



Victoria File: 26250-20/20162
Site ID: 20162

January 28, 2020

Michael Roberts
CanHusk Real Estate ULC
203-200 Barclay Parade S.W.
Calgary, AB T2P 4R5

Dear Mr. Roberts:

**Re: Certificate of Compliance – Portion of 56th Street East of 1467 56th and
Intersection of 56th Street and 14B Avenue, Delta, British Columbia**

Please find enclosed a Certificate of Compliance respecting the sites 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 sites 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 Regulationand may be encountered during any future subsurface work at the site.
4. 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 236-468-2251 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: Reg North, Approved Professional Core6 Environmental Ltd.
rnorth@core6.ca

Marc Cameron, Approved Professional Core6 Environmental Ltd.
mcameron@core6.ca

CSAP Society
apopova@csapsociety.bc.ca

Mike Brotherston, City of Delta - mbrotherston@delta.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.

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.

January 28, 2020
Date Issued


Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a portion of 56th Street, to the east of 1467 56th Street, and a portion of 14B Avenue, to the north of 1467 56th Street, Delta, British Columbia which is more particularly known and described as:

Metes and bounds:

Starting at the northeast corner of Lot 291, Block 12 of Lot 3 of the northeast ¼ of Section 10, Township 5, New Westminster District, Plan 36917, Posting Plan EPP63018: the point of placement;

- Thence 270° 08' 00" for 38.431 metres;
- Thence 0° 00' 00" for 19.989 metres;
- Thence 90° 02' 21" for 36.359 metres;
- Thence 45° 01' 11" for 4.241 metres;
- Thence 359° 32' 35" for 3.793 metres;
- Thence 90° 00' 00" for 24.392 metres;
- Thence 179° 53' 13" for 10.134 metres;
- Thence easterly being an arc of a 36.201 metre radius curve having a radial bearing of 195° 34' 03" to the end of said curve an arc distance of 6.635 metres;
- Thence 180° 00' 00" for 17.063 metres;
- Thence westerly being an arc of a 24.384 metres radius curve having a radial bearing of 195° 34' 03" to the centre of said curve and a radial bearing of 0° 00' 00" to the end of said curve an arc distance of 6.625 metres;
- Thence 179° 57' 37" for 27.958 metres;
- Thence 270° 00' 00" for 25.139 metres;
- Thence 359° 30' 00" for 28.024 metres;
- Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Core6 Environmental in December 2019.

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

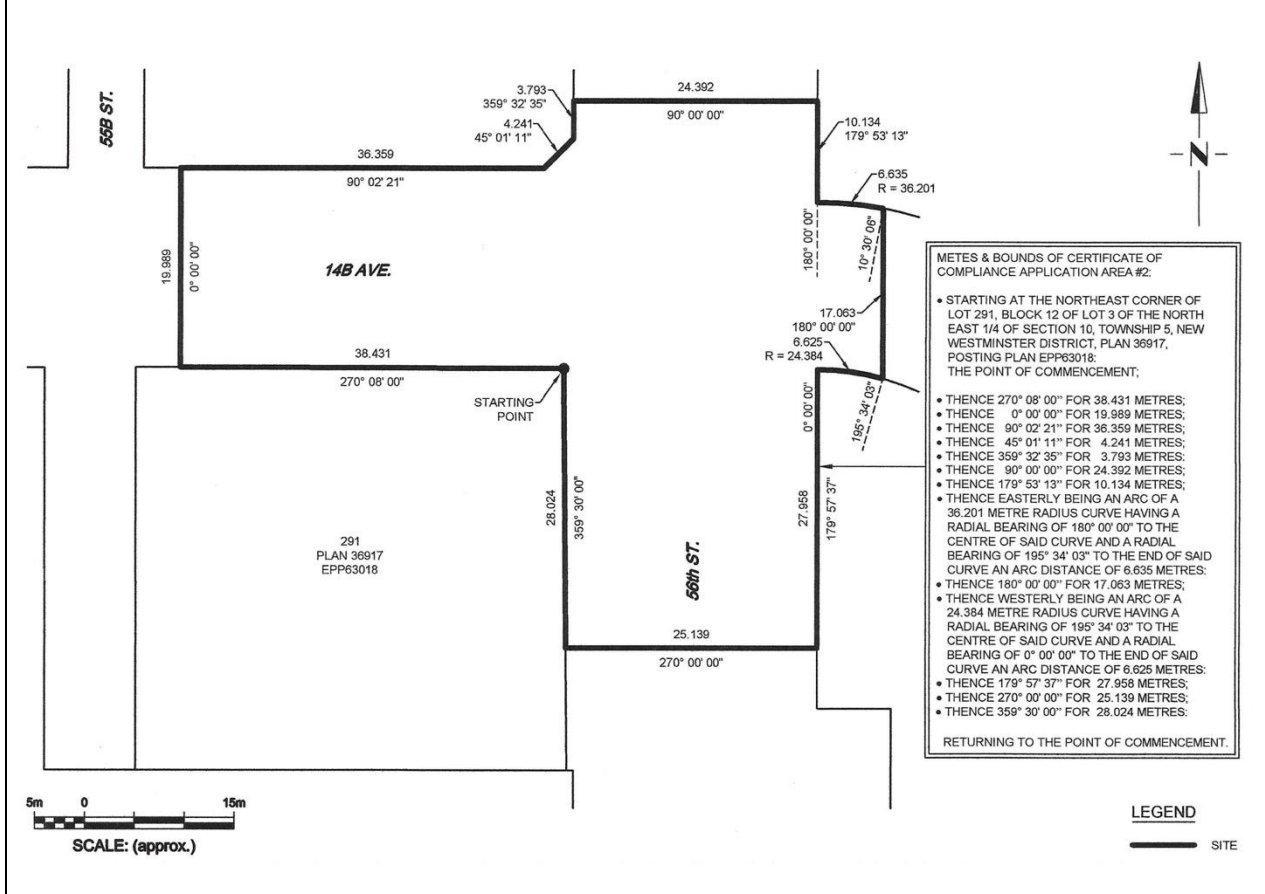
Latitude: 49° 01' 46.64"

Longitude: 123° 04' 7.56"

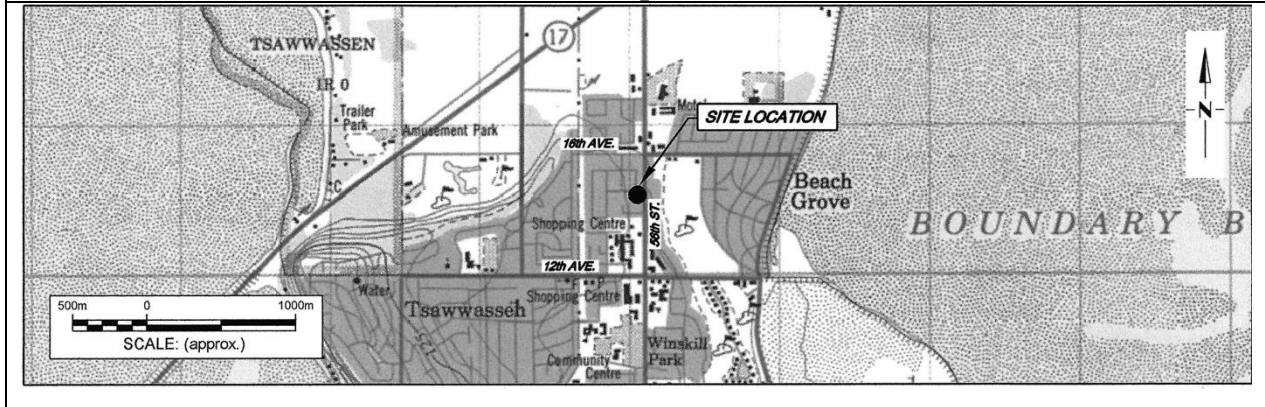
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Lavinia Zanini, P.Geo.
For Director, *Environmental Management Act*

Site Plan, Delta, BC



Location Map, Delta, BC



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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 a 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 and adjacent to the site. These assumptions include the following:

(a) The site is a roadway (Industrial Land Use)

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 Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater from the site must not be used for drinking water purposes.*
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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

Benzene (CAS # 71-43-2)

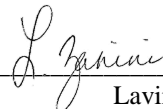
Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

Methyl tert-butyl ether (CAS # 1634-04-4)

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Schedule D

Documents

Document Title	Author / Company	Document Date
Administrative Guidance 11 Memorandum – 1467 56th Street, Delta, BC	Core6 Environmental Ltd.	December, 2019
Re: Request for Approval Not to Delineate 1467 – 56 th Street, Tsawwassen, BC (Site ID 1004)	British Columbia Ministry of Environment and Climate Change	December, 2019
Preliminary and Detailed Site Investigation, 1467 56th Street, Delta, British Columbia	Core6 Environmental Ltd.	November, 2019
Human Health and Ecological Risk Assessment, 1467 56th Street, Delta, British Columbia	Core6 Environmental Ltd	November, 2019
Re: Application for Determination of Local Background Concentrations for Dissolved Arsenic Concentrations in Groundwater, 1467 56 Street, Delta, British Columbia	British Columbia Ministry of Environment and Climate Change	June, 2018
Re: Notification of Likely or Actual Offsite Migration to Neighbouring Property from 1467 56 th Street, British Columbia	British Columbia Ministry of Environment and Climate Change	April, 2017
Re: July 2015 Data Package, Tsawwassen Husky #8664 – 1467 56 th Street, Tsawwassen BC (Site)	SLR Consulting Ltd.	July, 2015
Detailed Site Investigation, Tsawwassen Husky L#8664 – 1467 56 th Street, Delta, BC	SLR Consulting Ltd.	March, 2014
Site Investigation, Decommissioning and Remediation Report, Tsawwassen Husky L#8664 – 1467 56 th Street, Delta, BC	SLR Consulting Ltd.	October, 2013
Notification of Independent Remediation	SLR Consulting Ltd.	September, 2013
Site Risk Classification Report	SLR Consulting Ltd.	September, 2013
2012 Site Decommissioning, Tsawwassen Husky – 1467 56 th Street, Delta, BC	SLR Consulting Ltd.	September 2012
Re: 2012 Groundwater Monitoring Report, Tsawwassen Husky, L#8664, 1467 56th Street, Tsawwassen, BC	SLR Consulting Ltd.	October 2012

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Re: Site Profile Submission - Decommissioning and Release of Demolition and Soil Removal Permit Applications, 1467 56th Street, Tsawwassen PID: 001-050-338	British Columbia Ministry of Environment and Climate Change	April, 2012
Re: August 2008 Biennial Groundwater Monitoring and Sampling Investigation, Tsawwassen Husky #8664, 1467 56th Street, Tsawwassen, BC	SLR Consulting Ltd.	October 2008
Stage 1 Preliminary Site Investigation Update and Site Remediation - 1497 – 56 th Street, Delta, BC	Keystone Environmental Ltd.	November 2006
Re: Recommendation under Protocol 6 for Contaminated Sites for a Certificate of Compliance	Keystone Environmental Ltd.	November 2006
Letter: Results of September 2006 Groundwater Monitoring and Sampling Investigation, Tsawwassen Husky, L#8664, 1467 56th Street, Tsawwassen, BC	Seacor Environmental Inc.	November, 2006
Re: Results of September 2005 Groundwater Monitoring and Sampling Investigation, Tsawwassen Husky, L#8664, 1467 56th Street, Tsawwassen, BC	Seacor Environmental Inc.	February, 2006
Stage 1 and 2 Preliminary Site Investigation, Tsawwassen Husky Location No. 8664, 1467 - 56th Street, Tsawwassen, BC	Seacor Environmental Inc.	May, 2005
Site Decommissioning, Site Investigation and Remedial Closure Report - 1497 – 56 th Street, Delta, BC	Keystone Environmental Ltd.	April, 2003
Site Decommissioning, Site Investigation and Remedial Closure Report – Volume II of II - 1497 – 56 th Street, Delta, BC	Keystone Environmental Ltd.	April, 2003
Soil Investigation, Storage Tanks, Husky Oil Limited, 14B Avenue and 56 Street Outlet #8664, Tsawwassen, B.C.	Hardy BBT Limited	May, 1990
Foundation Report, Union Oil Service Station	Ripley, Klohn & Leonoff International Ltd.	July, 1969

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