



VIA E-MAIL

Victoria File: 26250-20/23899
Site ID: 23899

January 14, 2022

Mr. Ryan Beedie
Beedie Construction Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G
ryan.beedie@beedie.ca

Dear Mr. Beedie:

Re: Certificate of Compliance – 1168-1170 Derwent Way, 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:

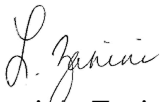
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 Regulationand may be encountered during any future subsurface work at the site.

4. A streamside protection and enhancement area bordering Fraser River may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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,



Lavima Zanini, P.Geo.
Senior Contaminated Sites Officer

Enclosure

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

CSAP Society, apopova@csapsociety.bc.ca

Jason Christensen, P.Eng., Approved Professional, Keystone Environmental Ltd.,
Suite 320 – 4400 Dominion Street, Burnaby, BC, V5G 4G3
jchristensen@keystoneenvironmental.com

Scott Steer, R.P.Bio., Approved Professional, Steer Environmental Associates Ltd.
1515 Holland Street, Nelson, BC, V1L 3E2

scott.steer@steerenvironmental.com

Client Information Officer, Land Remediation Section, ENV Victoria
csp_cio@Victoria1.gov.bc.ca

Lisa Pietrow, Canada Life
Suite 1600, 650 West Georgia Street, PO Box 11505, Vancouver, BC V6B 4N7
Lisa.pietrow@gwl.ca

BC Hydro
333 Dunsmuir Street, Vancouver, B.C. V6B 5R3
customer.service@bchydro.com

FortisBC Energy Inc.
16705 Fraser Highway, Surrey, BC V4N 0E8
gas.customerservice@fortisbc.com

Southern Railway of British Columbia
2102 River Drive, New Westminster, B.C. V3M 6S3
sbiln@sryrailink.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.

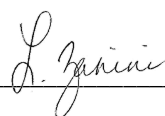
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

January 14, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

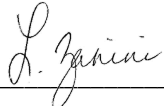
The site covered by this Certificate of Compliance is located at 1168-1170 Derwent Way, Delta, British Columbia which is more particularly known and described as:

Lot 136 District Lot 351 Group 1 New Westminster District Plan 49063
PID: 000-470-350

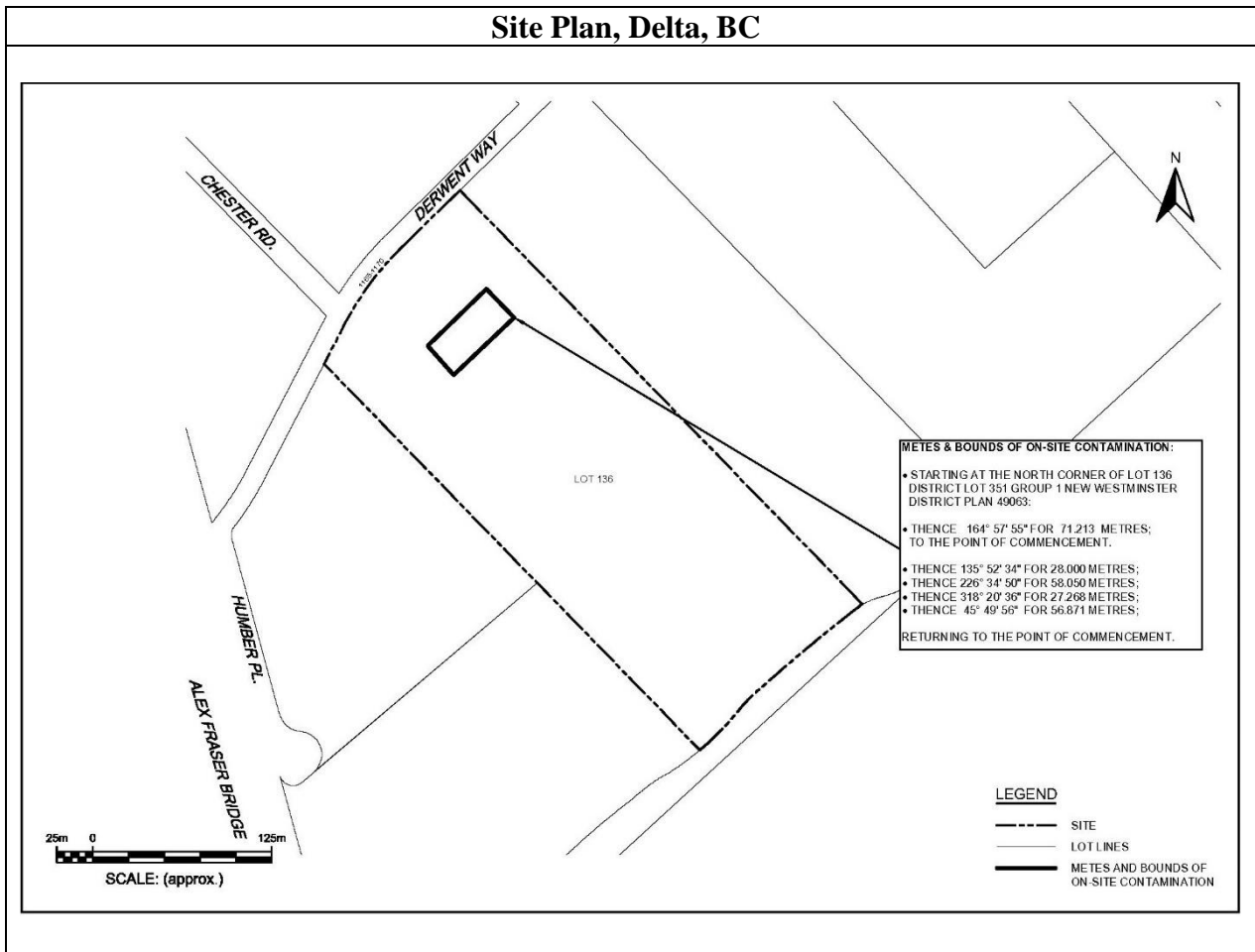
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 09' 58.6"
Longitude: 122° 56' 27.5"

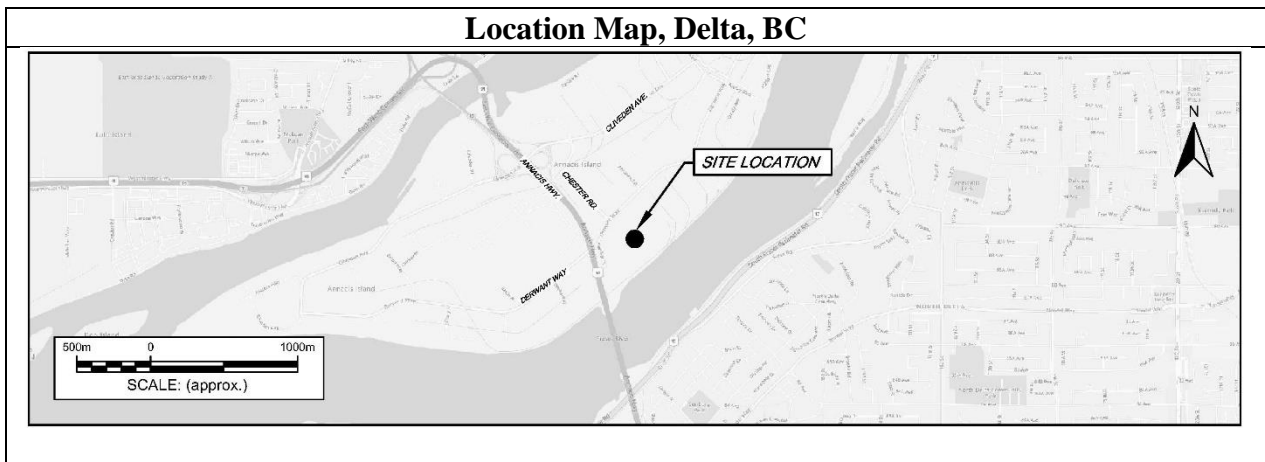
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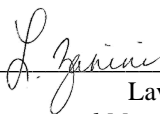
Site Plan, Delta, BC



Location Map, Delta, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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 standards 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) Site buildings must be of slab-on-grade construction.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Site groundwater must not be used as a source of drinking water.
 - (b) Contaminated soils must remain at depths greater than 1.0 metres below surface grade unless covered by pavement or building foundations. The area of the Site to which this condition applies is shown and described in Schedule A and is described by the following metes and bounds:

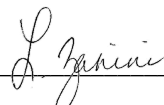
Starting At The North Corner Of Lot 136
District Lot 351 Group 1 New Westminster District Plan 49063:

Thence 164° 57' 55" For 71.213 Metres;
To The Point Of Commencement.

Thence 135° 52' 34" For 28.000 Metres;
Thence 226° 34' 50" For 58.050 Metres;
Thence 318° 20' 36" For 27.268 Metres;
Thence 45° 49' 56" For 56.871 Metres;


Returning To The Point Of Commencement.

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3. If requested by the Director, the responsible persons 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

Parameter	CAS Number
arsenic	7440-38-2
barium	7440-39-3
chromium	7440-47-3
iron	7439-89-6
molybdenum	7439-98-7
xylenes	1330-20-7
zinc	7440-66-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

Parameter	CAS Number
chromium, hexavalent	18540-29-9
vanadium	7440-62-2

To meet local background concentrations:

Parameter	CAS Number
iron	7439-89-6

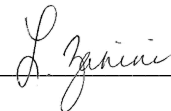
Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

Parameter	CAS Number
chromium, hexavalent	18540-29-9

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Schedule D

Documents

Summary of Site Condition – 1168-1170 Derwent Way, Delta, BC, Keystone Environmental Ltd., September 2, 2021;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, and Detailed Site Investigation – 1168-1170 Derwent Way, Delta, BC, Keystone Environmental Ltd., September 2, 2021;

Report of Findings – Human Health and Ecological Risk Assessment – 1168-1170 Derwent Way, Delta, BC. Keystone Environmental Ltd., September 2, 2021; and

Performance Verification Plan for Certificate of Compliance – 1168-1170 Derwent Way, Delta, BC. Keystone Environmental Ltd., September 2, 2021.

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