



Victoria File: 26250-20/13007
Site ID: 13007

January 25, 2023

Les Cohen
Garmar Holdings Ltd., Inc. No. 58342
10060 Defoe Street,
Richmond, BC V7E 4G3
lescohen57@gmail.com

Dear Les Cohen:

**Re: Certificate of Compliance – 23296 and 23320 River Road, Maple Ridge,
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:

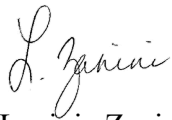
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Rene Tardif, City of Maple Ridge planning@mapleridge.ca

BC Gas Inc., Incorporation No. 74280

Mark Adamson, PGeo, CSAP, mark.adamson@wsp.com

Blair McDonald, RPBio, CSAP, blair.mcdonald@wsp.com

Anna Popova, CSAP Society
744 W Hastings Street, Vancouver, BC V6C 1A5
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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.

January 25, 2023
Date Issued

Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 23296 and 23320 River Road, Maple Ridge, British Columbia which is more particularly known and described as:

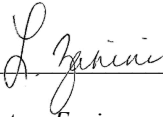
Parcel One (Reference plan 5182) of Parcel A (Plan with charge filed #18721C) of District Lot 275, Group 1 except: Part subdivided by Plan 40146 New Westminster District.
PID 008-198-403. 23296 River Road.

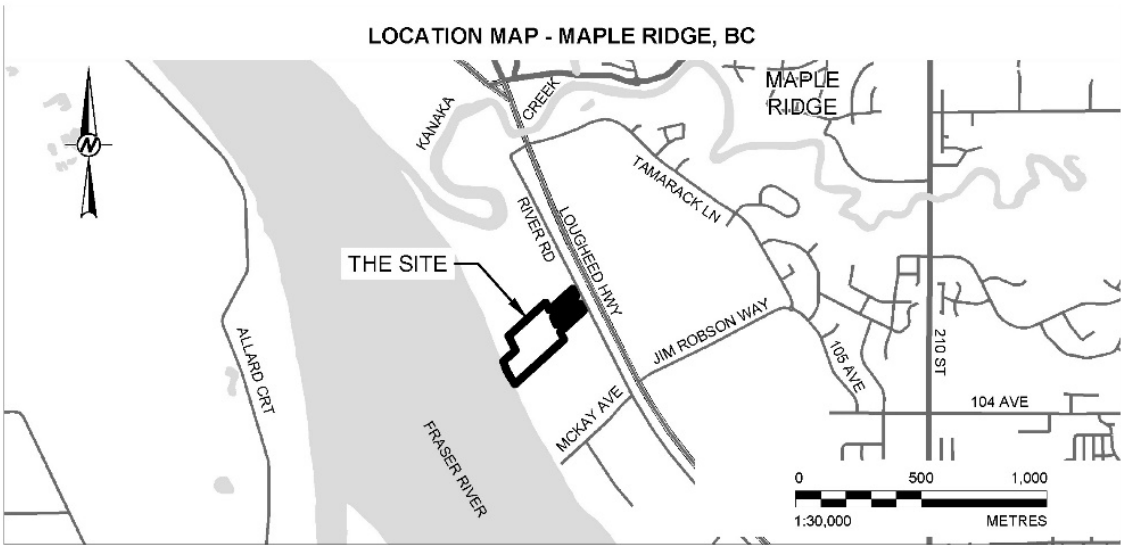
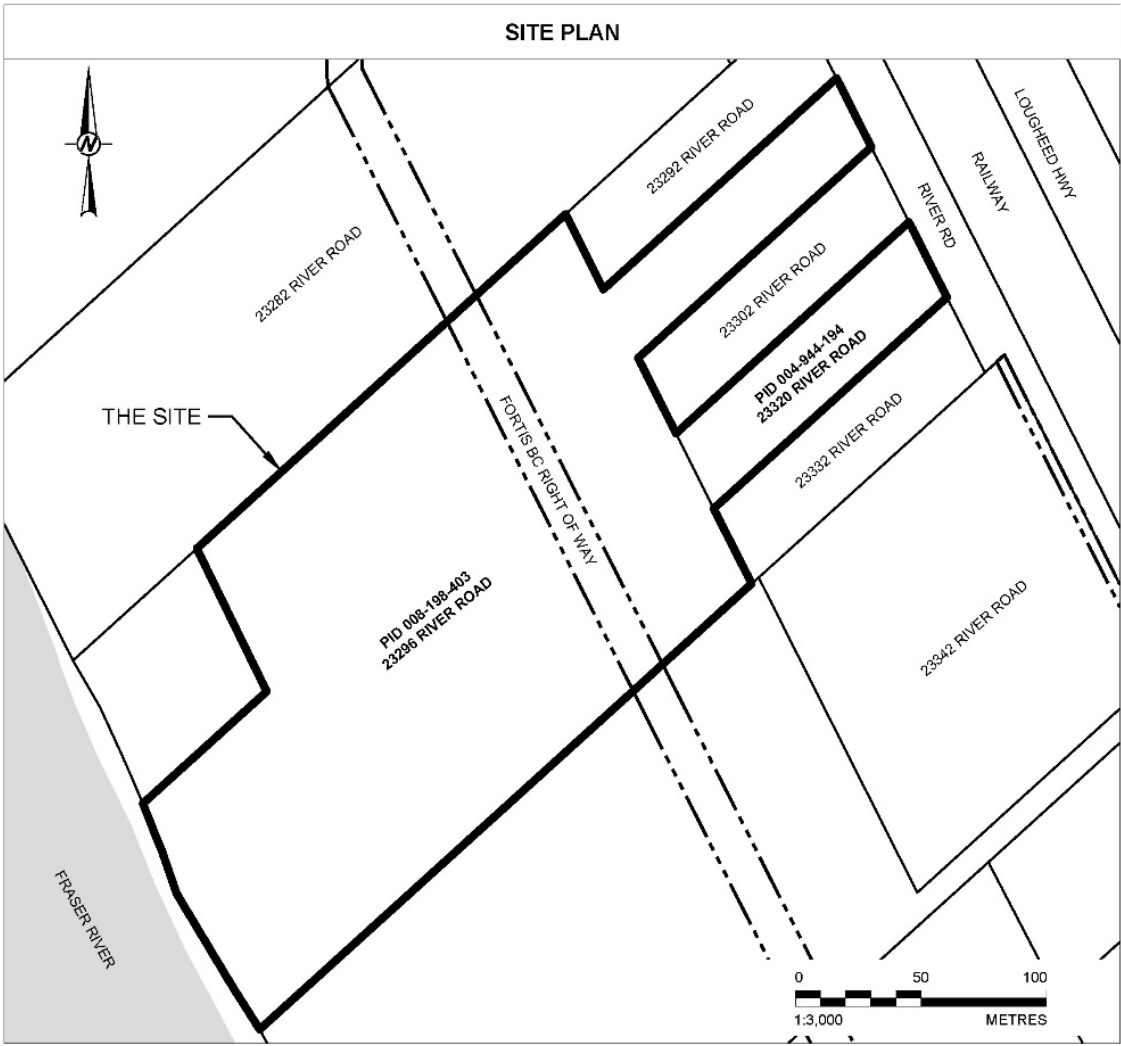
Lot 47, District Lot 275, Group 1 New Westminster District Plan 40146.
PID 004-944-194. 23320 River Road.

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

Latitude: 49° 11' 38.79"
Longitude: 122° 34' 41.81"

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For Director, *Environmental Management Act*



January 23, 2023

Date Issued

Lavinia Zanini
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(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use(s) 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 standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) *“a foundation at the current grade construction style”*.

Any inconsistencies that arise between the structures, locations and depths of proposed 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 industrial land use:

To meet numerical remediation standards:

- Copper 7440-50-8
- HEPHs NA
- Lead 7439-92-1
- LEPHs NA
- Toluene 108-88-3
- VPHs NA
- Xylenes 1330-30-7

To meet risk-based remediation standards:

- Antimony 7440-36-0
- Arsenic 7440-38-2
- Cadmium 7440-43-9
- Chromium 7440-47-3
- Cobalt 7440-48-4
- Molybdenum 7439-98-7
- Nickel 7440-02-0
- Zinc 7440-66-6

To meet Background substance concentrations:

- Selenium 7782-49-2

To meet Hazardous Waste Regulation standards:

- Waste oil NA


Substances remediated in groundwater for drinking water use:

To meet numerical remediation standards:

- Arsenic 7440-38-2
- Vanadium 7440-62-2

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Schedule D

Documents

Summary of Site Condition, Mark Adamson, PGeo, CSAP, Blair McDonald, RP Bio, CSAP, 8 December 2022;

Supplementary Site Investigation 23296 and 23320 River Road, Maple Ridge, BC, WSP Golder, 2 November 2022;

Stage 1 Preliminary Site Investigation Update, 23296 and 23320 River Road, Maple Ridge, BC, WSP Golder, 1 November 2022;

Human Health and Ecological Risk Assessment, 23296 and 23320 River Road, Maple Ridge, BC, WSP Golder, 19 October 2022;

Human Health and Ecological Risk Assessment, 23296 River Road, Maple Ridge, BC, WSP Canada Inc., June 2018;

Detailed Site Investigation, 23296, 23320 and 23332 River Road, Maple Ridge, BC, WSP Canada Inc., December 2017;

Stage 2 Preliminary Site Investigation, 23296, 23320 and 23332 River Road, Maple Ridge, BC, WSP Canada Inc., December 2017;

Stage 1 Preliminary Site Investigation, 23296, 23320 and 23332 River Road, Maple Ridge, BC, WSP Canada Inc. for Garmar Holdings Ltd., dated 7 February 2017;

Human Health and Ecological Risk Assessment, 23296 and 23320 River Road, Maple Ridge, BC, WSP Canada Inc., February 2017;

Groundwater Investigation, 23320 and 23296 River Road, Maple Ridge, BC, Levelton Consultants Ltd., February 2017;

Imported Fill Characterization and Remediation, 23320 and 23296 River Road, Maple Ridge, BC, Levelton Consultants Ltd., February 2017;

Oily Area at 23320 River Road, Maple Ridge, BC, Levelton Consultants Ltd., February 2017;
and

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Soil Sampling at 23320 River Road, Maple Ridge, BC, Levelton Consultants Ltd., October 2011.

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