



REGISTERED MAIL

Victoria File: 26250-20/21560
Regional File: 26250-20/21560
Site ID: 21560

Date: October 23, 2020

Gerald Linden
Southern Railway of British Columbia Limited
2010 River Drive
New Westminster, BC
V3M 6S3
email: glinken@sryraillink.com

Dear: Mr. Linden

Re: Certificate of Compliance – PID 030-643-350 at 201, Duncan Street, New Westminster, B.C.

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 Regulationand 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc:

Tara Siemens Kennedy, M.E.T, PChem., CSAP, SNC-Lavalin, 8648 Commerce Court,
Burnaby, BC, V5A 4N6

Tony Gillett, P.Eng., CSAP, SNC-Lavalin, 8648 Commerce Court, Burnaby, BC V5A 4N6

CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5

City of New Westminster, Development Services - Planning Division, 511 Royal Avenue,
New Westminster, BC, V3L 1H9, Email: plnpost@newwestcity.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.

October 23, 2020
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 201 Duncan Street,
New Westminster, British Columbia which is more particularly known and described as:

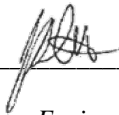
Lot A District Lot 757 Group 1 New Westminster District Plan EPP65356

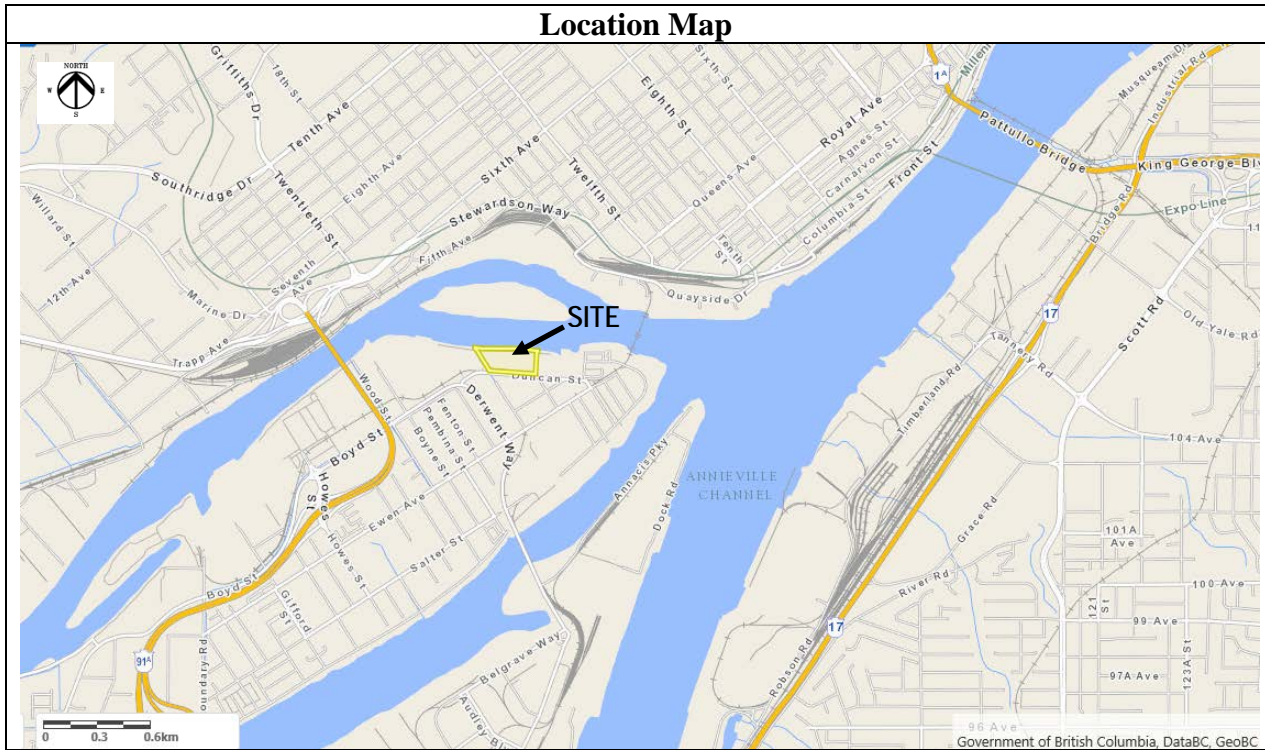
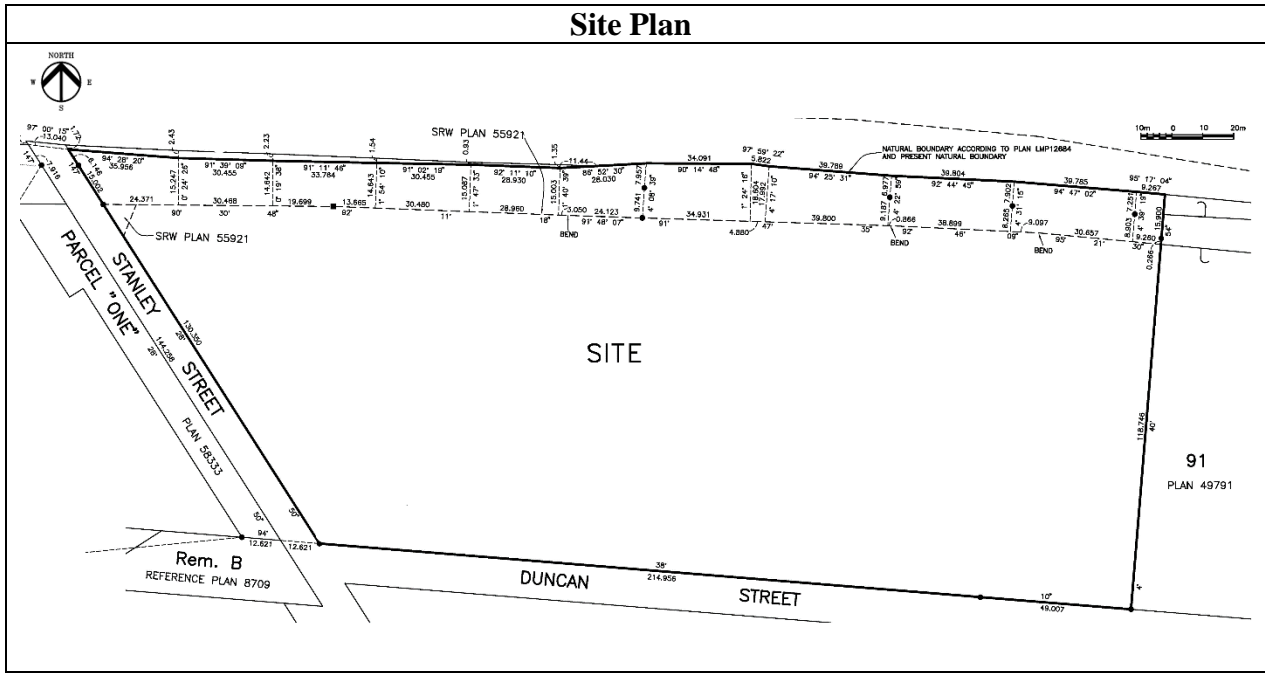
PID: 030-643-350

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

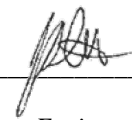
Latitude:	49°	11'	45.0"
Longitude:	122°	56'	0.0"

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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 use 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 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) All current and future buildings at the site will be slab-on-grade construction.

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:
 - (b) Groundwater from the site must not be used as a source of drinking water.
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 industrial land use soil use:

To meet numerical remediation standards:

Antimony	7440-36-0
Cadmium	7440-43-9
Chromium*	7440-47-3
Copper	7440-50-8
Lead	7439-09-01
Molybdenum	7439-98-7
Vanadium	7440-62-2

* Numerical standard for Chromium in soil applies to the fill horizon at the site as shown in the cross-section drawing attached to Schedule C and as described in ENV, 2019b referenced in Schedule D.

To meet risk-based remediation standards:

Arsenic*	7440-38-2
Barium	7440-39-3
Zinc	7440-66-6

* Risk based standard for Arsenic in soil applies to the fill horizon at the site as shown in the cross-section drawing attached to Schedule C and as described in ENV, 2019b referenced in Schedule D.

Substances evaluated in soil for industrial land use soil use:

To meet local background concentrations*:

Arsenic	7440-38-2
Chromium	7440-47-3

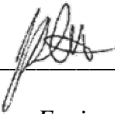
* The local background concentrations for arsenic and chromium in soil are within the native soil horizon as shown in the attached cross-section drawing attached to Schedule C and as described in ENV, 2019a referenced in Schedule D.

Substances remediated in water for aquatic life (freshwater) water use:

To meet risk-based remediation standards:

Benzo(a)pyrene	50-32-8
Cobalt	7440-48-4
Pyrene	129-00-0
Zinc	7440-66-6

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Substances remediated in water for aquatic life (marine) water use:

To meet risk-based remediation standards:

Zinc	7440-66-6
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Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

Benzo(a)anthracene	56-66-3
Benzo(a)pyrene	50-32-8
Benzo(b)fluoranthene	205-99-2
Cobalt	7440-48-4
Dibenz(a,h)anthracene	53-70-3

Substances evaluated in water for aquatic life (freshwater) water use:

To meet local background concentrations*:

Arsenic	7440-38-2
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* A local background concentration has been approved for Arsenic in groundwater within the Shallow Water Bearing Zone as shown in the cross-section drawing attached to Schedule C and as described in ENV, 2019b referenced in Schedule D.

Substances evaluated in water for aquatic life (marine) water use:

To meet local background concentrations*:

Arsenic	7440-38-2
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* A local background concentration has been approved for Arsenic in groundwater within the Shallow Water Bearing Zone as shown in the cross-section drawing attached to Schedule C and as described in ENV, 2019b referenced in Schedule D.


Substances evaluated in water for drinking water use:

To meet local background concentrations*:

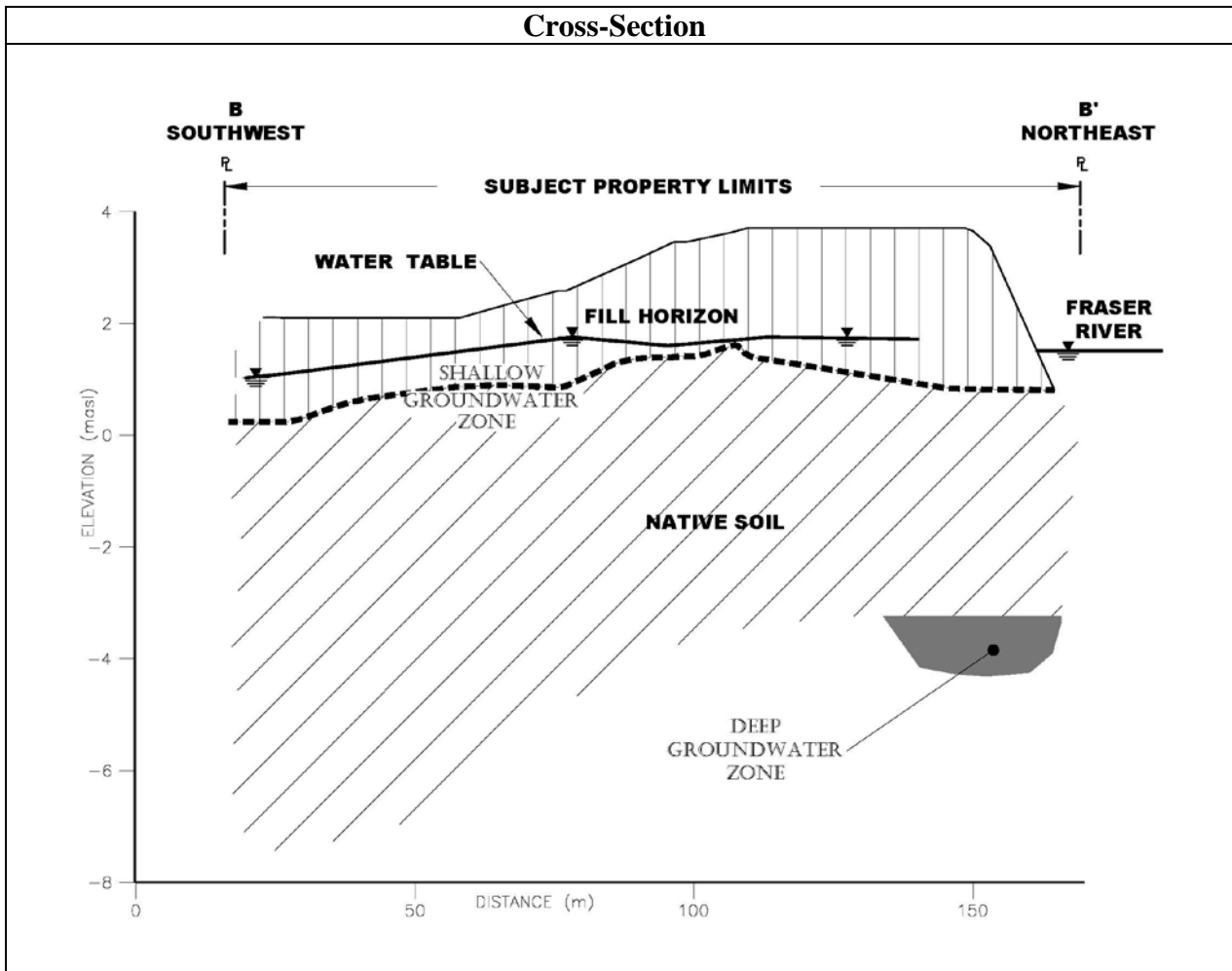
Arsenic	7440-38-2
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* A local background concentration has been approved for Arsenic in groundwater within the Shallow Water Bearing Zone as shown in the cross-section drawing attached to Schedule C and as described in ENV, 2019b referenced in Schedule D.

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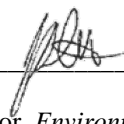

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For Director, Environmental Management Act

Cross-Section



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Site Identification Number <21560>
Version 9.0 R

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Schedule D Documents

- SNC-Lavalin, 2020c. *Summary of Site Conditions, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by Tony Gillett and Tara Siemens Kennedy, SNC-Lavalin Inc., dated April 28, 2020
- Steer, 2020. *Human Health and Ecological Risk Assessment, 201 Duncan Street, New Westminster, BC (Updated)*, prepared by Steer Environmental Associates, dated April 20, 2020
- SNC-Lavalin 2020b. *Addendum #2 to Detailed Site Investigation, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., dated April 15, 2020
- SNC-Lavalin, 2020a. *Stage 1 Preliminary Site Investigation Update, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., March 31, 2020
- ENV, 2019b. *Protocol 9 Application for Determination of a Local Background Concentration for Dissolved Arsenic in Groundwater, Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by BC Ministry of Environment & Climate Change Strategy, dated April 3, 2019
- ENV, 2019a. *Protocol 4 Application for Determination of Local Background Conditions for Arsenic and Chromium in Soil, Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by BC Ministry of Environment & Climate Change Strategy, dated April 3, 2019
- SNC-Lavalin, 2019. *Responses to ENV Review Questions (Revised) Dated May 30, 2018 and November 30, 2018 Protocol 4 and Protocol 9 Application, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC (ENV Site ID 21560)*, prepared by SNC-Lavalin Inc., dated March 14, 2019
- SNC-Lavalin, 2018a. *Protocol 4 and Protocol 9 Application, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., dated January 22, 2018
- SNC-Lavalin, 2018b. *Addendum to Detailed Site Investigation, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., dated February 21, 2018
- SNC-Lavalin, 2017b. *Detailed Site Investigation, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC.*, prepared by SNC-Lavalin Inc., dated November 15, 2017
- SNC-Lavalin, 2017a. *Stage 1&2 Preliminary Site Investigation, Portion of Former Queensboro Sawmill, 201 Duncan Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., dated September 22, 2017

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