



VIA EMAIL: tobias.slezak@aquilini.com

Victoria File: 26250-20/22116
Site ID: 22116

August 3, 2021

Tobias Slezak
Tsawwassen Shores Development Company Ltd.
Aquilini Centre, Gate 16 at Rogers Arena, 800 Griffiths Way
Vancouver, BC V6B 6G1

Dear Mr. Slezak:

**Re: Certificate of Compliance – Tsawwassen Drive and Rabbit Drive,
Tsawwassen First Nation, British Columbia - Lots 201 and 238, District Lot
169, New Westminster District Plan EPP83165**

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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Komal Shaikh, Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, British Columbia V4M 4G2 (BY EMAIL)
kshaikh@tsawwassenfirstnation.com

Travis Deeter, P.Ag., CSAP, Thurber Engineering Ltd.
900-1281 West Georgia St, Vancouver, BC V6E 3J7 (BY EMAIL)
tdeeter@thurber.ca

CSAP Society (Anna Popova)
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca

Site Information Advisor, Ministry of Environment and Climate Change Strategy
Advisor.Siteinformation@gov.bc.ca

Jay Walter, Bank of Montreal [Charge CA3299280]
PO Box 49400, First Bank Tower, 6th Floor, 595 Burrard Street
Vancouver, BC V7X 1L5
Jay.walter@bmo.com



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.

August 3, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance has no assigned civic address and is located near the intersection of Tsawwassen Drive and Rabbit Drive on the Tsawwassen First Nation Land in British Columbia, which is more particularly known and described as:

Lot 201 District Lot 169 Group 2 New Westminster District Plan EPP83165
PID: 030-753-724

And

Lot 238 District Lot 169 Group 2 New Westminster District Plan EPP83165
PID: 030-754-097

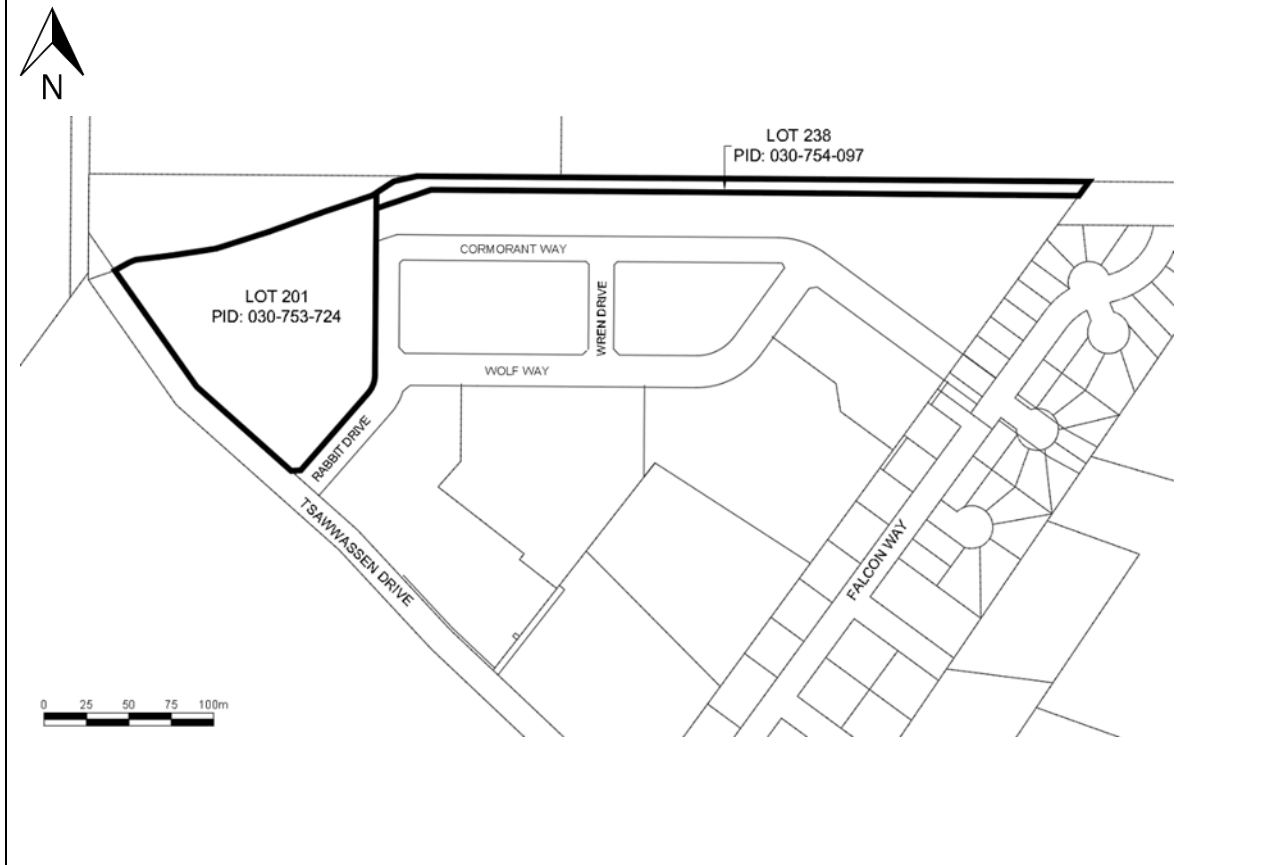
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 02' 49.60"
Longitude: 123° 06' 27.10"

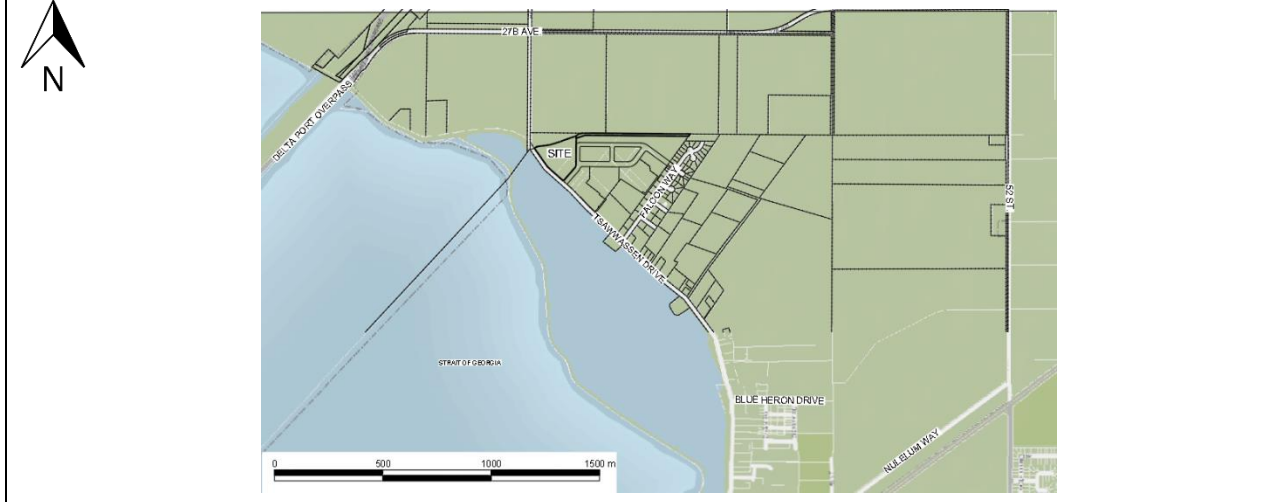
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Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, Tsawwassen, BC



Location Map, Tsawwassen, BC



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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 persons 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 standard for 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) Future Site buildings will include a one-level underground parkade or a concrete foundation not in contact with Site groundwater.

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

August 3, 2021

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Liliana Jerade

For Director, *Environmental Management Act*

Schedule D

Documents

Document Title	Author/Company	Document Date
<i>Summary of Site Condition, Site ID 22116</i>	Thurber Engineering Ltd.	29/06/2021
<i>Detailed Site Investigation and Confirmation of Remediation, Tsawwassen Shores Residential Development, Phase 2, Instrument 1A Area, Tsawwassen First Nation, BC</i>	Thurber Engineering Ltd.	29/06/2021
<i>Stage 1 Preliminary Site Investigation, Tsawwassen Shores Residential Development, Phase 2, Instrument 1A Area, Tsawwassen First Nation, BC</i>	Thurber Engineering Ltd.	24/06/2021
<i>Site 22116 – Instrument 1A Area, Tsawwassen Shores Residential Development – Phase 2, Tsawwassen First Nation, BC</i>	Thurber Engineering Ltd.	14/06/2021
<i>Phase II Environmental Site Assessment Summary Letter, Phase 2 Development Lands, Tsawwassen First Nation, BC</i>	Thurber Engineering Ltd.	16/08/2013
<i>Phase I Environmental Site Assessment Lots 1,2,3,4,5,6,7,8,9,43 and 68, District lot 69, New Westminster District Plan BCP38101 in the Tsawwassen First Nation, BC</i>	Thurber Engineering Ltd.	06/06/2013
<i>Phase I Environmental Site Assessment Update Report, Tsawwassen Reserve, Tsawwassen, BC</i>	Enterprise Geoscience Services Ltd.	17/06/2009
<i>Additional FNMI Environmental Site Assessment</i>	Teranis Consulting Ltd.	01/06/2009
<i>Environmental Management Framework (EMF)</i>	Tsawwassen First Nation	01/08/2007
<i>Tsawwassen First Nation, Preliminary Quantitative Risk Assessment (PQRA)</i>	Teranis Consulting Ltd.	01/05/2007
<i>Tsawwassen First Nation, Supplemental Phase II Environmental Site Assessment</i>	Stantec Consulting Ltd.	01/03/2006
<i>Phase II Environmental Site Assessment, Tsawwassen First Nation</i>	Stantec Consulting Ltd.	01/03/2005
<i>Phase I Environmental Site Assessment, Tsawwassen First Nation Reservation</i>	Stantec Consulting Ltd.	01/06/2003

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