



VIA EMAIL: Fiona@pollycogroup.com

Victoria File: 26250-20/24501
Site ID: 24501

June 26, 2023

Fiona Tao
1347686 B.C. Ltd. c/o 216 Fraser Ventures Ltd.
15336 31st Avenue, Suite 401
Surrey, BC, V3X 0X2

Dear Fiona Tao:

Re: Certificate of Compliance - 21671, Fraser Highway, Langley, B.C.

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 subsurface 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, 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.

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. Security as required by the Director under section 53 (3) (d) of the *Environmental Management Act* has been provided and the requirements respecting security under the Contaminated Sites Regulation and any applicable protocols under the *Environmental Management Act* have been met.
8. The applicant has prepared and provided to the Director proof acceptable to the Director of registration of a covenant under section 219 of the *Land Title Act*.
9. 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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Langley (info@langleycity.ca)
CSAP Society (apopova@csapsociety.bc.ca)
Jason Wilkins, CSAP (jwilkins@legacyenv.ca)
Karey Dow (kdow@legacyenv.ca)
Kunal Sharma, Canadian Western Bank (kunal.sharma@cwbank.com)
Presila Belyk, Canadian Western Bank (Prescila.Belyk@cwbank.com)
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.

June 26, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 21671 Fraser Highway,
Township of Langley, British Columbia which is more particularly known and described as:


Lot B Section 6 Township 11 New Westminster District Plan EPP81892

PID: 030-641-993

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

Latitude: 49° 5' 44.70"
Longitude: 122° 37' 20.40"

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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 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) Slab-on-grade residential buildings and outdoor residential use.

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 water for freshwater aquatic life water use:

To meet risk-based standards:

- LEPH_w - N/A
- Naphthalene- 91-20-3
- Toluene – 108-88-3
- VPH_w – N/A

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Schedule D

Documents

- *Summary of Site Conditions, 21671 Fraser Highway, Langley, BC*, prepared by Legacy Environmental Ltd., dated April 2023.
- *Stage 1 and 2 Preliminary and Detailed Site Investigation*, prepared by Legacy Environmental Ltd., dated March 2023.
- *Screening Level Risk Assessment*, prepared by Legacy Environmental Ltd., dated March 2023.

June 26, 2023

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*