



**VIA EMAIL**

Victoria File: 26250-20/2701  
Regional File: 26250-20/2701  
Site ID: 2701

November 20, 2024

Mr. Bahadar Sandhu  
201, 15300 – 68 Avenue  
Surrey, BC V4C 6S2  
Email: sandhu.bahadar@gmail.com

Dear Mr. Sandhu:

**Re: Certificate of Compliance – 12716, 12742 & 12750 King George Blvd., Surrey, B.C., V3V 3K5**

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:

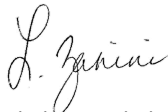
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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. Security as required by the Director under section 53 (3) (d) of the *Environmental Management Act* has been provided and the requirements respecting security under the Contaminated Sites Regulation and any applicable protocols under the *Environmental Management Act* have been met.
7. The applicant has prepared and provided to the Director proof acceptable to the Director of registration of a covenant under section 219 of the *Land Title Act*.
8. 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](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Manager, Area Planning and Development – North, Planning & Development Department,  
City of Surrey, 13450 – 104 Avenue, Surrey, BC, V3T 1V8,  
Email: [north-areaplanning@surrey.ca](mailto:north-areaplanning@surrey.ca)

Jas Binpal, President, Binpal Engineering Ltd., #215, 8232 – 120 Street, Surrey, BC,  
V3W 3N4, Email: [jas@binpaleng.com](mailto:jas@binpaleng.com)

Marc Cameron, Core6 Environmental Ltd., 305 – 1166 Alberni St., Vancouver, BC,  
V6E 3Z3, Email: [mcameron@core6.ca](mailto:mcameron@core6.ca)

Reg North, Core6 Environmental Ltd., 305 – 1166 Alberni St., Vancouver, BC, V6E 3Z3,  
Email: [rnorth@core6.ca](mailto:rnorth@core6.ca)

Michael Yuen, BlueShore Financial Credit Union, 1250 Lonsdale Avenue,  
North Vancouver, V7M 2H6, Email: Michael.Yuen@BlueShorefinancial.com

Ministry of Environment & Parks, Site Remediation Program, PO Box 9342, Stn. Prov.  
Govt., Victoria, BC, V8W 9M1, Email: csp\_cio@victoria1.gov.bc.ca

CSAP Society, 613 – 744 West Hastings Street, Vancouver, BC, V6C 1A5, Email:  
submissions@csapsociety.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.

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Date Issued

Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 12716, 12742 & 12750 King George Boulevard, Surrey, British Columbia which is more particularly known and described as:

Parcel One Except: Part on Statutory Right of Way Plan 84079, Section 17 Block 5 North Range 2 West New Westminster District Reference Plan 76597

PID: 009-625-160 12716 & 12742 King George Boulevard, Surrey, BC V3V 3K5

Lot 1 Except: Part on Statutory Right of Way Plan 84079, Section 17 Block 5 North Range 2 West New Westminster District Plan 5546

PID 011-154-691 12750 King George Boulevard, Surrey, BC V3V 3K5

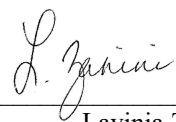
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 19.4"

Longitude: 122° 52' 10.5"

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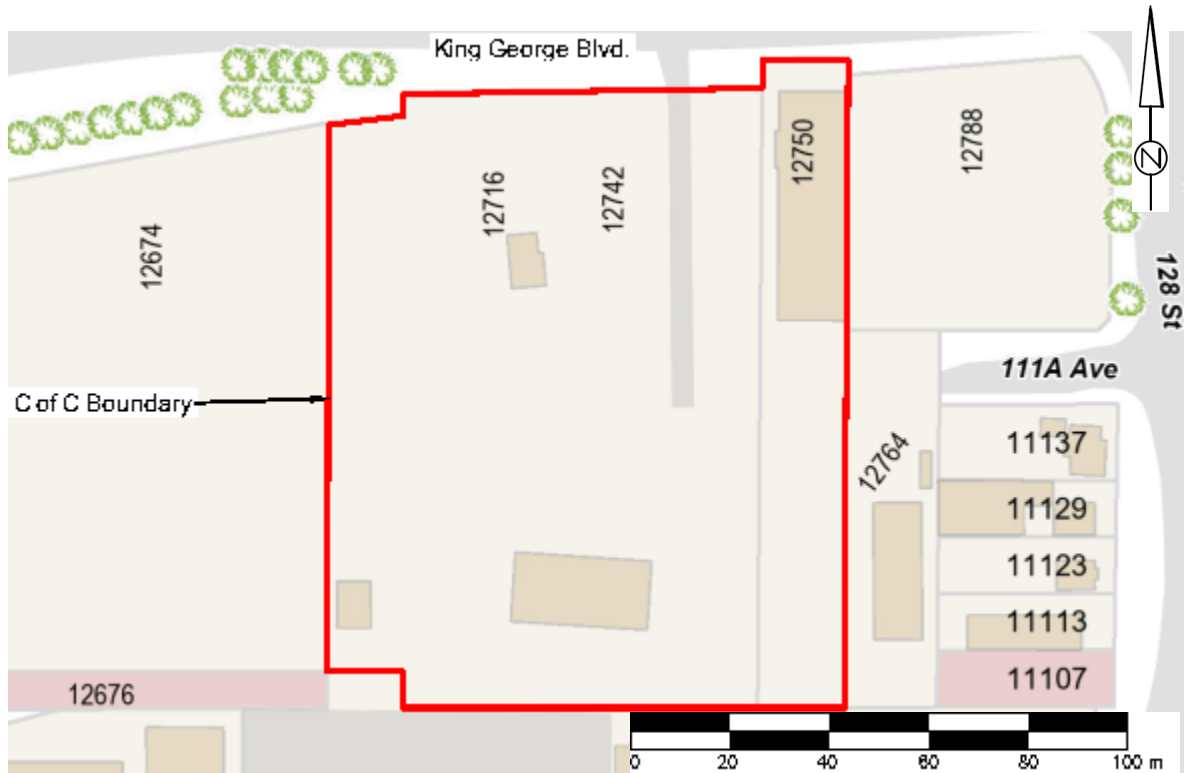
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## Site Plan



## Location Map



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*L. Zanini*  
Lavinia Zanini  
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 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 and trenches existing or expected at the site. These assumptions include the following:

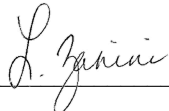
- (a) Future high density residential buildings will have a parkade that underlies the entire extent of the footprint of the buildings.*
- (b) The structures, locations and depths of buildings and trenches existing at the site will remain unchanged up to the time of future site development.*
- (c) Future buildings vapour conditions were characterized using the Parkade Attenuation Adjustment Divisor (PAAD).*
- (d) The parkade ventilation systems shall be designed, operate and be maintained in accordance with the City of Surrey building code and applicable regulations.*

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 in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- (a) Groundwater at the site must not be used as drinking water currently, or in the future;*
- (b) A layer of "clean" surface soil, at least one metre deep, must be maintained in areas not covered by a permanent barrier formed by buildings, pavement, or asphalt. This applies to current and future use of the site. "Clean" means that the soil does not contain substances that exceed numerical standards or risk-based standards for direct contact with human and ecological receptors;*

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*(c) Deep rooting plants must not to be located where deeper soil contamination (i.e. greater than 1 metre) is present, and where the groundwater contamination plume at the site is located; and,*

*(d) The parkade ventilation system shall be designed and operated and be maintained according to the applicable regulations.*

3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person<s> or their agent. The records must be available for inspection by the Director.

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## Schedule C

### Substances and Uses

#### ***Substances remediated in soil for residential high density soil use:***

##### To meet numerical remediation standards:

dibenz(a,h)anthracene	53-70-3
quinoline	91-22-5

##### To meet risk-based remediation standards:

arsenic	7440-38-2
benz(a)anthracene	56-55-03
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
cadmium	7440-43-9
copper	7440-50-8
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
LEPHs	NA
phenanthrene	85-01-8
pyrene	129-00-0
VPHs	NA
zinc	7440-66-6

#### ***Substances remediated in water for aquatic life water use:***

##### To meet risk-based remediation standards:

acenaphthene	83-32-9
anthracene	120-12-7
benzo(a)pyrene	50-32-8
LEPHw	NA
naphthalene	91-20-3
phenanthrene	85-01-8

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pyrene	129-00-0
VPW	NA
xlenes, total	1330-20-7

***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

benz(a)anthracene	56-55-03
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
dibenz(a,h)anthracene	53-70-3
ethylbenzene	100-41-4
methylanththalene, 1-	90-12-0
methylanththalene, 2-	91-57-6
naphthalene	91-20-3
quinoline	91-22-5
xlenes, total	1330-20-7

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

To meet local background concentrations:

arsenic	7440-38-2
cobalt	7440-48-4
lithium	7439-93-2
sodium ion	17341-25-2

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## Schedule D

### Documents

1. *Summary of Site Condition, 12716, 12742 & 12750 King George Blvd., Surrey, BC*, Marc Cameron, AP & Reg North, AP, Core6 Environmental Ltd., July 23, 2024.
2. *Performance Verification Plan, 12716, 12742 & 12750 King George Boulevard, Surrey, British Columbia*, Core6 Environmental Ltd., July 19, 2024.
3. *Human Health and Ecological Risk Assessment, 12716, 12742 & 12750 King George Blvd., Surrey, BC*, Core6 Environmental Ltd., July 19, 2024, File No.: 00731-02.
4. *Remediation Plan & Confirmation of Remediation, Lot 12750 King George Blvd., Surrey, BC*, Binpal Engineering Ltd., April 30, 2024, File No.: SJB2103.171.
5. *Regulatory Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 12716, 12742 & 12750 King George Boulevard, Surrey, BC*, Binpal Engineering Ltd., April 26, 2024, File No.: SJB2103.171.
6. *Regulatory Stage 1 Preliminary Site Investigation Update, 12714, 12742 & 12750 King George Boulevard, BC*, Binpal Engineering Ltd., File No.: SJB2103.171, April 19, 2024.
7. *Certificate of Compliance (CofC) for 12716, 12742 & 12750 King George Blvd., Surrey, BC (Site ID 2701)*, Ministry of Environment and Climate Change Strategy, Issued March 15, 2019.
8. *Human Health & Ecological Risk Assessment, Site: 12716, 12742 & 12750 King George Blvd., Surrey, BC, [Site ID: 2701] & 12788 King George Blvd., Surrey, BC, [Site ID: 22015]*, Next Environmental Inc., November 23, 2018, File No.: AMA060107.01.
9. *Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 12716, 12742 & 12750 King George Boulevard, Surrey, BC*, Next Environmental Inc., November 19, 2018, File No.: AMA060103.
10. *Stage 1 Preliminary Site Investigation Update (Stage 1 Update), 12716, 12742 & 12750 King George Boulevard, Surrey, BC ("Site"), Site ID 2701*, Next Environmental Inc., November 16, 2018, File No.: AMA060101.
11. *Stage 2 Preliminary Site Investigation, 12716, 12742 & 12750 King George Boulevard, Surrey, BC*, Next Environmental Inc., February 25, 2016, File No.: AMA060102.01.

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12. *Stage 1 Preliminary Site Investigation - Report, 12716, 12742 & 12750 King George Boulevard, Surrey, BC*, Next Environmental Inc., February 25, 2016, File No.: AMA060101.01.

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