



VIA EMAIL

Victoria File: 26250-20/26887
Site ID: 26887

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

Dear Mr. Yuen:

**Re: Certificate of Compliance – SRY Lands Adjacent to 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. 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: Stephen Clark, City of Surrey
stephen.clark@surrey.ca

Ms. Emily Mak, Southern Railway of British Columbia Limited
emak@sryrailink.com

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Michael McLeay, Approved Professional, Keystone Environmental Ltd.
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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

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For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance includes metes and bounds area of an off-site impacted property located adjacent to the north/northeast of the property at 12945 Anvil Way, Surrey, British Columbia, which is more particularly known and described as:

The metes and bounds area includes a portion of Part (Statutory Right of Way Plan 33715) of Lot 24 Section 20 Township 2 New Westminster District Plan 28534, as depicted by the following metes and bounds:

Legal Description: Starting at the northwest corner of Lot 24 part (Statutory Right of Way Plan 33715) of Lot 24 Section 20 Township 2 New Westminster District Plan 28534:

- Thence 106° 59' 55" for 1.933 metres;
- To the Point of Commencement.
- Thence 77° 06' 38" for 2.309 metres;
- Thence 89° 11' 04" for 2.810 metres;
- Thence 91° 46' 17" for 4.532 metres;
- Thence 89° 12' 22" for 7.931 metres;
- Thence 92° 12' 02" for 7.556 metres;
- Thence 96° 10' 32" for 5.763 metres;
- Thence 102° 29' 54" for 5.685 metres;
- Thence 105° 28' 31" for 2.511 metres;
- Thence 95° 16' 11" for 2.832 metres;
- Thence 98° 52' 50" for 3.563 metres;
- Thence 103° 01' 45" for 1.242 metres;
- Thence 111° 18' 37" for 3.467 metres;
- Thence 117° 47' 01" for 1.266 metres;
- Thence 110° 41' 38" for 11.235 metres;
- Thence 115° 03' 41" for 3.235 metres;
- Thence 124° 18' 46" for 3.317 metres;
- Thence 117° 28' 32" for 4.227 metres;
- Thence 120° 17' 30" for 2.339 metres;
- Thence 116° 39' 20" for 2.831 metres;
- Thence 127° 45' 29" for 2.580 metres;
- Thence 125° 09' 00" for 7.191 metres;
- Thence 121° 20' 03" for 4.519 metres;

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- Thence 131° 57' 50" for 2.805 metres;
 - Thence 129° 47' 06" for 4.612 metres;
 - Thence 135° 07' 51" for 3.808 metres;
 - Thence 141° 56' 06" for 25.892 metres;
 - Thence 313° 39' 26" for 40.111 metres;
 - Thence 286° 59' 55" for 85.946 metres;
- Returning to the Point of Commencement.


PID: 009-000-267

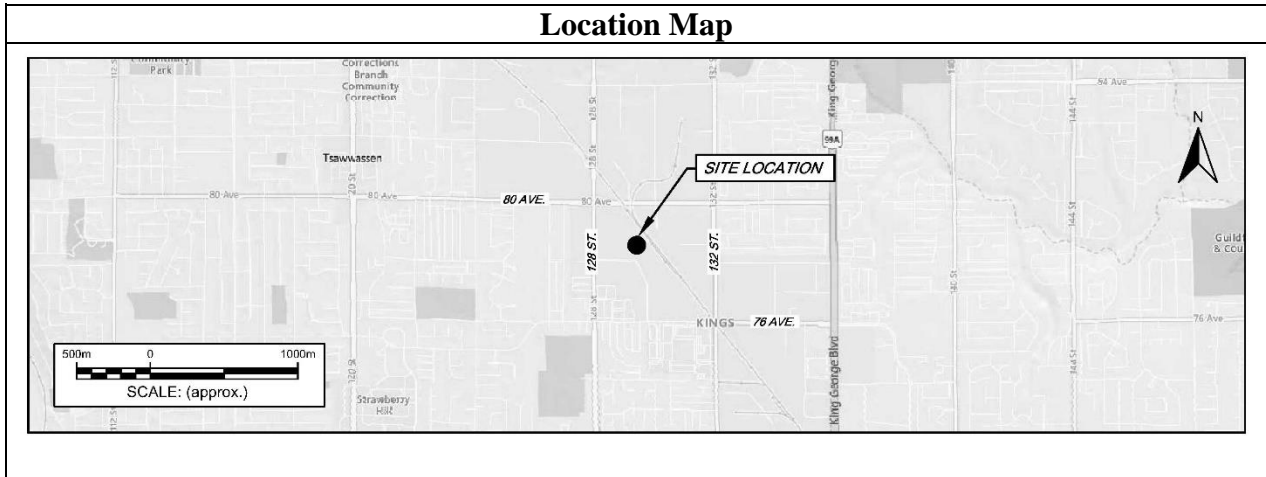
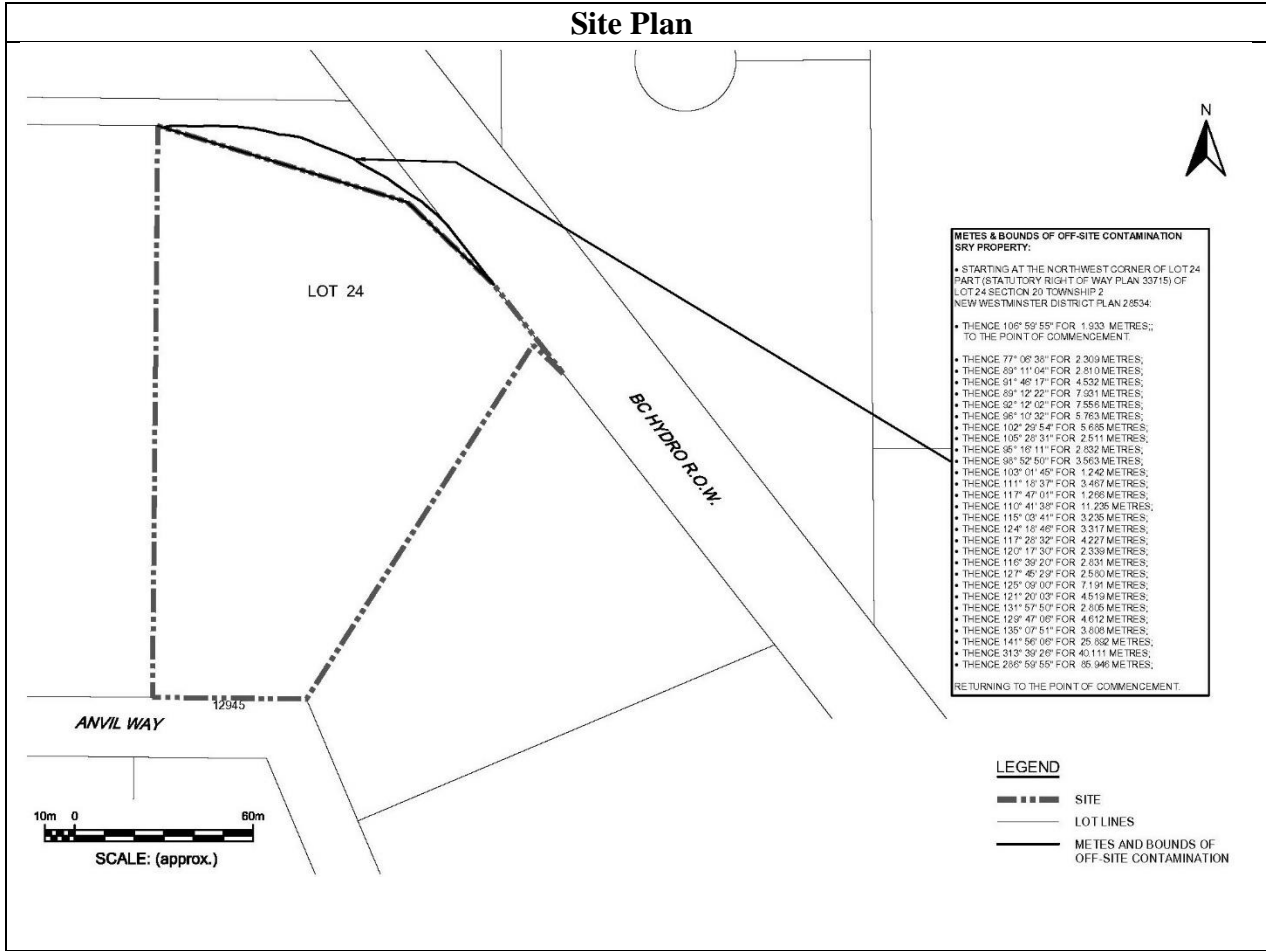
The site contains part of a legal parcel depicted in engineering drawings prepared by Keystone Environmental Ltd. on March 23, 2023.

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

Latitude: 49° 8' 47.0"
Longitude: 122° 51' 49.9"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water, or sediment 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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
cadmium	7440-43-9
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
iron	7439-89-6
lead	7439-92-1
molybdenum	7439-98-7
nickel	7440-02-0
zinc	7440-66-6

Substances remediated in sediment for freshwater sensitive sediment use:

To meet numerical remediation standards:

arsenic	7440-38-2
chromium	7440-47-3
copper	7440-50-8
lead	7439-92-1
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 12945 Anvil Way, Surrey, BC, Keystone Environmental Ltd., August 16, 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 – 78th Avenue, Surrey, BC. Rescan Environmental Services Ltd., November 1999; and

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

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