



VIA EMAIL tobias.slezak@aquilini.com

Victoria File: 26250-20/25794
Site ID: 25794

October 30, 2023

Mr. Tobias Slezak
Tsawwassen Shores Development Company Ltd., Inc. No. BC0961205
Aquilini Centre, Gate 16 in Rogers Arena
800 Griffiths Way
Vancouver, BC V6B 6G1

Dear Mr. Slezak:

Re: Certificate of Compliance – Falcon Way and 46th Street, Tsawwassen First Nation, 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. 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Komal Shaikh and Wenyan Yu
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Bill Tyler, Telus
btyler@telus.com

Art Swenson, Terasen Gas Inc.
art.swenson@terasengas.com

Kim Proudlove, BC Hydro
Kim.Proudlove@bchydro.com

Persona Communications Inc., operating as Delta Cable
5381 48th Avenue, Delta, BC V4K 1W7 (no email address available)



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.

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George Szefer
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at Falcon Way and 46th Street, Tsawwassen First Nation, British Columbia which is more particularly known and described as:

Lot 400 District Lot 169 Group 2 New Westminster District Plan EPP83165

PID: 030-754-127

Lot 403 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-100

Lot 404 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-118

Lot 405 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-126

Lot 406 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-134

Lot 407 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-142

Lot 408 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-151

Lot 409 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-169

Lot 410 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-177

Lot 411 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-185

Lot 412 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-193

Lot 413 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-207

Lot 414 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-215

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Lot 415 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-223

Lot 416 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-231

Lot 418 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-258

Lot 419 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-266

Lot 420 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-274

Lot 421 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-282

Lot 422 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-291

Lot 423 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-304

Lot 424 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-312

Lot 425 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-321

Lot K District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-339

Lot L District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-347

Lot M District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-355

Lot N District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-363

Lot 401 District Lot 169 Group 2 New Westminster District Plan EPP124508
PID: 032-030-088

Lot 417 District Lot 169 Group 2 New Westminster District Plan EPP124508

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PID: 032-030-240

Lot 402 District Lot 169 Group 2 New Westminster District Plan EPP124508

PID: 032-030-096

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

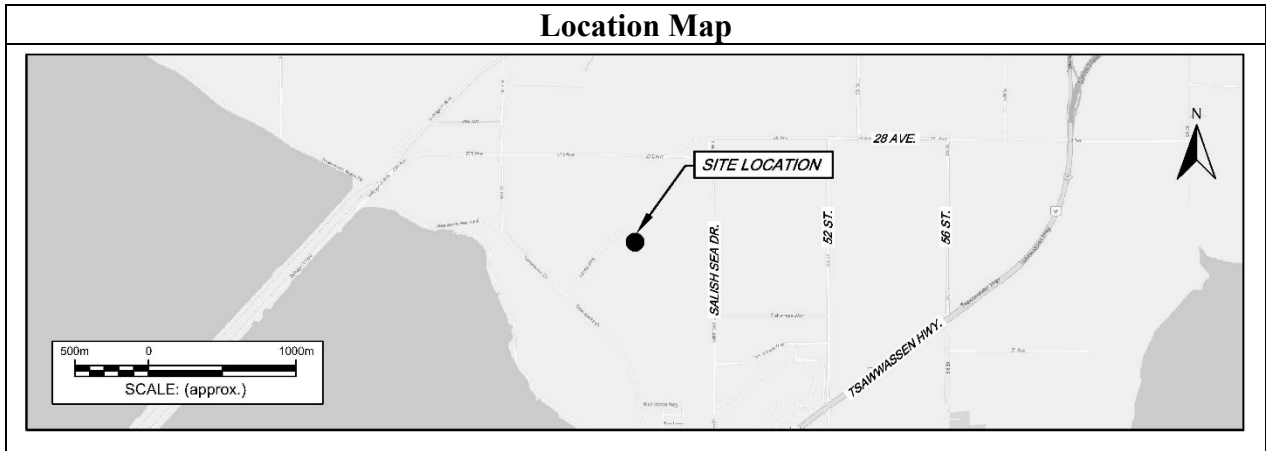
Latitude:	49°	2'	50.60"
Longitude:	123°	5'	53.10"

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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 person(s) 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 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) The expected site building(s) will be residential buildings with at grade construction without basements.

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(s) 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 low density residential soil use:

To meet numerical remediation standards:

anthracene	120-12-17
benz(a)anthracene	56-55-3
benzo(b)fluoranthene	205-99-2
benzo(k)fluoranthene	207-08-9
indeno(1,2,3-cd)pyrene	193-39-5
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

cobalt	7440-48-4
nickel	7440-02-0
zinc	7440-66-6

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

cobalt	7440-48-4
nickel	7440-02-0
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, Tsawwassen First Nation, BC, Keystone Environmental Ltd., September 2023;

Preliminary Site Investigation - Stage 1 Update and Confirmation of Remediation, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Keystone Environmental Ltd., June 2023;

Human Health and Ecological Risk Assessment, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Keystone Environmental Ltd., June 2023;

Approval in Principle, Falcon Way and 46th Street - Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, BC ENV, October 2022;

Summary of Site Condition, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Keystone Environmental Ltd., September 2022;

Preliminary Site Investigation - Stage 1, Detailed Site Investigation and Remediation Plan, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Keystone Environmental Ltd., September 2022;

Human Health and Ecological Risk Assessment, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Keystone Environmental Ltd., June 2022;

Performance Verification Plan, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Keystone Environmental Ltd., June 2022;

Analytical Data and Figures, Part Lot 400 and Part Lot E, Tsawwassen First Nation, BC, Thurber Engineering Ltd., May 2021;

Detailed Site Investigation and Confirmation of Remediation, Tsawwassen First Nation Precinct 1, Active Earth Engineering Ltd., March 2016;

Stage 1 and 2 Preliminary Site Investigation, Tsawwassen First Nation Precinct 1, Active Earth Engineering Ltd., September 2013;

Phase II Environmental Site Assessment Summary Letter, Phase 2 Development Lands, Tsawwassen First Nation, BC, Thurber Engineering Ltd., August 2013;

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Phase I Environmental Site Assessment, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 43, and 68, District Lot 169 Group 2 New Westminster District Plan BCP38101 in the Tsawwassen First Nation, Delta, BC, Thurber Engineering Ltd., June 2013; and

Tsawwassen First Nation Phase I Environmental Site Assessment, Tsawwassen First Nation Reservation, Stantec Consulting Ltd., June 2003.

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