



VIA EMAIL

File: 26250-20/9877
Site ID: 9877

March 4, 2022

Robert Hauser
#349 8-6014 Vedder Road
Chilliwack, BC V2R 5P5
email: hauserwca@shaw.ca

Shannon Hawes
5825 Somerset Avenue
Peachland, BC V04 1X4
email: c/o hauserwca@shaw.ca

Laura Hibbs
4188 240 Street
Langley, BC V2Z 2L4
email: c/o hauserwca@shaw.ca

Dear Robert Hauser, Shannon Hawes and Laura Hibbs:

Re: Certificate of Compliance – 6982 206th Street, Langley, 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Rod Shead, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1
rshead@tol.ca

Ingo Lambrecht, Approved Professional, PGL Environmental Consultants
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Leo Maltais, PGL Environmental Consultants lmaltais@pggroup.com

CSAP Society apopova@csapsociety.bc.ca

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



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.

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Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 6982 206th Street, Langley, British Columbia which is more particularly known and described as:

PID: 011-190-485

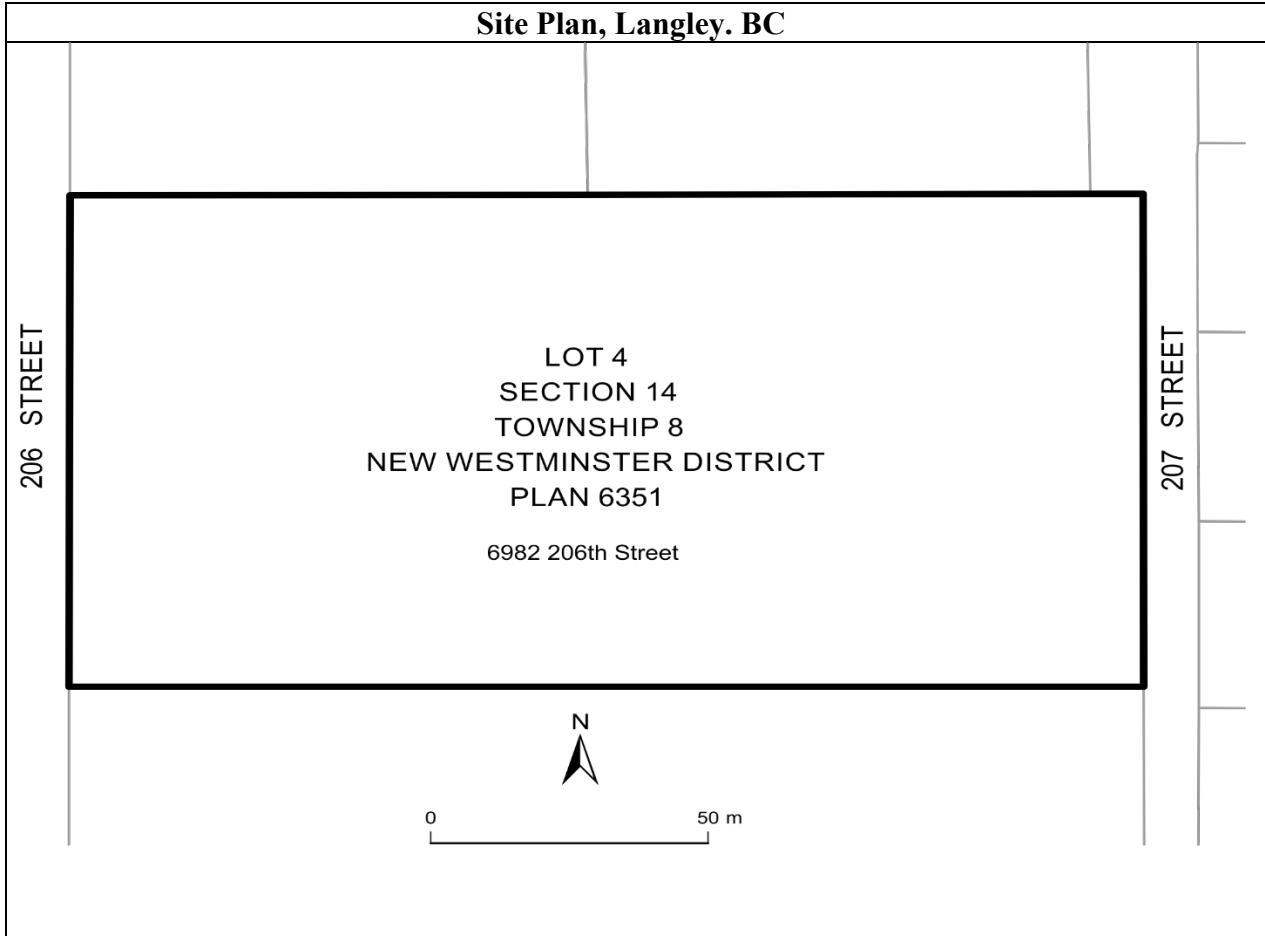
Lot 4 Section 14 Township 8 New Westminster District Plan 6351

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

Latitude: 49° 07' 45.70"
Longitude: 122° 39' 1.00"

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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.

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 and trenches existing or expected at the site. These assumptions include the following:

(a) Any building erected on the site will have a concrete slab.

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 Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in soil for low density residential land soil use:

To meet numerical remediation standards:

- anthracene 120-12-7
- arsenic 7440-38-2
- benz(a)anthracene 56-55-3
- benzo(a)pyrene 50-32-8
- benzo(b+j)fluoranthenes 205-99-2 & 205-82-3
- benzo(k)fluoranthene 207-08-9
- dibenz(a,h)anthracene 53-70-3
- fluoranthene 206-44-0
- HEPHs N/A
- indeno(1,2,3-cd)pyrene 193-39-5
- LEPHs N/A
- methylnaphthalene, 2- 91-57-6
- naphthalene 91-20-3
- phenanthrene 85-01-8
- pyrene 129-00-0
- lead 7439-9-1
- VPHs N/A

Substances remediated in vapour for low density residential land vapour use:

To meet numerical remediation standards:

- benzene 71-43-2
- naphthalene 91-20-3
- VPHv N/A

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Schedule D

Documents

- *Summary of Site Condition*, prepared by PGL Environmental Consultants Ltd., dated December 2021.
- *Stage 2 Preliminary and Detailed Site Investigation and Confirmation of Remediation - 6982 206th St., Langley, BC*, prepared by PGL Environmental Consultants Ltd., dated December 2021.
- *Stage 1 Preliminary Site Investigation -6982 206th St., Langley, BC*, prepared by PGL Environmental Consultants Ltd., dated December 2021.

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