



**VIA EMAIL**

Victoria File: 26250-20/27010  
Site ID: 27010

June 3, 2024

Tim and Doreen Brown  
18870 80<sup>th</sup> Avenue  
Surrey, BC V4N 4J1  
[tim@brikers.com](mailto:tim@brikers.com), [doreen@brikers.com](mailto:doreen@brikers.com)

Dear Tim and Doreen Brown:

**Re: Certificate of Compliance – 18870 80<sup>th</sup> Avenue, Surrey, British Columbia**

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.

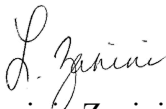
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation 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 [Site@gov.bc.ca](mailto:Site@gov.bc.ca)

Yours truly,



Lavinia Zanini, P.Ge.  
Senior Contaminated Sites Officer

Enclosure

cc: Lauren Peterson, City of Surrey  
(BY EMAIL) [LYPetersen@surrey.ca](mailto:LYPetersen@surrey.ca)

Curtis Lessard, Prospera Credit Union (formerly Westminster Credit Union)  
(BY EMAIL) [Curtis.Lessard@prospera.ca](mailto:Curtis.Lessard@prospera.ca)

Jason Wilkins, Legacy Environmental Ltd.  
(BY EMAIL) [jwilkins@legacyenv.ca](mailto:jwilkins@legacyenv.ca)

Contaminated Sites Approved Professional Society of BC  
(BY EMAIL) [submissions@csapsociety.bc.ca](mailto: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.

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.

June 3, 2024  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 18870 80<sup>th</sup> Avenue, Surrey, British Columbia, which is more particularly known and described as:

West 167 Feet Lot 3 Section 21 Township 8 New Westminster District Plan 5647  
PID:011-167-327

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

Latitude: 49° 08' 42.0"  
Longitude: 122° 41' 59.10"

June 3, 2024  
Date Issued

---

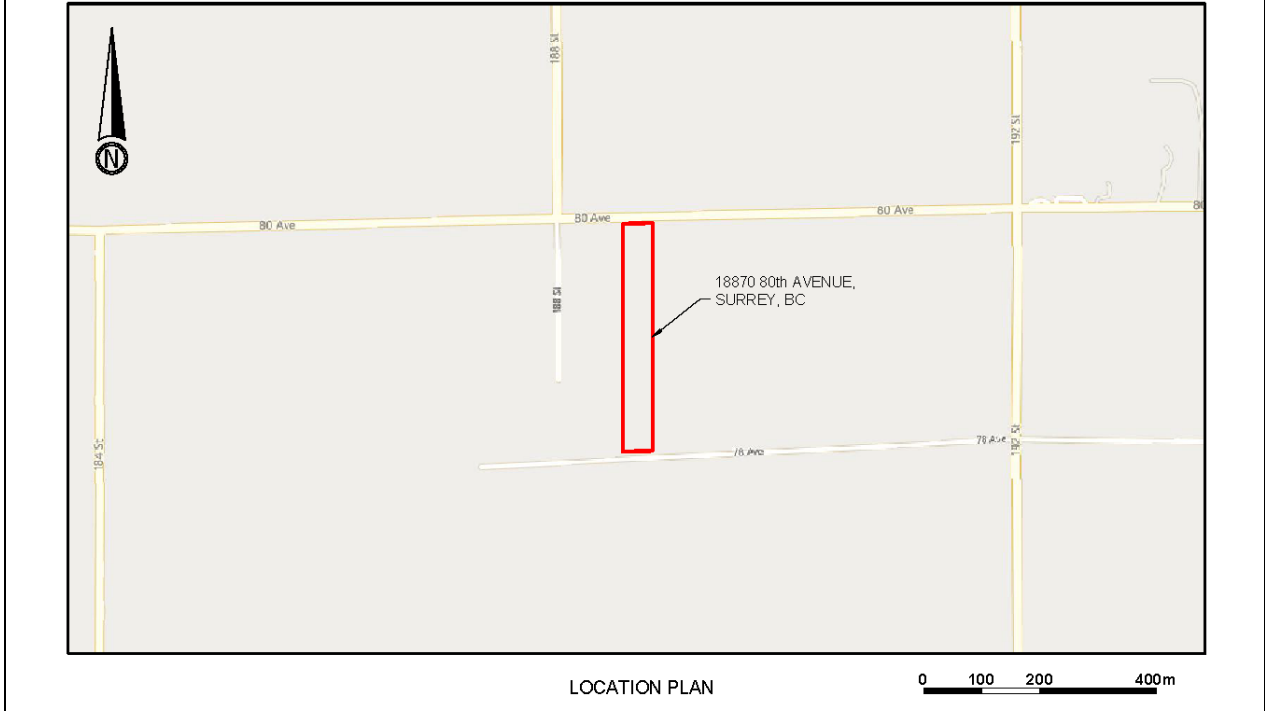
  
Lavinia Zanini  
For Director, *Environmental Management Act*

---

### Site Plan



### Location Map



June 3, 2024  
Date Issued

  
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 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.

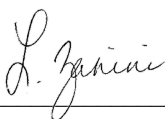
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) *Future buildings will be foundation at the current grade or will be constructed such that building basements or foundations will not contact groundwater.*

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.

June 3, 2024  
Date Issued

---

  
Lavinia Zanini  
For Director, *Environmental Management Act*

---

**Schedule C**  
**Substances and Uses**

***Substances remediated in soil for residential low-density land soil use:***

To meet numerical remediation standards:

arsenic	7440-38-2
HEPHs	N/A

June 3, 2024  
Date Issued

---

  
Lavinia Zanini  
For Director, *Environmental Management Act*

---

## Schedule D

### Documents

*Summary of Site Condition, 18870 80<sup>th</sup> Avenue, Surrey, BC, Legacy Environmental Ltd, April 2024*

*Addendum Report for Stage 1 & 2 PSI, DSI, and CoR, 18870 80<sup>th</sup> Avenue, Surrey, BC, Legacy Environmental Ltd, April 8, 2024*

*Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 18870 80<sup>th</sup> Avenue, Surrey, BC, Legacy Environmental Ltd, January 2024*

*Phase I Environmental Site Assessment, 18870 80<sup>th</sup> Avenue, Surrey, BC, Hemmera Envirochem Inc., June 25, 2021*

June 3, 2024  
Date Issued

---

  
Lavinia Zanini  
For Director, *Environmental Management Act*

---