



**VIA EMAIL: [kswoodward@surrey.ca](mailto:kswoodward@surrey.ca)**

Victoria File: 26250-20/25414  
Site ID: 25414

January 12, 2022

City of Surrey  
13450 104 Avenue,  
Surrey, BC, V3T 1V8  
Attn. Mr. Ken Woodward

Dear Mr. Woodward:

**Re: Certificate of Compliance – Portions of 112B Avenue, Bridgeview Drive, 129 Street and King George Fronting adjacent to 12850 112B Avenue, Surrey, 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

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

CSAP Society  
613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5  
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**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 and Hazardous Waste Regulation 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.

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Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A


The site covered by this Certificate of Compliance is located on City of Surrey lands adjacent to 12850 112B Avenue, Surrey, British Columbia. The site is comprised of three separate management areas which are described in the following metes and bounds:

### **Part 1 of the Site (Off-Site Management Area 1):**

Starting at the northwest corner of Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan EPP107055; the point of commencement.

- thence 37° 43' 56" for 44.413 metres;
- thence 45° 03' 31" for 9.504 metres;
- thence 46° 58' 13" for 3.593 metres;
- thence 47° 13' 46" for 6.838 metres;
- thence 48° 52' 54" for 6.835 metres;
- thence 51° 26' 33" for 15.778 metres;
- thence 55° 16' 35" for 15.617 metres;
- thence 59° 36' 42" for 28.622 metres;
- thence 61° 28' 47" for 35.466 metres;
- thence 69° 17' 59" for 2.020 metres;
- thence 159° 58' 08" for 3.330 metres;
- thence 238° 28' 19" for 23.737 metres;
- thence 239° 18' 06" for 56.999 metres;
- thence 222° 04' 31" for 35.875 metres;
- thence 175° 42' 59" for 5.764 metres;
- thence 148° 17' 02" for 4.909 metres;
- thence 122° 02' 22" for 14.293 metres;
- thence 117° 15' 08" for 10.762 metres;
- thence 111° 23' 45" for 5.770 metres;
- thence 120° 18' 29" for 4.779 metres;
- thence 110° 00' 59" for 10.477 metres;
- thence 100° 25' 15" for 6.866 metres;
- thence 108° 56' 37" for 6.719 metres;
- thence 106° 45' 52" for 6.395 metres;
- thence 129° 18' 45" for 7.048 metres;
- thence 111° 48' 36" for 5.177 metres;
- thence 91° 20' 39" for 4.749 metres;
- thence 88° 03' 53" for 29.035 metres;

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- thence 156° 24' 02" for 23.649 metres;
- thence 179° 39' 03" for 75.409 metres;
- thence 256° 09' 56" for 19.345 metres;
- thence northerly being an arc of a 17.000 metre radius curve having a radial bearing of 15° 58' 55" to the centre of said curve and a radial bearing of 56°46' 26" to the end of said curve an arc distance of 12.103 metres;
- thence northerly being an arc of a 17.000 metre radius curve having a radial bearing of 56° 46' 26" to the centre of said curve and a radial bearing of 146° 44' 37" to the end of said curve an arc distance of 26.695 metres;
- thence northerly being an arc of a 14.000 metre radius curve having a radial bearing of 326° 44' 37" to the centre of said curve and a radial bearing of 270° 00' 00" to the end of said curve an arc distance of 13.865 metres;
- thence 00° 00' 00" for 39.005 metres;
- thence 315° 21' 22" for 8.538 metres;
- thence 270° 42' 45" for 29.397 meters
- thence westerly being an arc of a 131.636 metre radius curve having a radial bearing of 00° 42' 45" to the centre of said curve and a radial bearing of 20° 21' 23" to the end of said curve an arc distance of 45.131 metres;
- thence westerly being an arc of a 133.285 metre radius curve having a radial bearing of 21° 10' 04" to the centre of said curve and a radial bearing of 33° 11' 32" to the end of said curve an arc distance of 27.972 metres;
- thence 305° 40' 40" for 11.084 metres;
- thence 258° 02' 03" for 24.741 metres;


Returning to the point of commencement.

**Part 2 of the Site (Off-Site Management Area 2):**

Starting at the southwest corner of Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan EPP107055; the point of commencement.

- thence 289° 45' 10" for 1.324 metres;
- thence northerly being an arc of a 17.114 metre radius curve having a radial bearing of 19° 38' 02" to the centre of said curve and a radial bearing of 39° 05' 30" to the end of said curve an arc distance of 5.776 metres; to the point of commencement.
- thence northerly being an arc of a 22.584 metre radius curve having a radial bearing of 39° 05' 30" to the centre of said curve and a radial bearing of 96° 07' 09" to the end of said curve an arc distance of 22.478 metres; to the point of commencement.
- thence 06° 07' 09" for of 6.249 metres;
- thence 265° 12' 51" for of 6.530 metres;

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- thence 190° 21' 08" for of 31.565 metres;
- thence 88° 41' 34" for of 21.663 metres;
- thence 68° 45' 02" for of 4.639 metres;

Returning to the point of commencement.

**Part 3 of the Site (Off-Site Management Area 3):**

Starting at the northwest corner of Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan EPP107055; the point of commencement.

- thence 216° 54' 17" for 2.711 metres;
- thence southerly being an arc of a 20.000 metre radius curve having a radial bearing of 126° 54' 47" to the centre of said curve and a radial bearing of 117° 53' 11" to the end of said curve an arc distance of 3.151 metres;
- thence 207° 53' 11" for 22.591 metres;
- thence southerly being an arc of a 185.000 metre radius curve having a radial bearing of 113° 22' 50" to the centre of said curve and a radial bearing of 110° 27' 38" to the end of said curve an arc distance of 9.361 metres;
- thence southerly being an arc of a 285.000 metre radius curve having a radial bearing of 110° 27' 38" to the centre of said curve and a radial bearing of 104° 33' 58" to the end of said curve an arc distance of 29.320 metres to the point of commencement.
- thence 269° 39' 03" for 11.388 metres;
- thence 174° 04' 04" for 25.439 metres;
- thence 92° 18' 16" for 4.380 metres;
- thence northerly being an arc of a 284.000 metre radius curve having a radial bearing of 99° 20' 05" to the centre of said curve and a radial bearing of 104° 36' 24" to the end of said curve an arc distance of 26.132 metres;


Returning to the point of commencement.

The site contains part of a legal parcel depicted in engineering drawings prepared by Keystone Environmental Ltd. on October 12, 2021.

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

Latitude: 49° 12' 27.90"  
 Longitude: 122° 51' 57.50"

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The Off-Site Management Area 1 contains a soil management area, depicted on an engineering plan by Keystone Environmental Ltd., dated October 12, 2021. The area is described by the following metes and bounds:

Metes & Bounds of Soil Management Area:

Starting at the northeast corner of Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan EPP107055.

- Thence 270° 42' 45" for 23.256 metres;
- To the point of commencement.
- Thence 00° 08' 11" for 9.985 metres;
- Thence 270° 08' 11" for 31.746 metres;
- Thence 179° 03' 53" for 7.176 metres;
- Thence easterly being an arc of a 131.636 metre radius curve having a radial bearing of 11° 52' 53" to the centre of said curve and a radial bearing of 00° 42' 45" to the end of said curve an arc distance of 25.660 metres;
- Thence 90° 42' 45" for 6.141 metres;

Returning to the point of commencement.

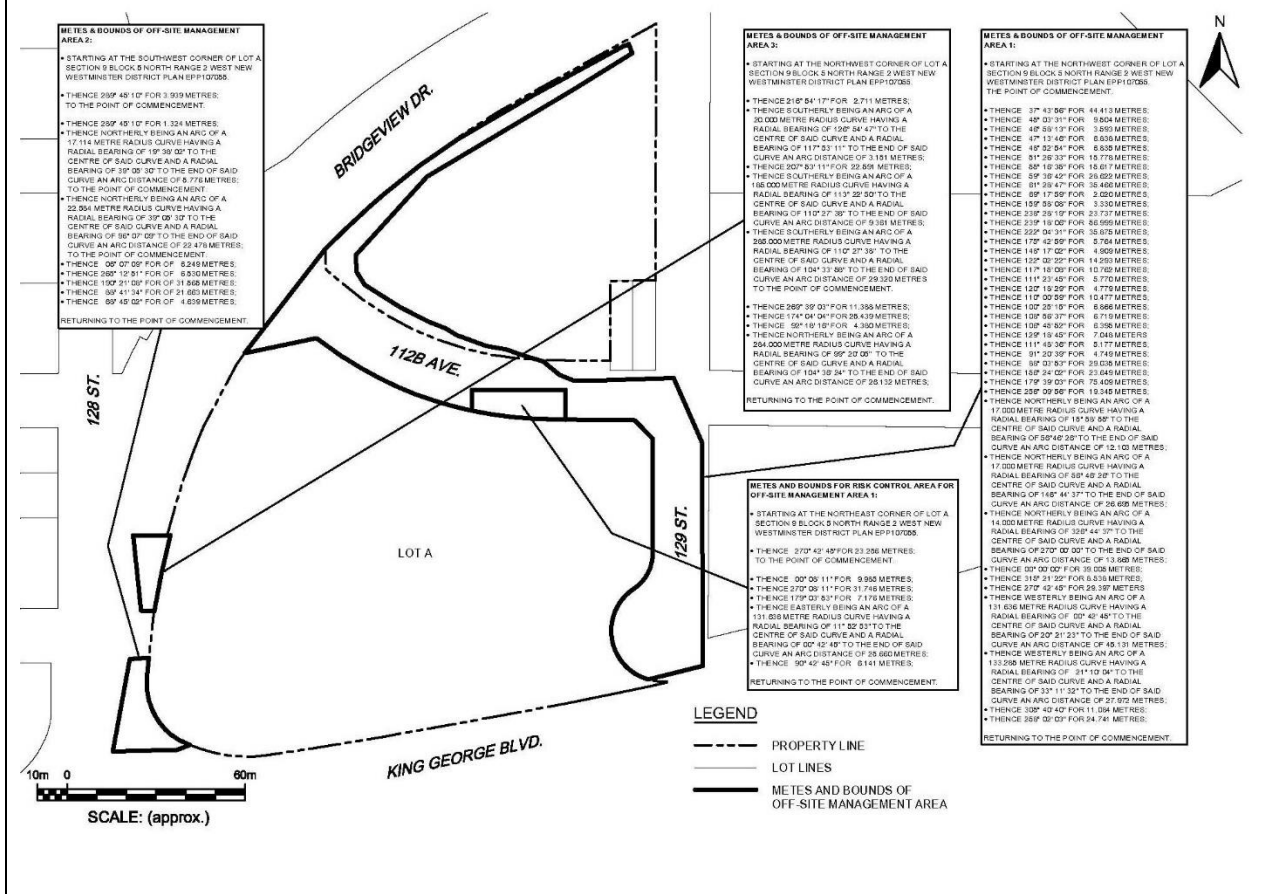
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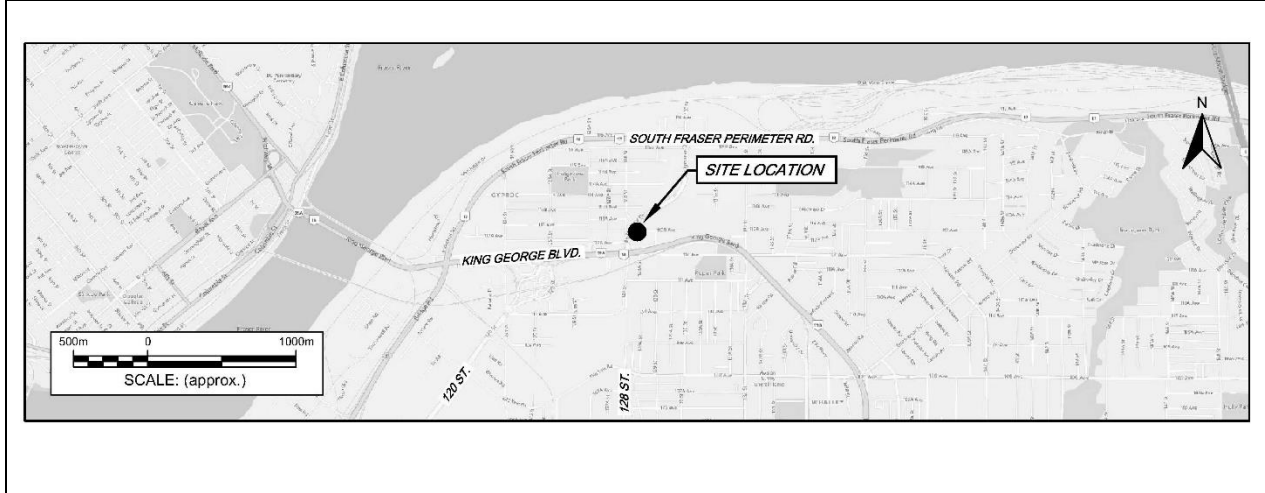


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# Site Plan, Surrey, BC



# Location Map, Surrey, BC



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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 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 or risk-based 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 and adjacent to the site. These assumptions include the following:

- (a) No enclosed buildings will be constructed on the off-Site Management Areas.

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 persons 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) Soils contaminated with light extractable petroleum hydrocarbons (LEPHs) and volatile petroleum hydrocarbons (VPHs) must remain at depths of at least 1.0 metre below ground surface (mbgs) or below intact pavement in the soil management area shown and described by metes and bounds in Schedule A.
  - (b) Site groundwater must not be used for drinking water purposes
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.

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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons 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 excursions;
  - (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**

**Part 1 of the site (Off-Site Management Area 1):**

***Substances remediated in soil for industrial land soil use:***

To meet numerical remediation standards:

HEPHs	NA
molybdenum	7439-98-7
toluene	108-88-3
xylene	1330-20-7

To meet risk-based remediation standards:

arsenic	7440-38-2	LEPHs	NA
benzene	71-43-2	naphthalene	91-20-3
cadmium	7440-43-9	VPHs	NA
copper	7440-50-8	zinc	7440-66-6
ethylbenzene	100-41-4		
lead	7439-92-1		

To meet local background concentrations:

selenium	7782-49-2
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To meet Hazardous Waste Regulation standards:

waste oil	NA
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***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
lithium	7439-93-2

To meet local background concentrations:

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arsenic	7440-38-2
iron	7439-89-6
manganese	7439-96-5

**Part 2 of the site (Off-Site Management Area 2):**

***Substances remediated in soil for industrial land soil use:***

To meet risk-based remediation standards:

benzene	71-43-2
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***Substances remediated in vapour for industrial vapour use:***

To meet risk-based remediation standards:

benzene	71-43-2	trichloropropane, 1,2,3-	96-18-4
dibromoethane, 1,2-	106-93-4	trimethylbenzene, 1,2,4-	95-63-6
dichloropropane, 1,2-	78-87-5	trimethylbenzene, 1,3,5-	108-67-8
dichloropropene, 1,3- trans-	542-75-6	VPHv	N/A
dichloropropene, 1,3-cis-	542-75-6	xylenes, total	1330-20-7
n-hexane	110-54-3		

***Substances remediated in water for freshwater aquatic life water use:***

To meet risk-based remediation standards:

benzene	71-43-2
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***Substances remediated in water for drinking water use:***


To meet risk-based remediation standards:

benzene	71-43-2
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To meet local background concentrations:

iron	7439-89-6
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For Director, Environmental Management Act

## Schedule D

### Documents

*Summary of Site Condition*, Keystone Environmental Ltd., November 5, 2021;

*Performance Verification Plan for Certificate of Compliance (City Lands), Adjacent to 12850 112B Avenue, Surrey, BC*, Keystone Environmental Ltd., November 5, 2021;

*Report of Findings – Human Health and Ecological Risk Assessment, 12850 112B Avenue, Surrey, BC*, Keystone Environmental Ltd., November 5, 2021;

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 12850 112B Avenue, Surrey, BC*, Keystone Environmental Ltd., October 29, 2021;

*Detailed Site Investigation – 12855 King George Boulevard, Surrey, BC*, Pinchin Ltd. April 18, 2019;

*Contaminated Soils Excavation Monitoring – Bridgeview Drive Widening, Bridgeview Drive North of 112B Avenue, Surrey*, WSP Canada Inc. March 2017;

*Phase II Environmental Site Assessment – 12875 112B Avenue, Surrey, BC*, Hemmera Envirochem Inc. October 2016;

*Phase I Environmental Site Assessment – 12875 112B Avenue, Surrey, BC*, Parsons Inc. March 10, 2016;

*Technical Memorandum: Characterization of Ditch Soil at the City of Surrey Bridgeview Property, 12875-112B Avenue, Surrey, BC*, Golder Associates Ltd. June 25, 2015; and

*Environmental Site Assessment – Felix Salvage/Scott Road Trading Site, Bridgeview Drive and 112B Avenue, Surrey, BC*, Golder Associates Ltd. June 26, 2009.

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