



**VIA EMAIL: [Terri.Bonnet@dfo-mpo.gc.ca](mailto:Terri.Bonnet@dfo-mpo.gc.ca)**

Victoria File: 26250-20/26027  
Regional File: 26250-20/26027  
Site ID: 26027

July 15, 2024

Terri Bonnet  
Fisheries and Oceans Canada, Pacific Region  
200 – 401 Burrard Street  
Vancouver, BC V6S 3RS

Dear Terri Bonnet:

**Re: Certificate of Compliance – 3711 Bayview Street, Richmond, 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 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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca)

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Chad Paulin, City of Richmond, [chad.paulin@richmond.ca](mailto:chad.paulin@richmond.ca)

Paddy McManus, Fisheries and Oceans Canada, [Paddy.McManus@dfo-mpo.gc.ca](mailto:Paddy.McManus@dfo-mpo.gc.ca)

Ingo Lambrecht, Approved Professional, PGL Environmental Consultants,  
[ilambrecht@pggroup.com](mailto:ilambrecht@pggroup.com)

Cory Cavazzi, PGL Environmental Consultants, [ccavazzi@pggroup.com](mailto:ccavazzi@pggroup.com)

CSAP Society, [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)

Client Information Officer, ENV, [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

John Nixon, Steveston Waterfront Properties Inc. [AC111599], [Johnnixon@shaw.ca](mailto:Johnnixon@shaw.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.

July 15, 2024  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3711 Bayview Street, Richmond, British Columbia which is more particularly known and described as:

Parcel W Section 10 Block 3 North Range 7 West New Westminster District Reference Plan  
81501


PID: 013-989-731

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

Latitude: 49° 7' 28.40"  
Longitude: 123° 11' 4.84"

July 15, 2024  
Date Issued

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Liliana Jerade  
For Director, *Environmental Management Act*

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## Site Plan



## Location Map



July 15, 2024

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions


1. Any changes in land, vapour or water uses 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 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any current and future building(s) will be underlain by a concrete slab;*
- (b) Any current and future building(s) will not be in contact with the water table or will have an underground parkade built to conform with or exceed the requirements of the 2012 BC Building Code; and,*
- (c) Subsurface vapour is not under pressure.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 soil for Commercial land soil use:*

To meet risk-based remediation standards:

arsenic	7440-38-2
cadmium	7440-43-9
copper	7440-50-8
lead	7439-9-1
LEPHs	N/A
nickel	7440-02-0
zinc	7440-66-6

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## Schedule D

### Documents


*Summary of Site Condition 3711 Bayview Street, Richmond, BC. Site ID 26027. PGL Environmental Consultants. June 2024.*

*Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, Screening Level Risk Assessment, 3711 Bayview Street, Richmond, BC. PGL Environmental Consultants. August 2023.*

*Protocol 6 Preapproval to Not Delineate Area Wide Fill, 3711 Bayview Street, Richmond, BC, V7E 3B6. BC Ministry of Environment and Climate Change Strategy. June 20, 2023*

July 15, 2024  
Date Issued

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Liliana Jerade  
For Director, *Environmental Management Act*

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