



**VIA EMAIL:** rfawcett@kelsongroup.com

Victoria File: 26250-20/26955  
Site ID: 26955

Date: July 26, 2023

Ron Fawcett  
Kelso Investments Ltd.  
208 – 220 4<sup>th</sup> Ave.  
Kamloops, BC, V2C 3N5

Dear Mr. Ron Fawcett,

**Re: Certificate of Compliance – Portion of 145 Street Adjacent to 14488 103A Ave., 10335 145 St., & 14483 103 Ave., Surrey, BC**

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future 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](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Jody Fisher  
for Director, *Environmental Management Act*

Enclosure

cc: Lauren Petersen, City of Surrey, 13450 104 Avenue, Surrey, BC V3T 1V8,  
[LYPetersen@surrey.ca](mailto:LYPetersen@surrey.ca)

Kelley Bossert, Valley First, 100 - 180 Seymour Street, Kamloops, BC V2C 2E3,  
[kbossert@valleyfirst.com](mailto:kbossert@valleyfirst.com)

Telus Communications Inc., Right of Way Information, 4535 Canada Way, Burnaby, BC V5G 1J9, [rightofway@telus.com](mailto:rightofway@telus.com)

Michael Muttersbach, Approved Professional, Next Environmental Inc., 8545 Commerce Court, Burnaby, BC V5A 4N4, [mmuttersbach@nextenvironmental.com](mailto:mmuttersbach@nextenvironmental.com)

Scott Steer, Approved Professional, Steer Environmental Associates Ltd., 1515 Holland Street, Nelson, BC V1L 3E2, [scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5,  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, BC ENV, Victoria, [esp\\_cio@victoria1.gov.bc.ca](mailto:esp_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.

July 26, 2023

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Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a portion of 145 Street located adjacent to 14488 103A Ave., 10335 145 St., and 14483 103 Ave. which is more particularly known and described as:

Lot A, Section 30, Block 5 North, Range 1 West, New Westminster District, Plan EPP85097, PID 031-161-871.

The Site comprises a portion of 145 Street adjacent to Lot A, as depicted in a sketch plan prepared by Kunal Jain, B.C. Land Surveyor, and is described by the following metes and bounds:

Beginning at the Southerly North East corner of said Lot A, Thence along the most Easterly property line of the said lot in a Southerly direction at a bearing of 179 degrees 57 minutes 45 seconds and 7.48 metres more or less to the point of commencement,  
Commencing in an Easterly direction at a bearing of 89 degrees 57 minutes 45 seconds and 0.19 metres more or less to BH 202,  
Thence in a South Easterly direction at a bearing of 120 degrees 17 minutes 37 seconds and 12.61 metres more or less to BH 405,  
Thence in a Southerly direction at a bearing of 176 degrees 37 minutes 13 seconds and 2.56 metres more or less to BH 404,  
Thence in a Southerly direction at a bearing of 181 degrees 47 minutes 00 seconds and 5.88 more or less to BH 403,  
Thence in a South Westerly direction at a bearing of 258 degrees 25 minutes 02 seconds and 9.72 metres more or less to BH 402,  
Thence in a Westerly direction at a bearing of 269 degrees 57 minutes 45 seconds and 1.52 metres more or less to a point along the most Easterly property line of the said lot,  
Thence in a Northerly direction at a bearing of 359 degrees 57 minutes 45 seconds and 16.75 metres more or less to the point of commencement containing an area of 142.0 square metres more or less, defining Area A.

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

Latitude: 49° 11' 25.84"  
Longitude: 122° 49' 13.51"

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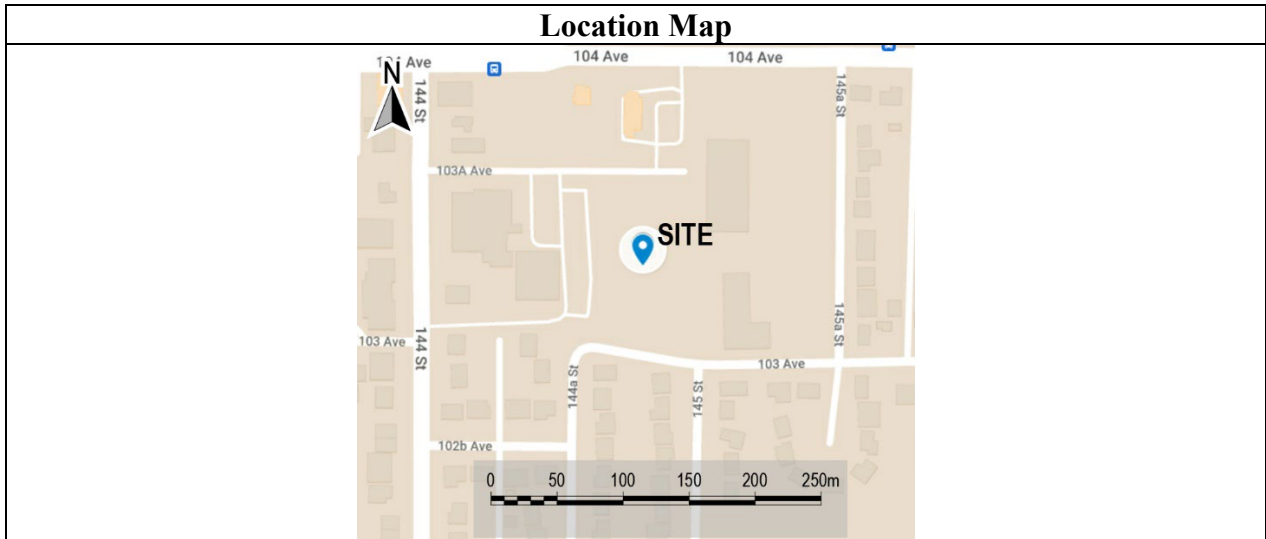
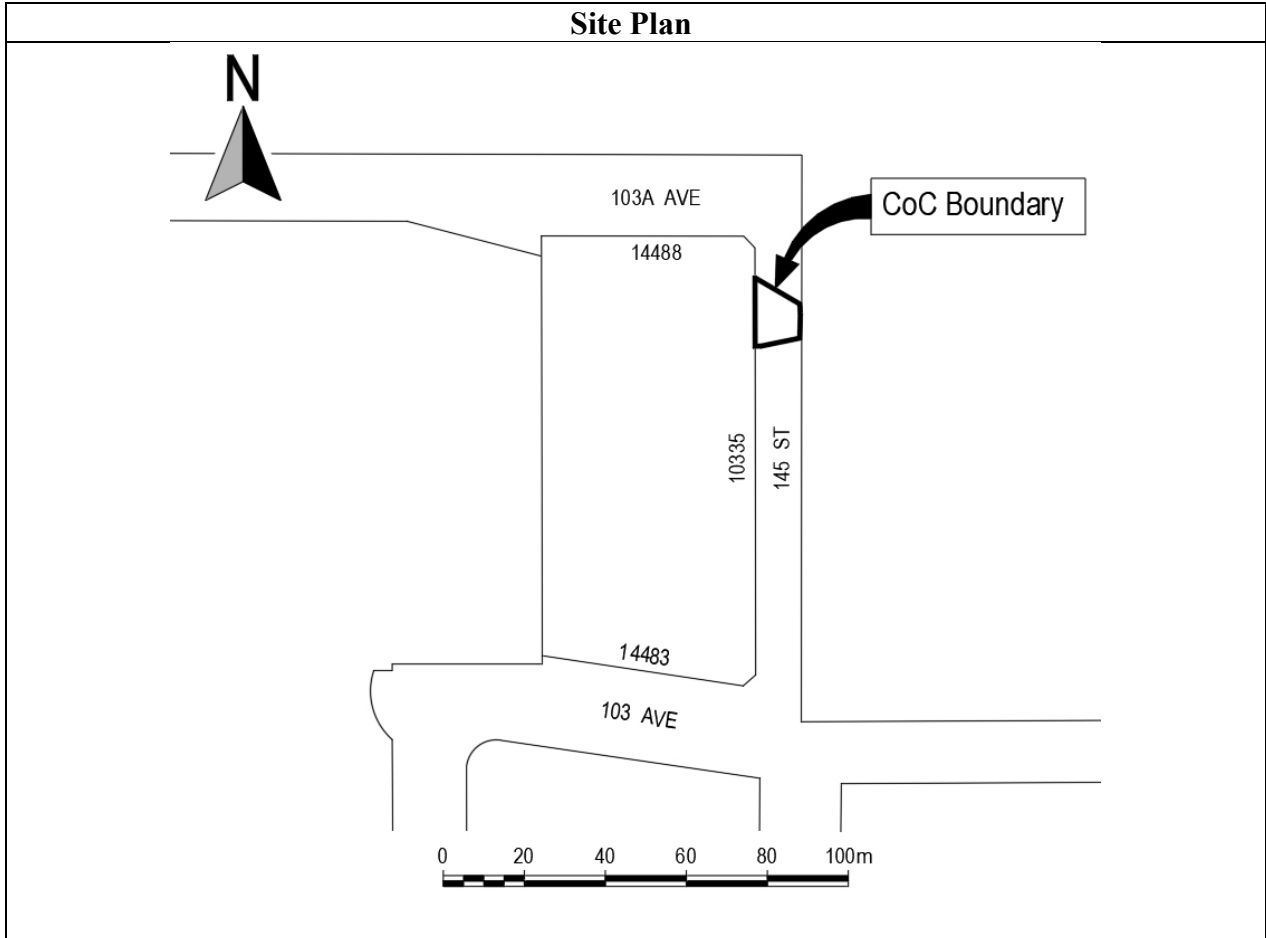
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Date Issued



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Signing Authority  
For Director, *Environmental Management Act*



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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 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) *“No buildings will be constructed on the Site”; and*
- (b) *“The buildings constructed at the property west of the Site (Lot A, Section 30, Block 5 North, Range 1 West, New Westminster District Plan EPP85097, PID 031-161-871) will be fully underlain by an underground parkade”*

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 at 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 soil use:***

To meet numerical remediation standards:

*cadmium*                                      7440-43-9

***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

*1,2-dichloroethane*                      107-06-2

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## Schedule D

### Documents

*Summary of Site Condition*, Next Environmental Inc., May 4, 2023.

*Addendum Human Health & Ecological Risk Assessment for 14488 103A Ave., 10335 145 St., and 14483 103 Ave., Surrey, BC & Adjacent Portion of 145 Street*, Next Environmental Inc., May 4, 2023.

*Addendum to Stage 1 & Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation for 14488 103A Ave., 10335 145 St., and 14483 103 Ave., Surrey, BC & Adjacent Portion of 145 Street*, Next Environmental Inc., May 4, 2023.

*Human Health and Ecological Risk Assessment for 14488 103A Ave., 10335 145 St., and 14483 103 Ave., Surrey, BC, and adjacent portion of 145 Street*, Next Environmental Inc., November 30, 2022.

*Confirmation of Remediation for 14488 103A Ave., 10335 145 St., and 14483 103 Ave., Surrey, BC, and adjacent portion of 145 Street*, Next Environmental Inc., November 24, 2022.

*Stage 1 & Stage 2 Preliminary Site Investigation Update and Detailed Site Investigation for 14488 103A Ave., 10335 145 St., and 14483 103 Ave., Surrey, BC, and adjacent portion of 145 Street*, Next Environmental Inc., November 24, 2022.

*Stage 2 Preliminary Site Investigation for 14477 103 Ave., Surrey, BC*, Next Environmental Inc., September 22, 2020.

*Stage 1 Preliminary Site Investigation for 14477 103 Ave., Surrey, BC*, Next Environmental Inc., August 28, 2020.

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Site Identification Number 26955  
Version 9.0 R



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Signing Authority  
For Director, *Environmental Management Act*

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