



**VIA EMAIL**

Victoria File: 26250-20/26886  
Site ID: 26886

November 27, 2023

Mr. Todd Yuen  
Beedie (Anvil Way) Holdings Ltd., Inc. No. BC1351668  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
[todd.yuen@beedie.ca](mailto:todd.yuen@beedie.ca)

Dear Mr. Yuen:

**Re: Certificate of Compliance – 12945 Anvil Way, Surrey, 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 at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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. 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: Stephen Clark, City of Surrey; [stephen.clark@surrey.ca](mailto:stephen.clark@surrey.ca)

Nelson Mendoca, TD Commercial Banking | Pacific Real Estate Group;  
[nelson.mendoca@td.com](mailto:nelson.mendoca@td.com)

Anna Popova, CSAP Society; [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

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

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Michael McLeay, Approved Professional, Keystone Environmental Ltd.  
[mmcleay@keystoneenvironmental.ca](mailto:mmcleay@keystoneenvironmental.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.

November 27, 2023  
Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 12945 Anvil Way, Surrey, British Columbia, which is more particularly known and described as:

Lot 32 Section 20 Township 2 New Westminster District Plan 29845  
PID: 009-137-025

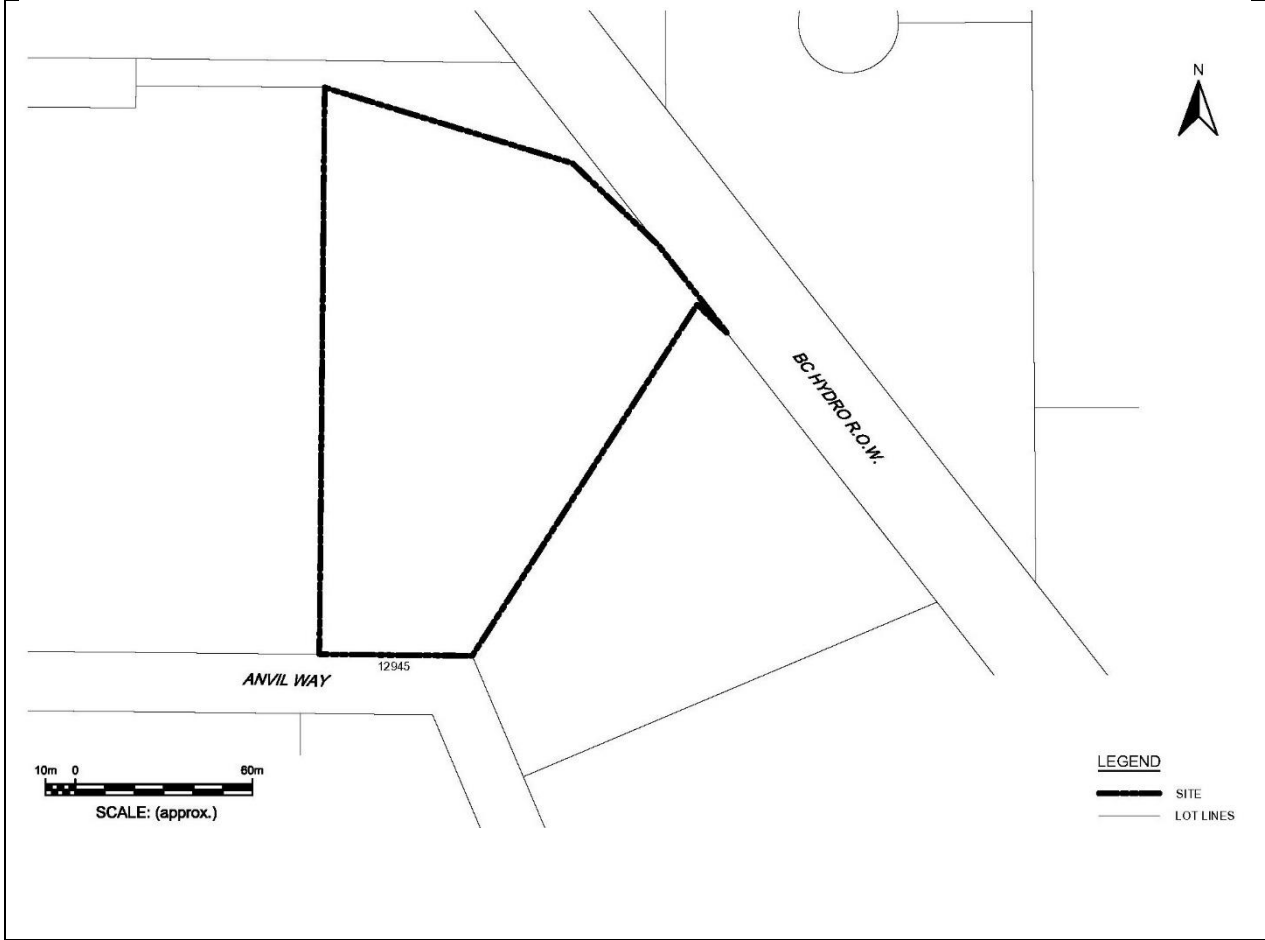
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 44.40"  
Longitude: 122° 51' 50.30"

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### Site Plan



### Location Map



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For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions


- I. 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 Contaminated Sites Regulation numerical standards 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 building erected at the site will be slab-on-grade.*

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 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 risk-based remediation standards:

arsenic	7440-38-2
cadmium	7440-43-9
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
lead	7439-92-1
molybdenum	7439-98-7
nickel	7440-02-0
trichloroethylene	79-01-06
zinc	7440-66-6

#### *Substances evaluated in water for drinking water use:*

##### To meet local background concentrations:

lithium	7439-93-2
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## Schedule D

### Documents

*Summary of Site Condition, 12945 Anvil Way, Surrey, BC, Keystone Environmental Ltd., August 18, 2023;*

*Report of Findings – Human Health and Ecological Risk Assessment, 12945 Anvil Way, Surrey, BC, Keystone Environmental Ltd., August 9, 2023*

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 12945 Anvil Way, Surrey, BC, Keystone Environmental Ltd., July 26, 2023;*


*Phase II Environmental Site Assessment – 12945 78 Avenue, Surrey, BC. Next Environmental Inc., September 9, 2019;*

*Phase I Environmental Site Assessment for 12945 78 Avenue, Surrey, BC. Next Environmental Inc., August 12, 2019;*

*Phase II Environmental Site Assessment – 12945 – 78<sup>th</sup> Avenue, Surrey, BC. Rescan Environmental Services Ltd., November 1999; and*

*Phase I Environmental Audit Report – 12945 – 78<sup>th</sup> Avenue, Surrey, BC. Environmental Services – Public Works & Government Services Canada, August 4, 1994.*

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Liliana Jerade  
For Director, *Environmental Management Act*