



VIA EMAIL: [Chris.Cochand@ca.mcd.co](mailto:Chris.Cochand@ca.mcd.co)

Victoria File: 26250-20/25656  
Site ID: 25656

July 7, 2022

Chris Cochand  
McDonald's Restaurants of Canada Ltd.  
4400 Still Creek Drive  
Burnaby, BC V5C 6C6

Dear Chris Cochand:

**Re: Certificate of Compliance – 12788 King George Boulevard, 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 Part 8 of the Contaminated Sites Regulation and 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Lauren Petersen, City of Surrey, [LYPetersen@surrey.ca](mailto:LYPetersen@surrey.ca)  
Ed Wong, Beta Enterprises Ltd., Inc.No. BC0099301, [edwong1@hotmail.com](mailto:edwong1@hotmail.com)  
Duncan Macdonald, Approved Professional, PGL Environmental Consultants, [dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)  
Jeremy Bloy, Canadian Western Bank, [jeremy.bloy@cwbank.com](mailto:jeremy.bloy@cwbank.com)  
Johnson Kam, Translink, [johnson.kam@translink.ca](mailto:johnson.kam@translink.ca)  
Gordon Zhou, Translink, [gordon.zhou@translink.ca](mailto:gordon.zhou@translink.ca)  
CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, ENV Victoria, [csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

July 7, 2022  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 12788 King George Boulevard Surrey, British Columbia.

The site is the portion of LOT A SECTION 17 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP49089 that is not covered by the Certificate of Compliance issued for Site Identification Number 22015. The site is more particularly known and described as the following metes and bounds:

Point of Commencement (P.o.C.) being the SW corner of  
LOT A SECTION 17 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER  
DISTRICT PLAN EPP49089, then  
N 0° 27' 15" E 13.74m, then  
N 27° 49' 15" E 26.19m, then  
N 04° 32' 19" W 11.96m, then  
N 34° 29' 49" W 19.20m, then  
N 00° 27' 15" E 4.00m, then  
N 85° 25' 39" E 62.943m, then  
To the right 3.462m along the arc curve whose radius is 12.000 whose chord bears  
S 40° 44' 16.0625" E 3.45m, then  
Continuing right 23.829m along the arc curve whose radius is 42.5 whose chord bears  
S 150° 24' 21.3937" E 23.518m, then  
S 00° 34' 38" W 41.069, then  
S 45° 13' 23" W 1.245m, then  
N 89° 51' 08" W 65.088m to P.o.C.

PID: portion of 029-610-311

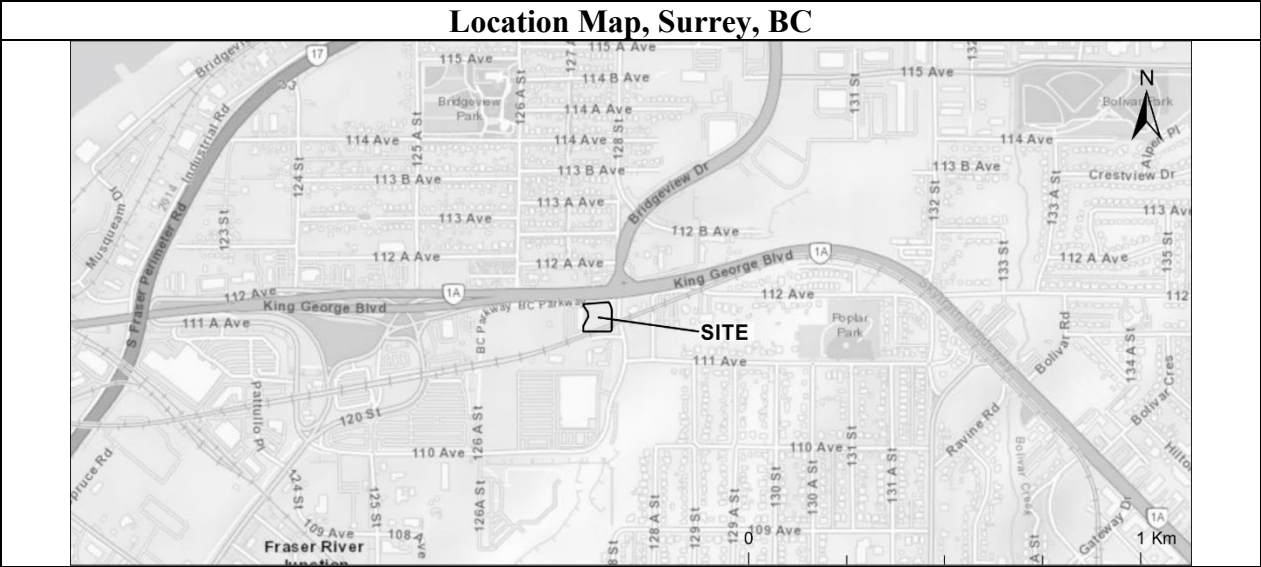
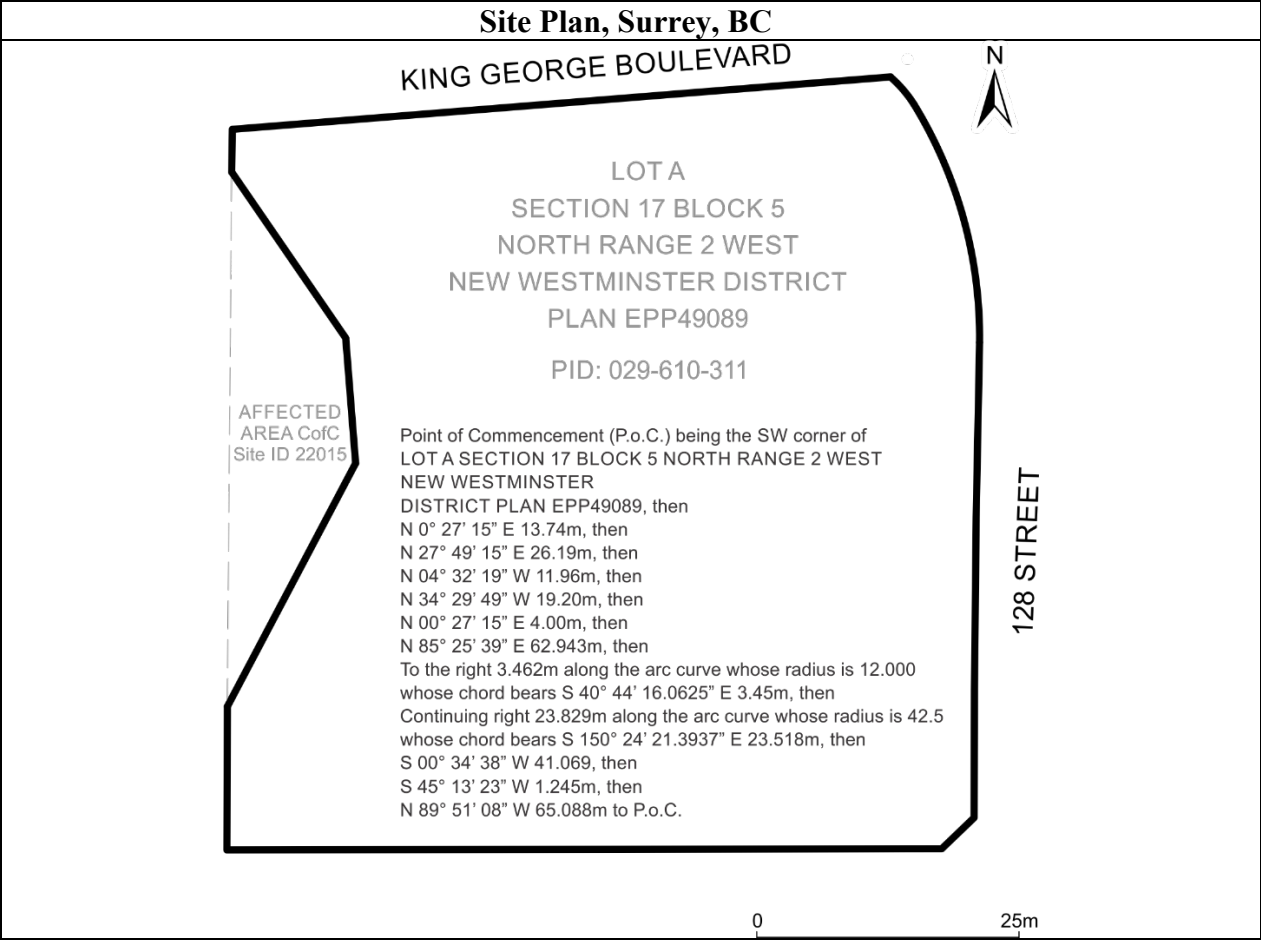
The site contains part of a legal parcel depicted in an engineering drawing prepared by PGL Environmental on April 8, 2022.

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

Latitude: 49° 12' 20.8"  
Longitude: 122° 52' 4.8"

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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 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) *Any building that requires active pumping or drawdown of groundwater will be underlain by a parkade.*

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.

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**Schedule C**  
**Substances and Uses**

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

To meet numerical remediation standards:

Arsenic        7440-38-2

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## Schedule D

### Documents

- *Summary of Site Condition*, Prepared by PGL Environmental/Duncan MacDonald in April 2022.
- *Stage 2 Preliminary and Detailed Site Investigation and Confirmation of Remediation – 12788 King George Boulevard, Surrey, BC*. Prepared by PGL Environmental in April 2022.
- *Stage 1 Preliminary Site Investigation – 12788 King George Boulevard, Surrey, BC*. Prepared by PGL Environmental in April 2022.

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