



Victoria File: 26250-20/25718
Site ID: 25718

April 12, 2023

Andrew Green
North Cloverdale Strata Developments Ltd., Inc. No. BC1314520
5197 216 Street
Langley, BC V3A 2N4
andrew.green@ca.cushwake.com

Dear Mr. Andrew Green:

Re: Certificate of Compliance - 17801 64 Avenue, Surrey, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand 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.

Yours truly,



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

Enclosure

cc: Lauren Petersen, City of Surrey, 13540 104 Avenue, Surrey, BC, V3T 1V8
lypetersen@surrey.ca

George Tecklenborg, 5197 216 Street, Langley, BC V3A 2N4
george@teck.ca

Warren Da Silva, Royal Bank of Canada, 4th Floor, 1055 West Georgia Street, Vancouver, BC V6E 3S5
warren.dasilva@rbc.com

Jeroen Wauters, Approved Professional, Next Environmental Inc., 8545 Commerce Court, Burnaby, BC V5A 4N4
jwauters@nextenvironmental.com

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5
apopova@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.

April 12, 2023
Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 17801 64 Avenue, Surrey, British Columbia which is more particularly known and described as:

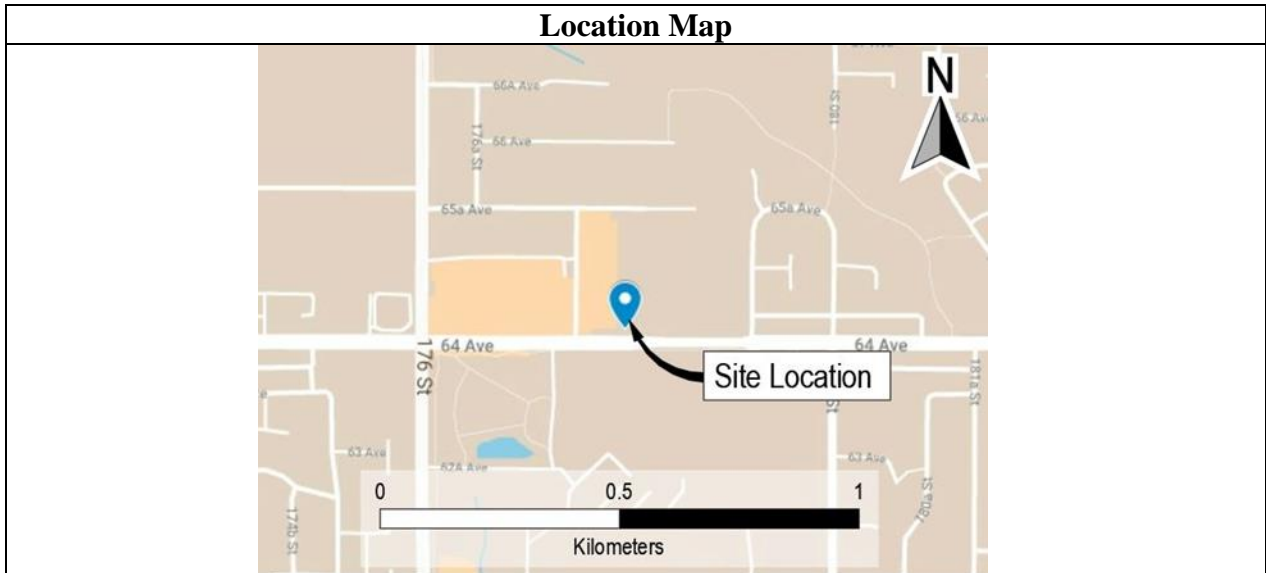
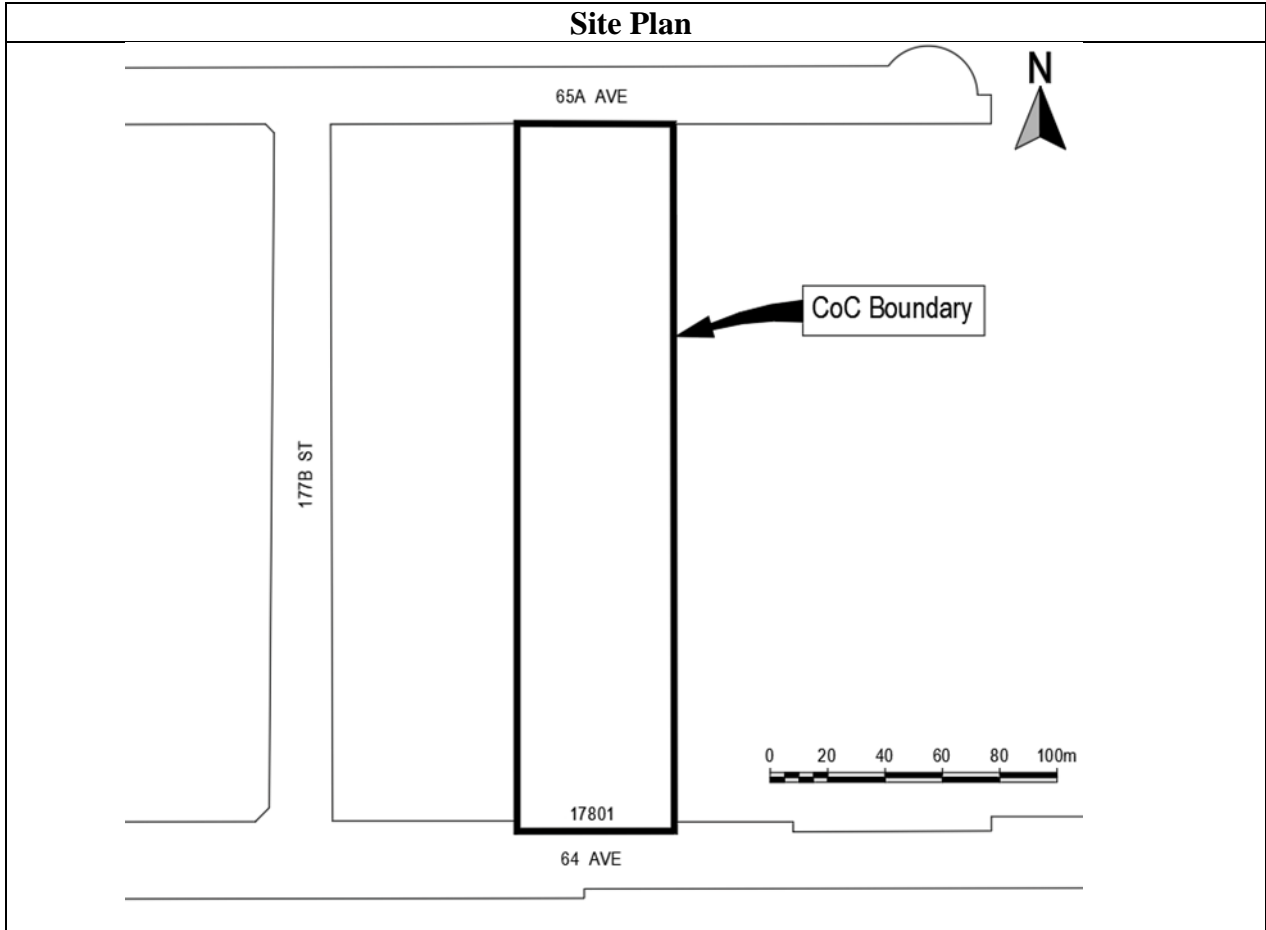
Lot 1, Section 17, Township 8, New Westminster District Plan BCP3644
PID: 025-587-951

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

Latitude: 49° 7' 12.10"
Longitude: 122° 43' 45.90"

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Schedule B

Requirements and Conditions


1. Any changes in land use 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 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 Contaminated Sites Regulation numerical 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) Future buildings on the site will be slab-on-grade and no groundwater contact with the slab will occur.

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 persons 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 land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
copper	7440-50-8
toluene	108-88-3
HEPHs	NA

Substances remediated in water for drinking water use:

To meet local background concentrations:

lithium 7439-93-2

Substances remediated in water for irrigation water use:

To meet local background concentrations:

molybdenum 7439-98-7

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Schedule D

Documents


Summary of Site Condition, 17801 64 Avenue, Surrey, BC, prepared by Next Environmental Inc., dated February 27, 2023

Detailed Site Investigation & Confirmation of Remediation, 17801 64 Avenue, Surrey, BC, prepared by Next Environmental Inc., dated February 27, 2023

Stage 2 Preliminary Site Investigation, 17801 64 Avenue, Surrey, BC, prepared by Next Environmental Inc., dated February 27, 2023

Stage 1 Preliminary Site Investigation, 17801 64 Avenue, Surrey, BC, prepared by Next Environmental Inc., dated February 24, 2023

April 12, 2023
Date Issued


A. Mortensen
For Director, *Environmental Management Act*
