



VIA EMAIL

Victoria File: 26250-20/17396
Site ID: 17396

Date: April 13, 2021

Fraser Health Authority
Unit 400, 13450 102 Avenue
Surrey, BC, V3T 0H1
By Email: sarah.thorn@fraserhealth.ca

Dear Ms. Sarah Thorn:

Re: Certificate of Compliance - Portion of 15521 Russell Avenue, White Rock, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, 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 Certificate of Compliance 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 Certificate of Compliance will in any way restrict or impair the Director's power 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at Stephen.Dankevy@gov.bc.ca.

Yours truly,



Stephen Dankevy, M.Sc., P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: City of White Rock – Sherry Searle – ssearle@whiterockcity.ca

Client Information Officer - advisor.SiteInformation@gov.bc.ca

CSAP Society - apopova@csapsociety.bc.ca

Jay Rao, Approved Professional, P.Eng., CSAP-jay.rao@exp.com



CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including 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 Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

April 13, 2021

Date Issued

Stephen Dankey
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 15521 Russell Avenue, White Rock, British Columbia which is more particularly known and described as:

Portion of Lot 1 Section 11 Township 1 New Westminster Land District Plan LMP15904,

PID: 018-710-409

Part A:

“Commencing at a point easterly along the south boundary from the south west corner of Lot 1 Section 11 Township 1 New Westminster District Plan LMP15904 Parcel Identifier 018-710-409 at a grid bearing of 90° 36' 20” for a distance of 88.20 metres of said lot

Thence northerly at a grid bearing of 0° 36' 20” for a distance of 27.65 metres

Thence westerly at a grid bearing of 270° 36' 20” for a distance of 23.40 metres

Thence north-westerly at a grid bearing of 354° 19' 24” for a distance of 26.55 metres

Thence north easterly at a grid bearing of 36° 40' 49” for a distance of 14.29 metres

Thence north-westerly at a grid bearing of 314° 10' 46” for a distance of 23.01 metres

intersecting at a point on the northerly boundary of said lot along Vine Avenue

Thence easterly along the said northerly boundary along Vine Avenue at a grid bearing of 90° 16' 50” for a distance of 50.74 metres to the south-east corner of Vine Avenue and Hospital Street also a corner of said lot

Thence southerly at a grid bearing of 179° 42' 40” for a distance of 11.05 metres

Thence easterly at a grid bearing of 90° 16' 50” for a distance of 9.12 metres

Thence southerly at a grid bearing of 179° 42' 20” for a distance of 38.09 metres

Thence easterly at a grid bearing of 90° 36' 20” for a distance of 65.99 metres intersecting at a point on the boundary between the said lot and the East 33 Feet Lot 7 Except: Part Subdivided by Plan 71495, Section 11 Township 1 New Westminster District Plan 2781 Parcel Identifier 003-699-030

Thence southerly along the said boundary at a grid bearing of 179° 48' 52” for a distance of 32.66 metres intersecting at the southerly boundary of said lot

Thence westerly along the southerly boundary of said lot at a grid bearing of 270° 36' 20” for a distance of 92.23 metres back to the point of commencement having an area of 5,481 (five thousand four hundred and eighty one) square metres more or less.”

The site contains part of a legal parcel depicted in a legal sketch plan for LMP 15904 prepared by J C Tam and Associates, Richmond, BC on 7 December 2020 as described by the following metes and bounds.

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

Latitude: 49° 1' 48.04"

Longitude: 122° 47' 32.16"

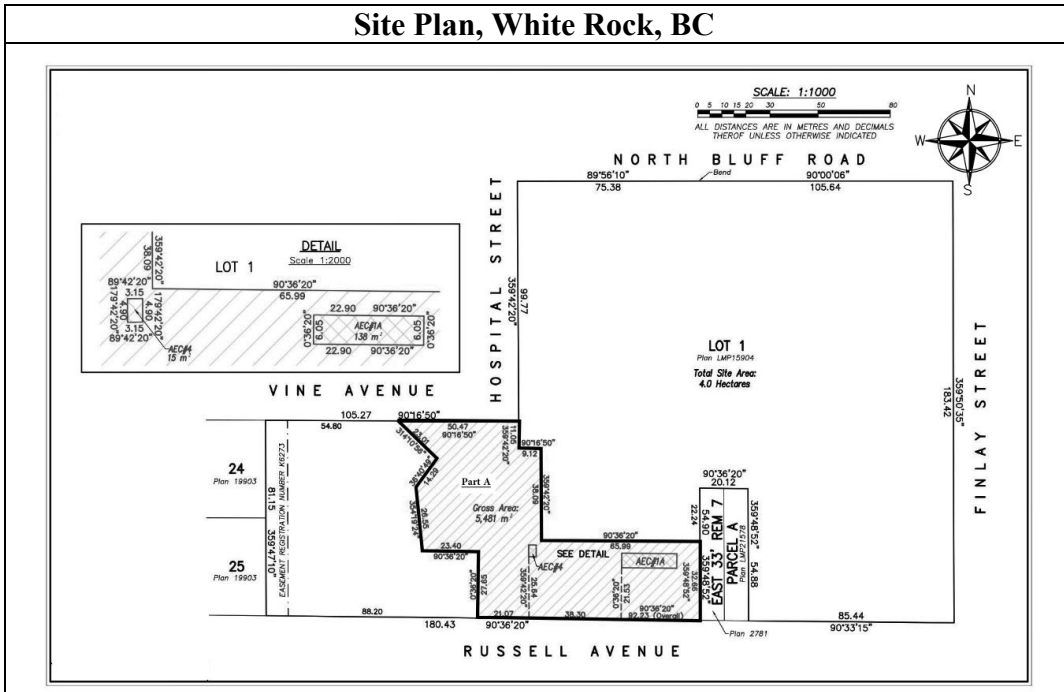
April 13, 2021

Date Issued

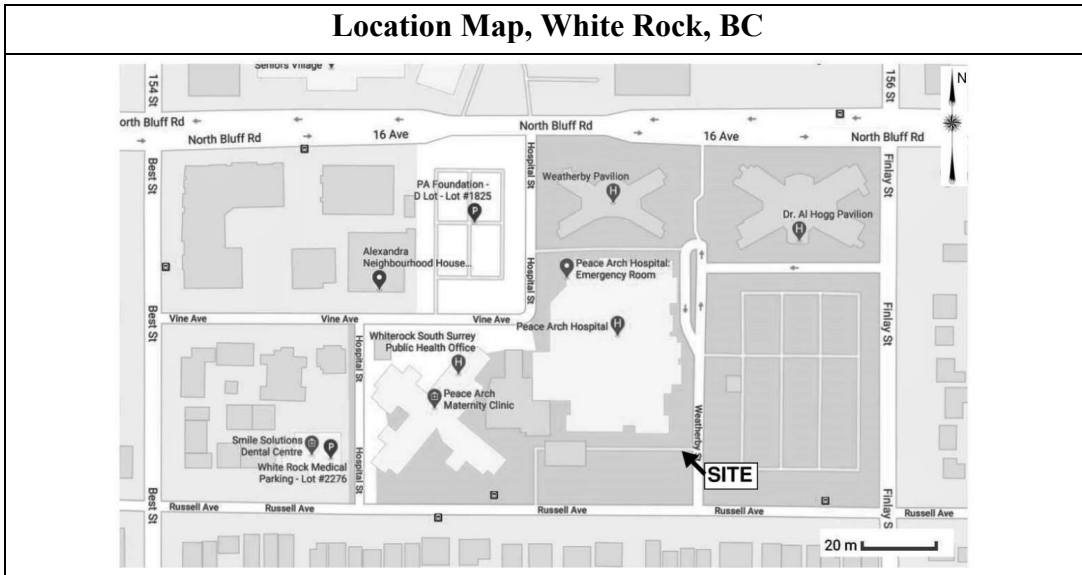


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Site Plan, White Rock, BC



Location Map, White Rock, BC



April 13, 2021

Date Issued

Site Identification Number 17396
Version 9.0 R

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *Soil contamination in the imported backfill must remain covered by a permanent barrier (e.g. pavement or concrete) within the parking lot area (AEC#1A) as presented in Schedule A and described by the following metes and bounds description:*

All that portion of land situated in the City of White Rock in the Province of British Columbia abutted and bounded as follows:

Starting from the south west corner of Lot 1 Section 11 Township 1 New Westminster District Plan LMP15904 Parcel Identifier 018-710-409 along the south boundary of said lot at a grid bearing of 90° 36' 20" for a distance of 147.57 metres thence northerly at a grid bearing of 0° 36' 20" for a distance of 21.53 metres to the point of commencement thence northerly at a grid bearing of 0° 36' 20" for a distance of 6.05 metres thence easterly at a grid bearing of 90° 36' 20" for a distance of 22.90 metres thence southerly at a grid bearing of 180° 36' 20" for a distance of 6.05 metres thence westerly at a grid bearing of 270° 36' 20" for a distance of 22.90 metres back to the point of commencement having an area of 138 (one hundred and thirty eight) square metres more or less.

- (b) *Soil contamination must remain covered by at least 1 metre of uncontaminated soil or a permanent barrier (e.g. pavement or concrete) within AEC#4 as presented in Schedule A and described by the following metes and bounds description:*

All that portion of land situated in the City of White Rock in the Province of British Columbia abutted and bounded as follows:

Starting from the south west corner of Lot 1 Section 11 Township 1 New Westminster District Plan LMP15904 Parcel Identifier 018-710-409 along the south boundary of said lot at a grid bearing of 90° 36' 20" for a distance of 109.27 metres thence northerly at a grid bearing of 359° 42' 20" for a distance of 25.64 metres to the point of commencement thence northerly at a grid bearing of 359° 42' 20" for a distance of 4.90

April 13, 2021

Date Issued



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metres thence easterly at a grid bearing of 89° 42' 20" for a distance of 3.15 metres thence southerly at a grid bearing of 179° 42' 20" for a distance of 4.90 metres thence westerly at a grid bearing of 269° 42' 20" for a distance of 3.15 metres back to the point of commencement having an area of 15 (fifteen) square metres more or less.

3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

April 13, 2021

Date Issued

Site Identification Number 17396
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*

5 of 7

Schedule C

Substances and Uses

Substances remediated in soil for residential high-density land soil use:

To meet numerical remediation standards:

- Cobalt 7440-48-4
- Benz(a)anthracene 56-55-3
- LEPH N/A

To meet risk-based remediation standards:

- Iron 7439-89-6
- Selenium 7782-49-2

April 13, 2021

Date Issued

Site Identification Number 17396
Version 9.0 R



Stephen Dankey
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6 of 7

Schedule D

Documents

Summary of Site Condition – Site Id. 17396: Prepared by Jay Rao, P.Eng., CSAP of EXP Services Inc., 9 December 2020.

Stage 1 Preliminary Site Investigation – Peace Arch Hospital Expansion Project 15521 Russell Avenue, White Rock, BC, Prepared by EXP Services Inc., 8 December 2020.

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment -15521 Russell Avenue, White Rock, BC, Prepared by EXP Services Inc., 8 December 2020.

Protocol 6 Pre-Approval – Part of 15521 Russell Avenue, White Rock, BC, Ministry of Environment and Climate Change Strategy, 27 October 2020.

Protocol 6 Pre-Approval Application- Certificate of Compliance -Part of 15521 Russell Avenue, White Rock, BC, Prepared by EXP Services Inc., 16 September 2020.

April 13, 2021

Date Issued

Site Identification Number 17396
Version 9.0 R



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7 of 7