



VIA EMAIL: aw.alfwall@gmail.com

Victoria File: 26250-20/24265
Site ID: 24265

October 18, 2022

Alf Wall
Swensson Projects Ltd., Inc.No. BC1252134
3174 Mt. Lehman Road
Abbotsford, BC V4X 2M9

Dear Mr. Alf Wall:

**Re: Certificate of Compliance – 27820 Swensson Avenue, Abbotsford, British Columbia
PID: 011-133-376**

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:

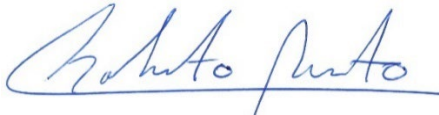
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in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



Roberto Prieto, M.Sc., P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Duncan MacDonald, Approved Professional, PGL Environmental Consultants, dmacdonald@pggroup.com
CSAP Society, apopova@csapsociety.bc.ca
Client Information Officer, ENV, csp_cio@victorial.gov.bc.ca
City of Abbotsford, Planning & Development Services, planning-info@abbotsford.ca
Bret Gloag, Bank of Montreal, Real Estate Finance, Bret.Gloag@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.

October 18, 2022
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is 27820 Swensson Avenue, Abbotsford, British Columbia, which is more particularly known and described as:


LOT 1 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 35745); SECTION 20
TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 5149

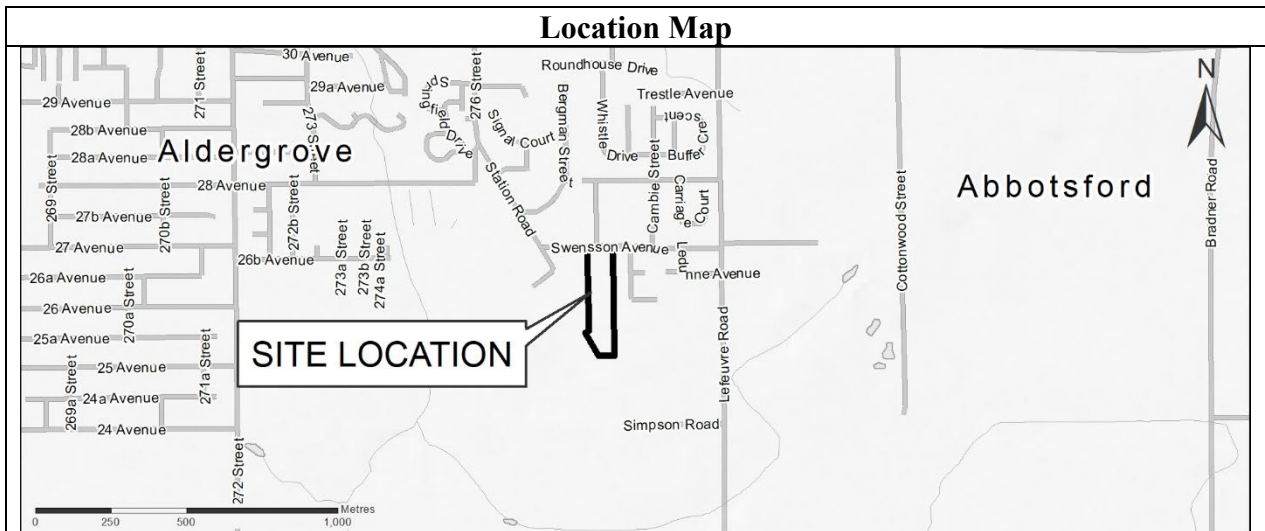
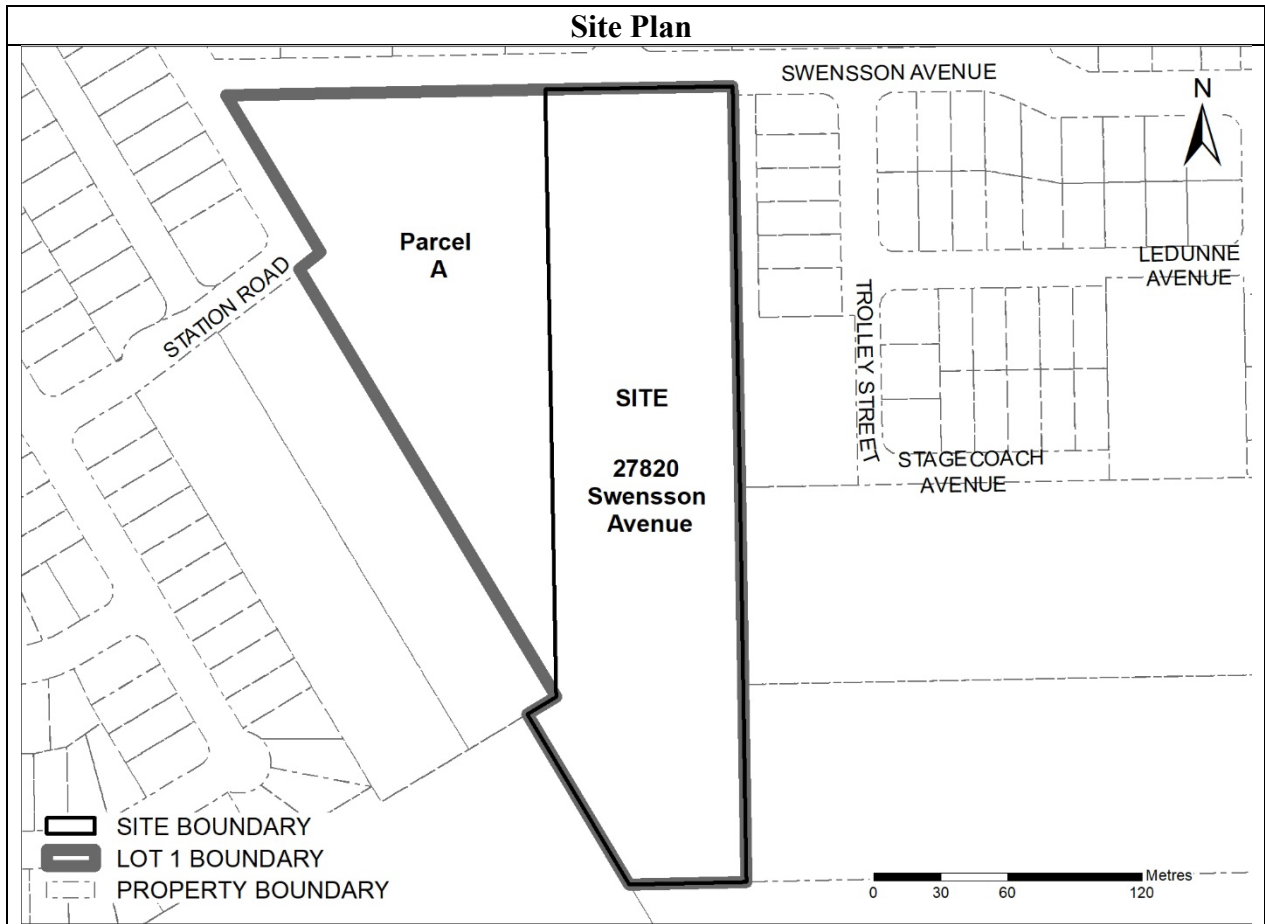
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The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 02' 58.7"
Longitude: 122° 27' 14.9"

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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. 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) Planned residential buildings will be underlain with a basement.

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 person 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 residential-low density land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
cadmium	7440-43-9
copper	7440-50-8
lead	7439-92-1
HEPHs	NA
iron	7439-89-6
molybdenum	7439-98-7
zinc	7440-66-6

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

toluene	108-88-3
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Schedule D

Documents

- *Summary of Site Condition*, prepared by PGL Environmental, dated July 2022;
- *Stage 1 & 2 Preliminary and Detailed Site Investigation, and Confirmation of Remediation*, prepared by PGL Environmental, dated July 2022.

October 18, 2022

Date Issued



Roberto Prieto
For Director, *Environmental Management Act*