



VIA EMAIL

Victoria File: 26250-20/20963
Site ID: 20963

May 7, 2024

Karanveer Singh Arora
Unitech Steels Ltd.
327 – 31158 Westridge Place
Abbotsford, BC V2T 0K5
karanveersingh433@gmail.com

Dear Karanveer Singh Arora:

Re: Certificate of Compliance – 33202 and 33210 South Fraser Way, Abbotsford, 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 and may be encountered during any future 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 site@gov.bc.ca.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: City of Abbotsford
env-info@abbotsford.ca

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
jeff.taylor@activeearth.ca

Gina Spencer, GeoWest Engineering Ltd.
gspencer@geowestengineering.com

CSAP Society
submissions@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.

7 May 2024
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 33202 and 33210 South Fraser Way, Abbotsford, British Columbia which is more particularly known and described as:


Lot 81 District Lot 48 Group 2 New Westminster District Plan 41723
PID: 006-252-648
33202 South Fraser Way, Abbotsford, BC

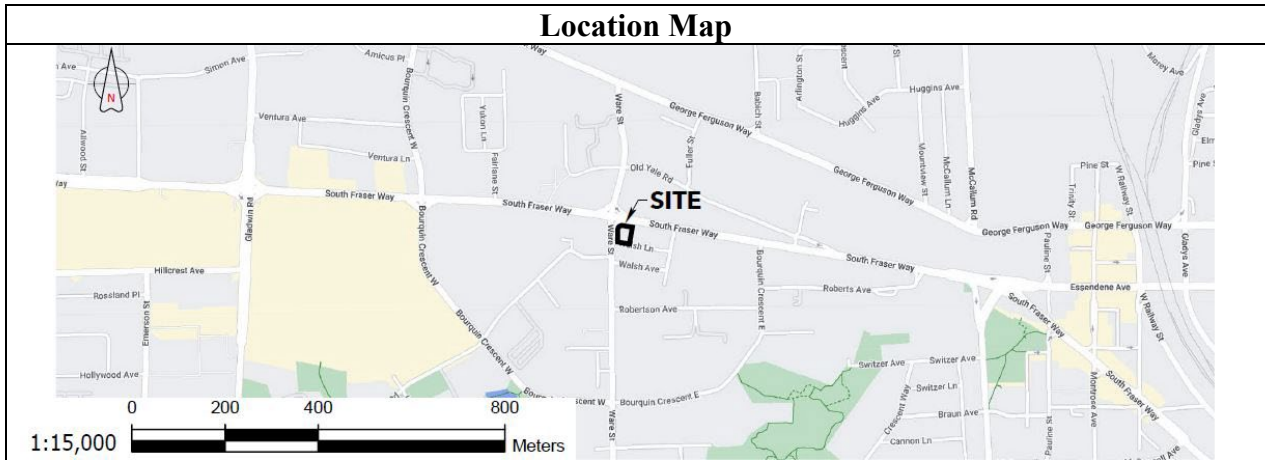
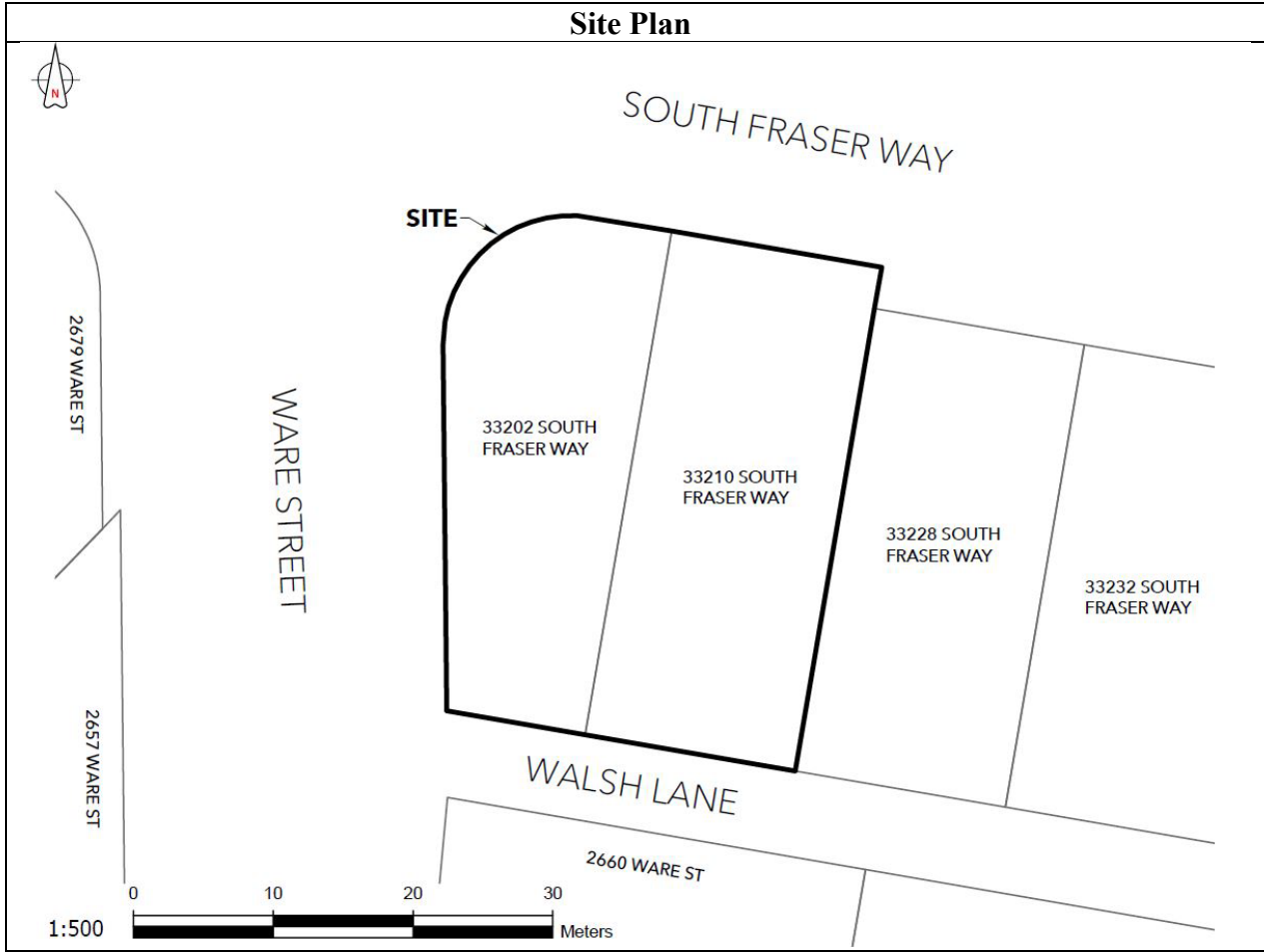
Lot 2 District Lot 48 Group 2 New Westminster District Plan 10290
PID: 009-294-783
33210 South Fraser Way, Abbotsford, BC

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


Latitude: 49° 03' 0.4"
Longitude: 122° 18' 14.3"

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For Director, *Environmental Management Act*



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions


1. Any changes in land, vapour, or water use 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 use 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 existing or expected at the site. These assumptions include the following:

- (a) *The Site is currently vacant with outdoor air exposure.*
- (b) *Future buildings will be slab-on-grade with at-grade parking.*

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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
naphthalene	91-20-3
phenanthrene	85-01-8
xylenes	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 33202 and 33210 South Fraser Way, Abbotsford, BC, prepared by Active Earth Engineering Ltd., dated March 2024;

Stage 1 and Stage 2 Preliminary Site Investigation, 33202 & 33210 South Fraser Way, Abbotsford, British Columbia, prepared by GeoWest Engineering Ltd., dated February 12, 2024;

Confirmation of Remediation, 33202 & 33210 South Fraser Way, Abbotsford, British Columbia, prepared by GeoWest Engineering Ltd., dated May 25, 2023.

7 May 2024

Date Issued



A. Mortensen

For Director, *Environmental Management Act*