



**VIA EMAIL:** [john.driedger@shell.com](mailto:john.driedger@shell.com)

Regional File: 26250-20/21380  
Site ID: 21380

June 23, 2020

Mr. John Driedger, P.Eng.  
Shell Canada Products  
400-4<sup>th</sup> Avenue, SW  
PO Box 100, Station M  
Calgary, AB T2P 2H5

Dear Mr. Driedger:

**Re: Certificate of Compliance – 6165 Highway 17A, Delta, 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: 6165 Highway 17A Delta Holdings Inc.  
c/o Carla Fassbender, Concert Realty Services Ltd.  
9th Floor - 1190 Hornby Street, Vancouver, BC, V6K 2K5  
[CFassbender@concertproperties.com](mailto:CFassbender@concertproperties.com)

Edna Wong, SNC-Lavalin Inc.,  
8648 Commerce Court, Burnaby, BC, V5A 4N6, [Edna.Wong@snclavalin.com](mailto:Edna.Wong@snclavalin.com)

John DeCesare, Approved Professional, SNC-Lavalin Inc.,  
201-8915 51<sup>st</sup> Avenue, Edmonton, AB, T6E 5J3, [John.DeCesare@snclavalin.com](mailto:John.DeCesare@snclavalin.com)

Tara Siemens Kennedy, Approved Professional, SNC-Lavalin Inc.,  
8648 Commerce Court, Burnaby, BC, V5A 4N6, [Tara.Kennedy@snclavalin.com](mailto:Tara.Kennedy@snclavalin.com)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

BC Hydro, c/o [Courtney.Marsh@bchydro.com](mailto:Courtney.Marsh@bchydro.com)

City of Delta - Climate Action and Environment Department  
4500 Clarence Taylor Crescent, Delta, B.C. V4K 3E2  
[CAE@delta.ca](mailto:CAE@delta.ca)

Telus, c/o [Bryan.Brassington@telus.com](mailto:Bryan.Brassington@telus.com)

BNY Trust Company of Canada  
1001 de Maisonneuve Blvd West- Suite 650  
Montreal, Quebec H3A 3C8, Canada  
[manuel.goncalves@bnymellon.com](mailto:manuel.goncalves@bnymellon.com)

Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

June 23, 2020  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The management area covered by this Certificate of Compliance is located on a portion of 6165 Highway 17A, Delta, British Columbia which is more particularly known and described as:

Commencing the south corner of Lot 8, Except, Firstly; Part Dedicated Road Plan 61212, Secondly; Part Dedicated Road Plan LMP29723, District Lot 26, Group 2 New Westminster District Plan 33914.

Thence, at a bearing of 295 degrees 18 minutes 13 seconds a distance of 28.54 m.

Thence, at a bearing of 51 degrees 44 minutes 12 seconds a distance of 95.63 m.

Thence, at a bearing of 214 degrees 36 minutes 33 seconds a distance of 86.77 m to the point of commencement, and comprising an area of 1,221.92 m<sup>2</sup>.

PID: Portion of 000-604-721

The management area contains a portion of a lot depicted in an engineering drawing 130884-203 prepared by SNC-Lavalin Inc., on April 8, 2020.

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

Latitude:	49°	6'	38.5"
Longitude:	123°	3'	11.2"

June 23, 2020

Date Issued



Liliana Jerade

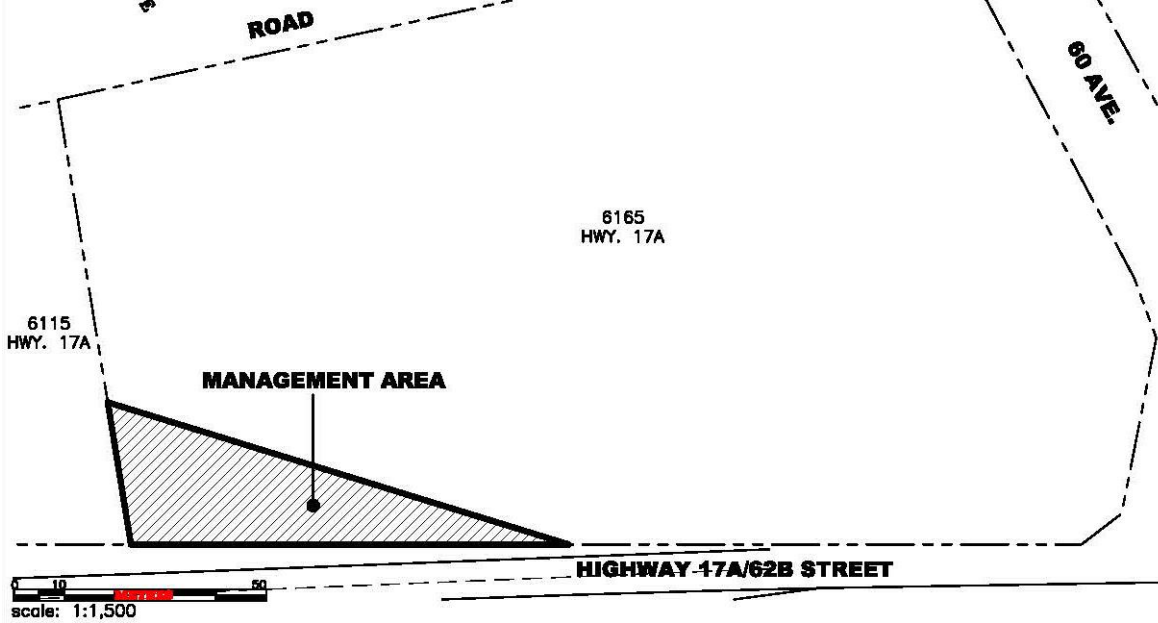
For Director, *Environmental Management Act*

## Site Plan, Delta, BC

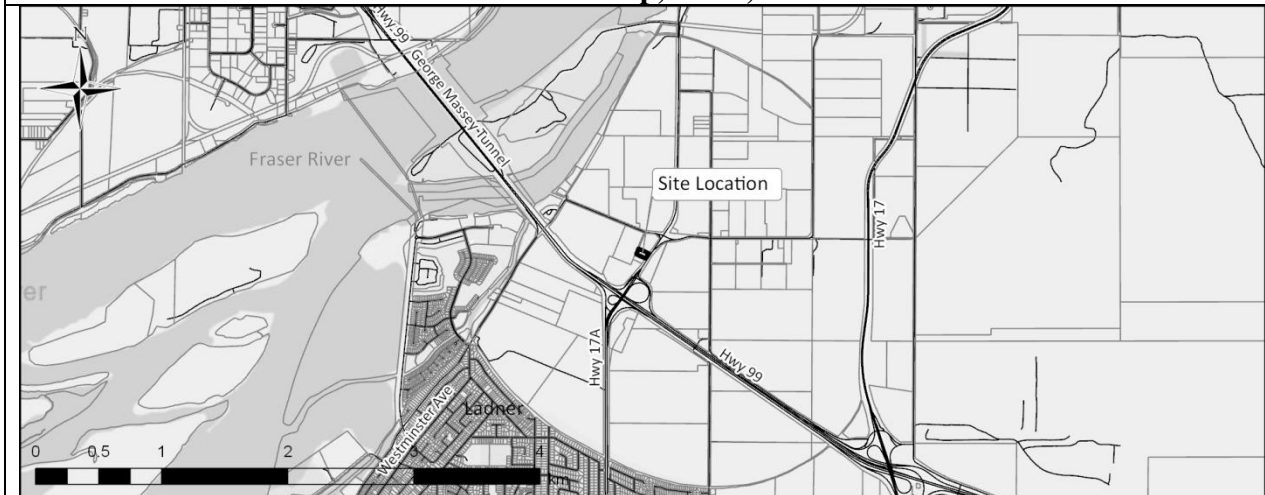
Metes and Bounds Description – MA



Commencing the south corner of Lot 8, Except, Firstly, Part Dedicated Road Plan 61212, Secondly, Part Dedicated Road Plan LMP29723, District Lot 26, Group 2 New Westminster District Plan 33914. Thence, at a bearing of 295 degrees 18 minutes 13 seconds a distance of 28.54 m. Thence, at a bearing of 51 degrees 44 minutes 12 seconds a distance of 95.63 m. Thence, at a bearing of 214 degrees 36 minutes 33 seconds a distance of 66.77 m to the point of commencement, and comprising an area of 1,221.92 m<sup>2</sup>.



## Location Map, Delta, BC



June 23, 2020  
Date Issued

  
 Liliana Jerade  
 For Director, Environmental Management Act

## 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 existing or future at the management area. These assumptions include the following:

- (a) *The Site will continue to be used for outdoor use; or,*
- (b) *Future buildings at the Site can have a slab built to the Delta building code (1.6 m geodetic slab elevation or higher); or,*
- (c) *A future parkade at the Site can be to any depth.*

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.

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 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.

June 23, 2020  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act

## Schedule C

### Substances and Uses

*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Methyl tert-butyl ether (MTBE) (1634-04-4)

June 23, 2020  
Date Issued

---

  
Liliana Jerade  
For Director, *Environmental Management Act*

---



## Schedule D

### Documents

*Summary of Site Condition (6165 MA)*, prepared by SNC-Lavalin Inc., dated April 2020;

*Summary of Communication in Regards to the CofC Application for the Off-Site Management Areas associated with the Former Shell Service Station at 6115 Highway 17A, Delta, BC Location Code: C01992*, dated April 24, 2020;

*Human Health and Ecological Risk Assessment, Former Shell Service Station at 6115 Highway 17A, Delta, BC (Location Code: C01992) and Associated Management Areas*, prepared by SNC-Lavalin Inc., dated April 15, 2020; and

*Stage 1 and 2 Preliminary Site Investigations, Detailed Site Investigations, Decommissioning and Remediation, Former Shell Service Station, 6115 Highway 17A, Delta, BC and Off-Site Management Areas, Location Code: C01992*, prepared by SNC-Lavalin Inc., dated April 10, 2020.

June 23, 2020  
Date Issued

---

  
Liliana Jerade  
For Director, Environmental Management Act

---