



**VIA EMAIL**

Victoria File: 26250-20/12539  
Site ID: 12539

June 17, 2024

Nick Tilstra  
22652 Fraser Hwy Holdings Ltd. c/o Wesmont Group Ltd.  
111 – 23189 Francis Avenue  
Langley, BC V1M 0G4  
Email: [ntilstra@wesmont.com](mailto:ntilstra@wesmont.com)

Dear Mr. Tilstra:

**Re: Certificate of Compliance – 22652 Fraser Highway, Langley, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

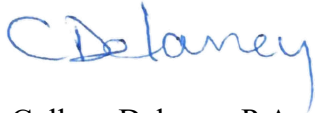
buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

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](mailto:site@gov.bc.ca).

Yours truly,



Colleen Delaney, P.Ag.  
Senior Professional Reliance Officer

Enclosure

cc: The Township of Langley, Development Services Department, 20338 – 65 Avenue, Langley, BC,  
Email: [cdinfo@tol.ca](mailto:cdinfo@tol.ca)

Jas Binpal, President, Binpal Engineering Ltd., #215, 8232 – 120 Street, Surrey, BC, V3W 3N4,  
Email: [jas@binpaleng.com](mailto:jas@binpaleng.com)

Ravneet Chauhan, Account Manager, TD Commercial Banking, National Real Estate Group, 700  
West Georgia St., 2<sup>nd</sup> Floor, Vancouver, BC, V7Y 1A2,  
Email: [ravneet.chauhan@td.com](mailto:ravneet.chauhan@td.com)

CSAP Society, 613 – 744 West Hastings Street, Vancouver, BC, V6C 1A5,  
Email: [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)

Reg North, Core6 Environmental Ltd., #305 – 1166 Alberni Street, Vancouver, BC, V6E 3Z3,  
Email: [rnorth@core6.ca](mailto:rnorth@core6.ca)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy, Site  
Remediation Program, Email: [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.

June 17, 2024

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Date Issued

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Colleen Delaney  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 22652 Fraser Highway, Langley, British Columbia which is more particularly known and described as:

Lot 16 Section 32 Township 10 New Westminster District Plan 60992  
PID: 002-672-766

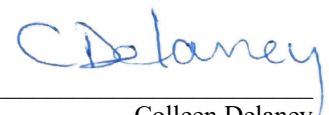
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 05' 10.80"  
Longitude: 122° 35' 47.40"

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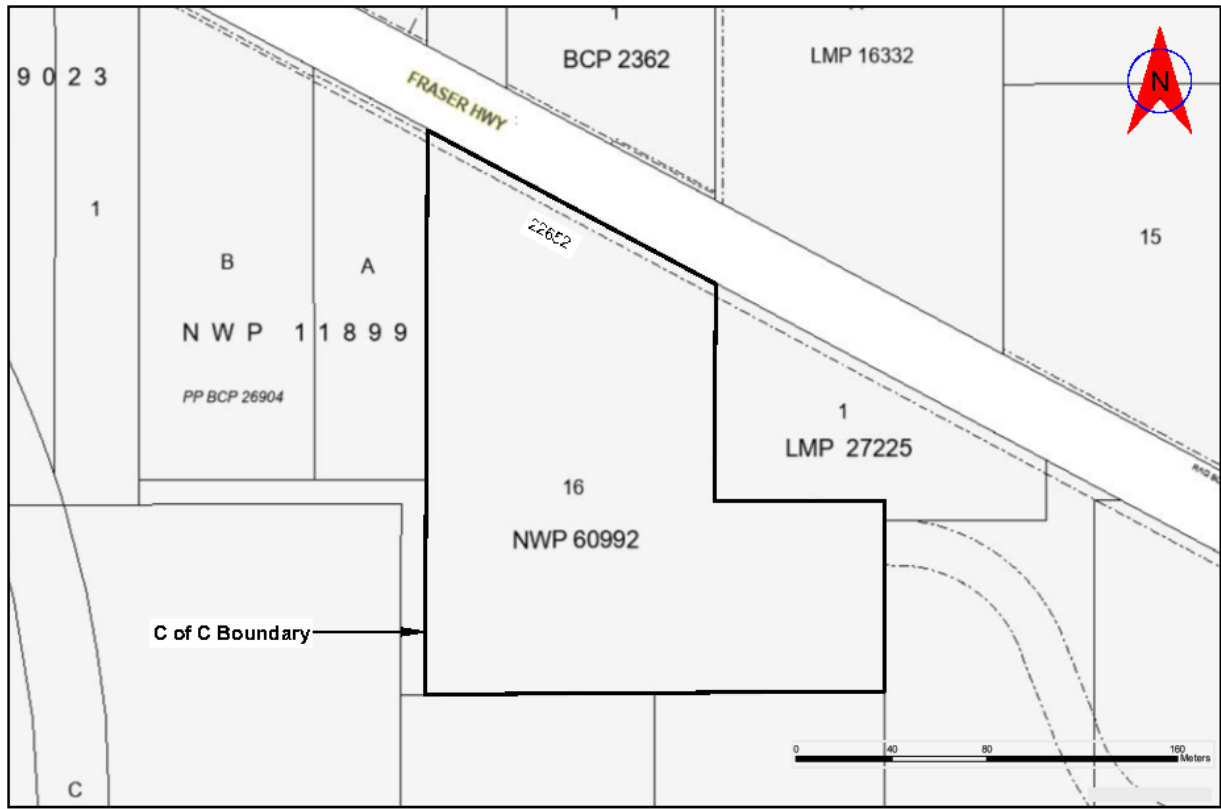
Date Issued



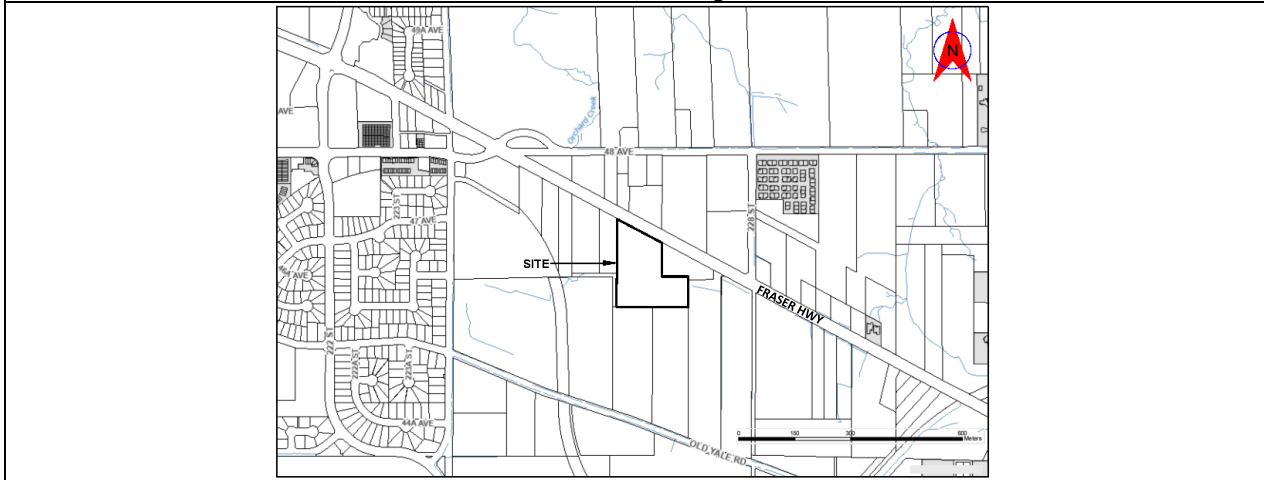
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### Site Plan



### Location Map



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For Director, Environmental Management Act

## 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected the site. These assumptions include the following:

- (a) *The structures, locations and depths of buildings and trenches existing at the site will remain unchanged up to the time of future site development; and,*
- (b) *Proposed buildings at the site will be slab-on-grade construction at current or higher ground surface elevations.*

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.

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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

antimony	7440-36-0	
arsenic	7440-38-2	
barium	7440-39-3	
chromium, hexavalent		7440-47-3
cobalt	7440-48-4	
copper	7440-50-8	
HEPHs	NA	
lead	7439-92-1	
LEPHs	NA	
manganese	7439-96-5	
vanadium	7440-62-2	
zinc	7440-66-6	

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

##### To meet numerical remediation standards:

antimony	7440-36-0	
arsenic	7440-38-2	
barium	7440-39-3	
chromium, hexavalent		7440-47-3
cobalt	7440-48-4	
copper	7440-50-8	
HEPHs	NA	
lead	7439-92-1	
LEPHs	NA	
manganese	7439-96-5	
vanadium	7440-62-2	
zinc	7440-66-6	

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

To meet numerical remediation standards:

LEPHw	NA
pyrene	129-00-0

***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

vinyl chloride 75-01-4

***Substances evaluated in water for drinking water use:***

To meet local background concentrations:

arsenic	7440-38-2
lithium	7439-93-2
vanadium	7440-62-2

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Site Identification Number 12539  
Version 9.0 R



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## Schedule D

### Documents

1. *Summary of Site Condition, 22652 Fraser Highway, Langley, BC, Reg North, AP, Core6 Environmental Ltd., June 6, 2024.*
2. *Regulatory Stage 2 Preliminary Site Investigation & Confirmation of Remediation, 22652 Fraser Highway, Langley, BC, Binpal Engineering Ltd., File No. SJB2212.151, June 5, 2024.*
3. *Regulatory Stage 1 Preliminary Site Investigation Update, 22652 Fraser Highway, Langley, BC, Binpal Engineering Ltd., File No. SJB2212.151, June 5, 2024.*
4. *Response to Stage 1 Assessment Report, Performance Assessment: PA23-089, Site No: 12539, Location: 22652 Fraser Highway, Langley, BC, Application For: Certificate of Compliance (Numerical), Submitting Approved Professional - Reg North, Core6 Environmental Inc., January 23, 2024.*
5. *Addendum Report, Response to Performance Assessment Panel Stage 1 Reports, CSAP PA Ref. #: 23-089, Application for Certificate of Compliance to CSR Numerical Standards, Submitting Approved Professional - Reg North, 22652 Fraser Highway, Langley BC, Site ID: 12539, Binpal Engineering Ltd., January 19, 2024.*
6. *Stage 2 Preliminary Site Investigation, 22652 Fraser Highway, Langley, BC, Binpal Engineering Ltd., File No. SJB2109.252, December 3, 2021.*
7. *Stage 1 Preliminary Site Investigation, 22652 Fraser Highway, Langley, BC, Binpal Engineering Ltd., File No. SJB2109.241, November 22, 2021.*
8. *Groundwater Monitoring and Sampling at 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 14 February 2013.*
9. *Soil Screening Following Hydraulic Oil Spill, 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 28 March 2011.*
10. *Remediation Activities at Area 2, 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 22 September 2010.*
11. *Remediation Activities at Area 1, 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 21 September 2010.*

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12. *Detailed Site Investigation, 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 18 June 2010.*

13. *Stage 2 Preliminary Site Investigation, 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 27 January 2010.*

14. *Stage 1 Preliminary Site Investigation, 22652 Fraser Highway, Langley, BC, Levelton Consultants Ltd., 23 November 2009.*

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