



VIA E-MAIL: ptoigo@shato.com

Victoria File: 26250-20/16407
Site ID: 16407

April 11, 2022

Shato Holdings Ltd.
300 – 4088 Cambie Street
Vancouver, BC V5Z 2X8
Attn. Mr. Peter Toigo

Dear Peter Toigo :

Re: Certificate of Compliance – 6005 Highway 17A, 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. 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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

David Mitchell, Approved Professional, Active Earth Engineering
160 – 2250 Boundary Road, Burnaby, B.C., V5M 3Z3 david.mitchell@activeearth.ca

Scott Steer, Approved Professional, Steer Environmental Associates
1515 Holland Street, Nelson, BC V1L 3E2 scott.steer@steerenvironmental.com

Glenda Carato, Scotiabank
8th Floor, 40 King Street W. Toronto, Ontario M5H 1H1 glenda.carato@scotiabank.com

CSAP Society apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria 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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 6005 Highway 17A, Delta, British Columbia which is more particularly known and described as:

Lot 9 Except: Firstly: Part on Plan 45999A; Secondly Part Dedicated Road on Plan LMP 43493;
District Lot 26, Group 2 New Westminster District Plan 33914
PID: 000-670-332

The site contains two parts of a legal parcel, depicted in an engineering drawing prepared by Watson & Barnard B.C. Land Surveyors on March 22, 2021 and as depicted in the Site Plan below. The parts of the site are more particularly described as follows:

Part 1: Proposed Lot A

Part 2: Proposed Lot B Except: Lot 7, Plan 33914

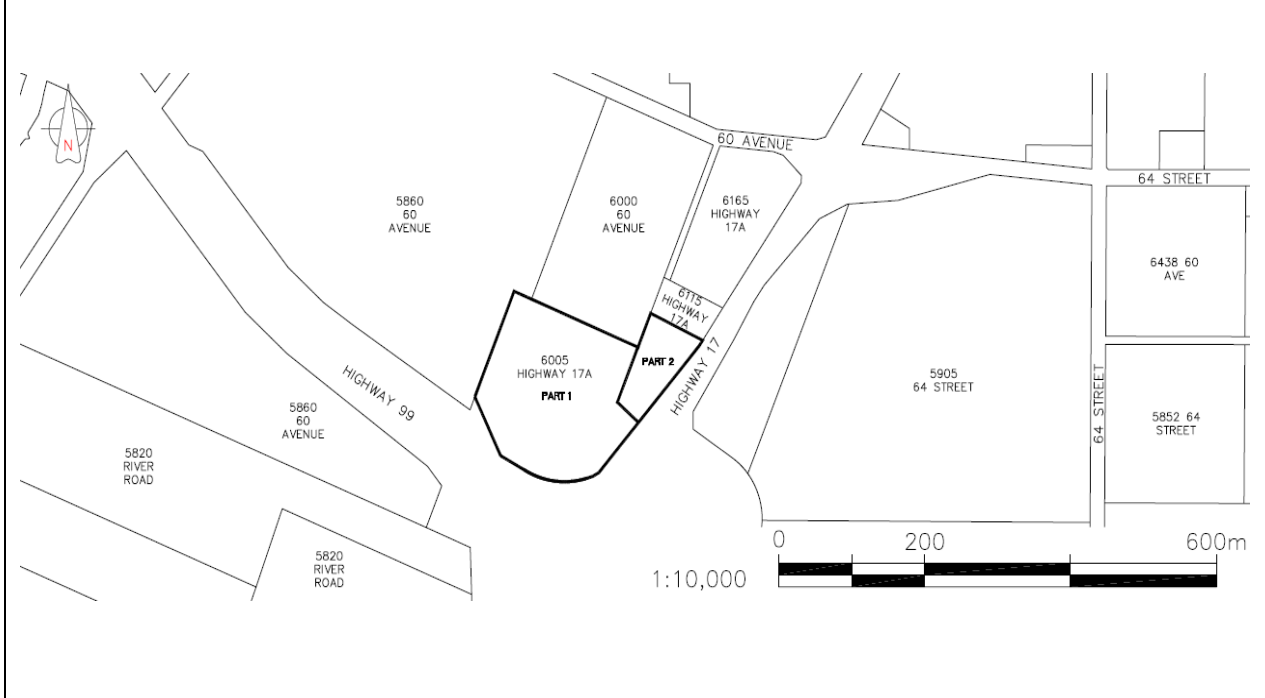
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 06' 34.60"
Longitude: 123° 03' 22.40"

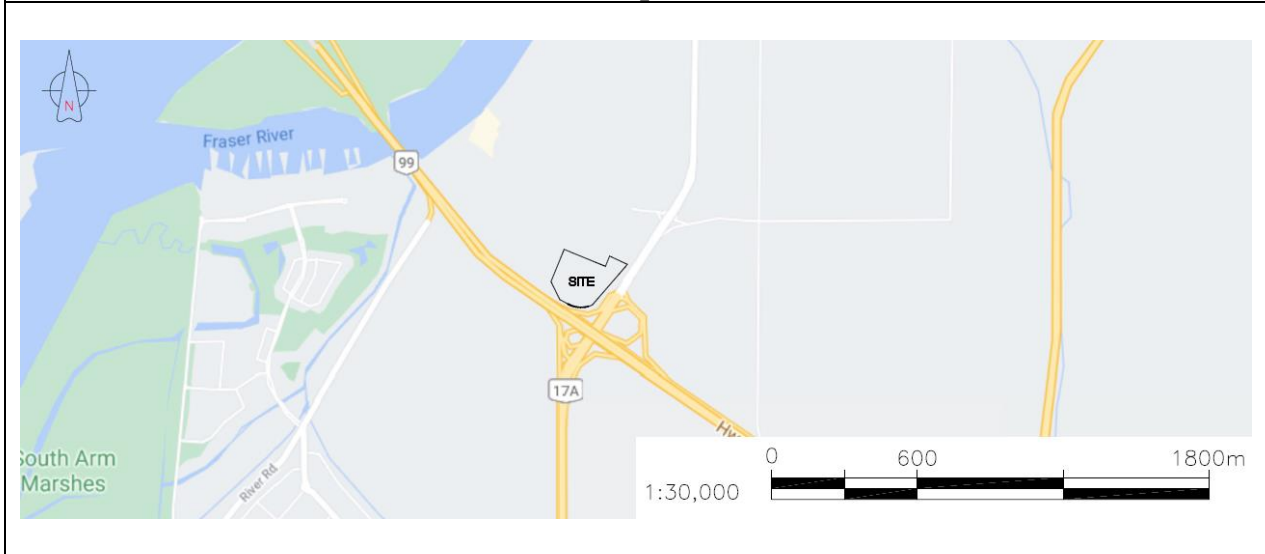
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Site Plan, Delta, BC



Location Map, Delta, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected in the future at the site. These assumptions include the following:

- (a) *The Site will continue to be used for outdoor use; or,*
- (b) *Future buildings at the Site will have a slab built to the Delta building code (1.6m geodetic slab elevation or higher); or,*
- (c) *A future parkade at the Site can be to any depth.*

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 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 from 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

Part 1 of the site

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Chromium (7440-47-3)
- Cobalt (7440-48-4)
- Molybdenum (7439-98-7)
- Nickel (7440-02-0)
- Zinc (7440-66-6)

To meet local background concentrations:

- Arsenic (7440-38-2)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Nickel (7440-02-0)

To meet local background concentrations:

- Cobalt (7440-48-4)

Substances remediated in water for freshwater aquatic life water use:

To meet local background concentrations:

- Cobalt (7440-48-4)

Substances remediated in water for marine aquatic life water use:

To meet local background concentrations:

- Cobalt (7440-48-4)

To meet risk-based remediation standards:

- Nickel (7440-02-0)

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Part 2 of the site

Substances remediated in soil for residential high-density land soil use:

To meet numerical remediation standards:

- Ethylbenzene (100-41-4)
- VPHs (N/A)
- Xylenes (1330-20-7)

To meet risk-based remediation standards:

- Benzene (71-43-2)

To meet local background concentrations:

- Arsenic (7440-38-2)

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Benzene (71-43-2)
- Butadiene, 1,3- (106-99-0)
- Trimethylbenzene, 1,2,4- (95-63-6)
- Trimethylbenzene, 1,3,5- (108-67-8)
- VPHv (N/A)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene (71-43-2)
- Ethylbenzene (100-41-4)
- Toluene (108-88-3)
- Xylenes, total (1330-20-7)

To meet risk-based remediation standards:

- Arsenic (7440-38-2)

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Naphthalene (91-20-3)

To meet risk-based remediation standards:

- Arsenic (7440-38-2)

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Schedule D

Documents

Summary of Site Condition, 6005 Highway 17A, Delta, BC, Active Earth Engineering Ltd, March 2022;

Addendum to Human Health and Ecological Risk Assessment Report, 6005 Highway 17A, Delta, BC, Steer Environmental Associates, February 2022;

Addendum Report - 6005 Highway 17A, Delta, BC, Active Earth Engineering Ltd, February 2022;

Human Health and Ecological Risk Assessment, 6005 Highway 17A, Delta, BC, Steer Environmental Associates, November 2021;

Stage 1 Preliminary Site Investigation Update and Supplemental Site Investigation, 6005 Highway 17A, Delta, BC, Active Earth Engineering Ltd, November 2021;

Re: Protocol 4 Application for Local Background Soil Quality Determination for Arsenic at 6005 Highway 17A Delta, BC, Ministry of Environment and Climate Change Strategy, January 2021.

Certificate of Compliance – Portion of 6005 Highway 17A, Delta, British Columbia, Ministry of Environment and Climate Change Strategy, June 2020;

Groundwater Investigation Update – Area 8, 6005 Highway 17A, Delta, BC, Active Earth Engineering Ltd, June 2020;

Human Health and Ecological Risk Assessment, 6115 Highway 17A, Delta, BC, SNC Lavalin Inc., April 2020;

Preliminary Site Investigations, Detailed Site Investigations, Decommissioning and Remediation 6115 Highway 17A, Delta, BC, SNC Lavalin Inc., April 2020;

Protocol 4 Application for Local Background Soil Quality Determination for Arsenic at 6005 Highway 17A Delta, BC, Active Earth Engineering Ltd, January 2020;

Confirmation of Remediation and Soil Assessment, 6005 Highway 17A Delta, BC, Active Earth Engineering Ltd, September 2019;


Detailed Site Investigation Report, 6005 Highway 17A Delta, BC, Active Earth Engineering Ltd, April 2018;

Stage 1 Preliminary Site Investigation, 6005 Highway 17A Delta, BC, Active Earth Engineering Ltd, February 2018;

Response to Site Risk Classification Report Audit for Site ID: 1151, 6115 Highway 17, Delta, BC, SNC Lavalin Inc., July 2015; and

April 2011 to July 2013 Drilling Investigation Results and June 2014 Vapour Sampling, Delta Town and Country Inn at 6005 Highway 17A, Delta, BC, SNC Lavalin Inc., August 2011.

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