Technology Resource Inc., May 2012;
- *Methodology for Report*. Prepared by Technology Resource Ltd., October 2011;
- *Letter, Addendum to TRI Remedial Plan of March 21, 2011*. Prepared by Technology Resource Inc., April 2011;
- *Report of Findings, Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, Fantasy Gardens, Richmond, BC*. Prepared by Technology Resource Inc., March 2011;
- *Report of Findings, Detailed Site Investigation – 12011 Steveston Highway, Richmond, BC*. Keystone Environmental Ltd., October 2006. *Report of Findings, Detailed Site Investigation – 12011 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., October 2006;
- *Report of Findings, Preliminary Site Investigation Stage 2 – 12011 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., August 2001; and
- *Report of Findings, Preliminary Site Investigation Stage 1 – 12011 Steveston Highway and 10620 to 10800 No. 5 Road, Richmond, BC*. Prepared by Keystone Environmental Ltd., July 2001.

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