



VIA EMAIL

Victoria File: 26250-20/17684
Regional File: N/A
Site ID: 17684

Date: October 10, 2023

Sukhjit Singh Gill
Amarjit Kaur Gill
Gill Bros Supergas Ltd.
801 Henderson Avenue
Coquitlam, BC V3K1P1
sasugill@hotmail.com

Dear Sukhjit Singh Gill and Amarjit Kaur Gill:

Re: Certificate of Compliance – 801 Henderson Avenue, Coquitlam, BC

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

and may be encountered during any future work at the site.

4. Contamination remains on lands adjacent to the site. Migration of contaminants from adjacent lands onto the site is currently minimized by an engineered protection system as documented in:
 - *Precision Leak test Report, 750 Lougheed Highway, Coquitlam BC, prepared by Leak Technologies Solutions Ltd., dated January 29, 2023.*
 - *Precision Leak test Report, 750 Lougheed Highway, Coquitlam BC, prepared by Leak Technologies Solutions Ltd., dated December 6, 2017.*
 - *Precision Leak test Report, 750 Lougheed Highway, Coquitlam BC, prepared by Leak Technologies Solutions Ltd., dated September 15, 2003.*
5. Groundwater at the site meets the applicable Contaminated Sites Regulation “no specified water use” standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. 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.
6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
7. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
8. 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.

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: Angelo LaMarca
City of Coquitlam Planning and Development Department
3000 Guildford Way
Coquitlam, BC Canada V3B 7N2 (BY EMAIL)
alamarca@coquitlam.ca

Gary Hamilton, P.Geo, CSAP
Hamilton & D'Ambra Consulting Inc.
2636 Templeton Drive,
Vancouver, BC V5N 4W3 (BY EMAIL)
Garyhamilton49@gmail.com

CSAP Society of BC (Anna Popova)
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy
Land Remediation Section, PO Box 9342 Stn Prov Govt, Victoria, BC V8W 9M1 (BY EMAIL)
esp_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.

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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Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 801 Henderson Avenue, Coquitlam, British Columbia, which is more particularly known and described as:

LOT 66, DISTRICT LOT 1 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2716

PID: 010-700-391

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

Latitude: 49° 14' 13.7"
Longitude: 122° 52' 36.6"

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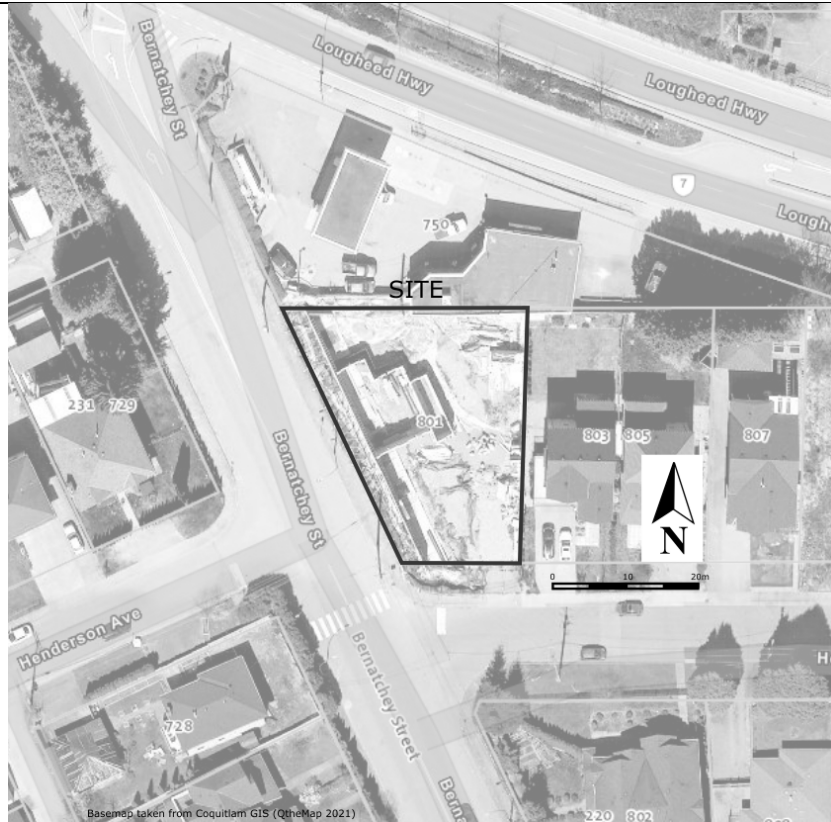
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Site Plan



Location Map



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CDelaney

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for a 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 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 the site. These assumptions include the following:

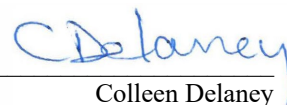
- (a) *The Site will be backfilled with at least 2 m of sand in conjunction with the existing foundation structure to ensure equal grade with the associated gas station.*
- (b) *The entire Site will be finished with asphalt and concrete foundation.*

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 a 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. *Soil containing petroleum hydrocarbon constituents at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) must remain at a depth of at least 1 m below grade (current grade ranges from 28.8m to 31.2m above sea level) and not be excavated and redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade; or the soils must be covered with a permanent barrier (e.g., pavement or concrete).*
 - B. *Water at the Site will not be used for drinking water.*

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- C. *A vapour intrusion management system has been approved by the City of Coquitlam and will be included with the development. The implementation of the vapour intrusion management system is to comply with the P6 pre-Approval issued for the Site. A vapour intrusion management system is not a requirement based on current soil vapour data, as vapours meet current applicable standards. As per the engineering drawings, the vapour intrusion management system is a passive system that does not require any implementation, operation, or monitoring once constructed.*
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 the 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

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards

Parameter	CAS Number
Benzene	71-43-2
Ethylbenzene	100-41-04
Toluene	108-88-3
VPH _s	N/A
Xylenes	1330-20-7

Substances remediated in water for freshwater aquatic life water use:

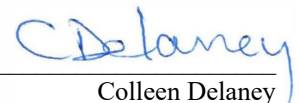
To meet risk-based remediation standards

Parameter	CAS Number
Benzene	71-43-2
Benzo(a)pyrene	50-32-8
EPH _{w10-19}	N/A
Ethylbenzene	100-41-4
LEPH _w	N/A
Naphthalene	91-20-3
Phenanthrene	85-01-8
Pyrene	129-00-0
Toluene	108-88-3
VH _{w6-10}	N/A
VPH _w	N/A
Xylenes, total	1330-20-7

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Substances remediated in water for drinking water use:
To meet risk-based remediation standards

Parameter	CAS Number
Benz(a)anthracene	56-55-3
Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Dibenz(a,h)anthracene	53-70-3
EPHW ₁₀₋₁₉	N/A
Ethylbenzene	100-41-4
Methyl Tert-Butyl Ether (MTBE)	1634-04-4
Naphthalene	91-20-3
Quinoline	91-22-5
Tetraethyl lead	78-00-2
Toluene	108-88-3
VHW ₆₋₁₀	N/A
Xylenes, total	1330-20-7

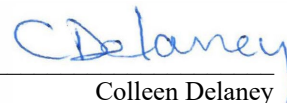
Substances remediated in soil vapour for commercial land vapour use:
To meet numerical-based remediation standards

Parameter	CAS Number
Benzene	71-43-2
Butadiene, 1,3-	106-99-0
VPH _v	N/A

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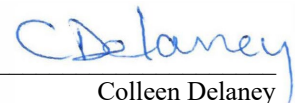
Schedule D

Documents

- *Summary of Site Condition, 801 Henderson Avenue, Coquitlam, BC*, prepared by Gary Hamilton, Hamilton D'Ambra Consulting Inc., dated July 24, 2023.
- *Performance Verification Plan, 801 Henderson Avenue, Coquitlam, BC*, prepared by CSR Consultants Ltd., dated July 14, 2023.
- *Updated Stage 1 & 2 PSI, DSI, CoR, SLRA, 801 Henderson Avenue, Coquitlam, BC*, prepared for Gill Bros Supergas Ltd., by CSR Consultants Ltd., dated June 14, 2023.
- *Protocol 6 Preapproval Request to Obtain a Certification Document for Part of a Site 801 Henderson Avenue, Coquitlam, BC* prepared for CSR Consultants Ltd. by the Ministry of Environment and Climate Change Strategy, dated February 8, 2023.
- *Protocol 6 Pre-Approval Application – Part of the Site*, prepared for the Ministry of Environment and Climate Change Strategy by CSR Consultants Ltd., dated January 31, 2023.
- *Cover Letter - Protocol 6 Pre-Approval Application - Part of the Site, 801 Henderson Avenue, Coquitlam, BC*. prepared for the Ministry of Environment and Climate Change Strategy by CSR Consultants Ltd., dated January 31, 2023.
- *Protocol 6 Pre-Approval Application for Flow-Through Site, 801 Henderson Avenue, Coquitlam, BC*. prepared for the Ministry of Environment and Climate Change Strategy by CSR Consultants Ltd., dated May 20, 2022
- *Protocol 6 Pre-Approval Application for Flow-Through Site Cover Letter, 801 Henderson Avenue, Coquitlam, BC*. Prepared for the Ministry of Environment and Climate Change Strategy by CSR Consultants Ltd., dated May 20, 2022
- *Groundwater Investigation, 801 Henderson Avenue, Coquitlam, BC*. Prepared for 1008758 BC Ltd., by SynergyAspen Environmental Inc., dated December 28, 2020
- *Stage 1 Preliminary Site Investigation, 801 Henderson Avenue, Coquitlam, BC*. Prepared for 1008758 BC Ltd., by SynergyAspen Environmental Inc., dated July 5, 2018
- *Remediation Plan, 801 Henderson Avenue, Coquitlam, BC*. Prepared for 1008758 BC Ltd., by SynergyAspen Environmental Inc., dated June 18, 2018
- *Summary of Supplemental Site Investigation and Groundwater Monitoring Activities at 801 Henderson Avenue, Coquitlam, BC*. Prepared for 1008758 BC Ltd., by SynergyAspen Environmental Inc., dated May 30, 2018;
- *Addendum to Summary of Supplemental Investigation and Remediation Activities at 801 Henderson Avenue, Coquitlam, BC*. Prepared for 1008758 BC Ltd., by SynergyAspen Environmental Inc., dated December 30, 2015;

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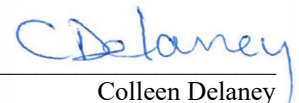


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- *Summary of Supplemental Investigation and Remediation Activities at 801 Henderson Avenue, Coquitlam BC.* Prepared for 1008758 BC Ltd., by SynergyAspen Environmental Inc., dated October 23, 2015;
- *Path Forward to Environmental Approval for Redevelopment at 801 Henderson Avenue, Coquitlam, BC,* Prepared for Gill Bros. Super Gas Ltd., by Pottinger Gaherty Environmental Consultants Ltd. (PGL) in August 6, 2014;
- *Soil and Groundwater Contamination Identified at 801 Henderson Avenue, Coquitlam, BC,* Prepared for Gill Bros. Super Gas Ltd., by Pottinger Gaherty Environmental Consultants Ltd. (PGL), dated March 27, 2014;
- *Stage 1 and Stage 2 Preliminary Site Investigation, 750 Lougheed Highway, Coquitlam BC.* Prepared for M&D Supergas Ltd., by Technology Resource Inc. (TRI), dated December 20, 2002; and,
- *Facility Upgrade and Soil Remediation, 750 Lougheed Highway, Coquitlam, BC.* Prepared for M&D Supergas, by Technology Resource Inc. (TRI) dated August 8, 2002.

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