



**VIA EMAIL**

Victoria File: 26250-20/27114  
Site ID: 27114

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 – BC Hydro 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](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)

Ms. Brenda Hatch, BC Hydro and Power Authority  
[brenda.hatch@bchydro.com](mailto:brenda.hatch@bchydro.com)

Anna Popova, CSAP Society  
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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.

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.

November 27, 2023  
Date Issued

  
Liliana Jerade  
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 includes a portion of Parcel "W" (Statutory Right of Way Plan 22159) Section 20 Township 2 New Westminster District Except Part in Plans 43080, LMP44622 and EPP74298, as depicted by the following metes and bounds:

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

thence 321° 57' 25" for 15.362 metres; to the Point of Commencement.

thence 321° 57' 25" for 22.706 metres;  
thence 321° 56' 06" for 18.876 metres;  
thence 50° 14' 05" for 1.012 metres;  
thence 140° 14' 05" for 18.889 metres;  
thence 144° 15' 05" for 23.401 metres;  
thence 231° 57' 25" for 0.661 metres;

Returning to the Point of Commencement.


PID: 009-057-897

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

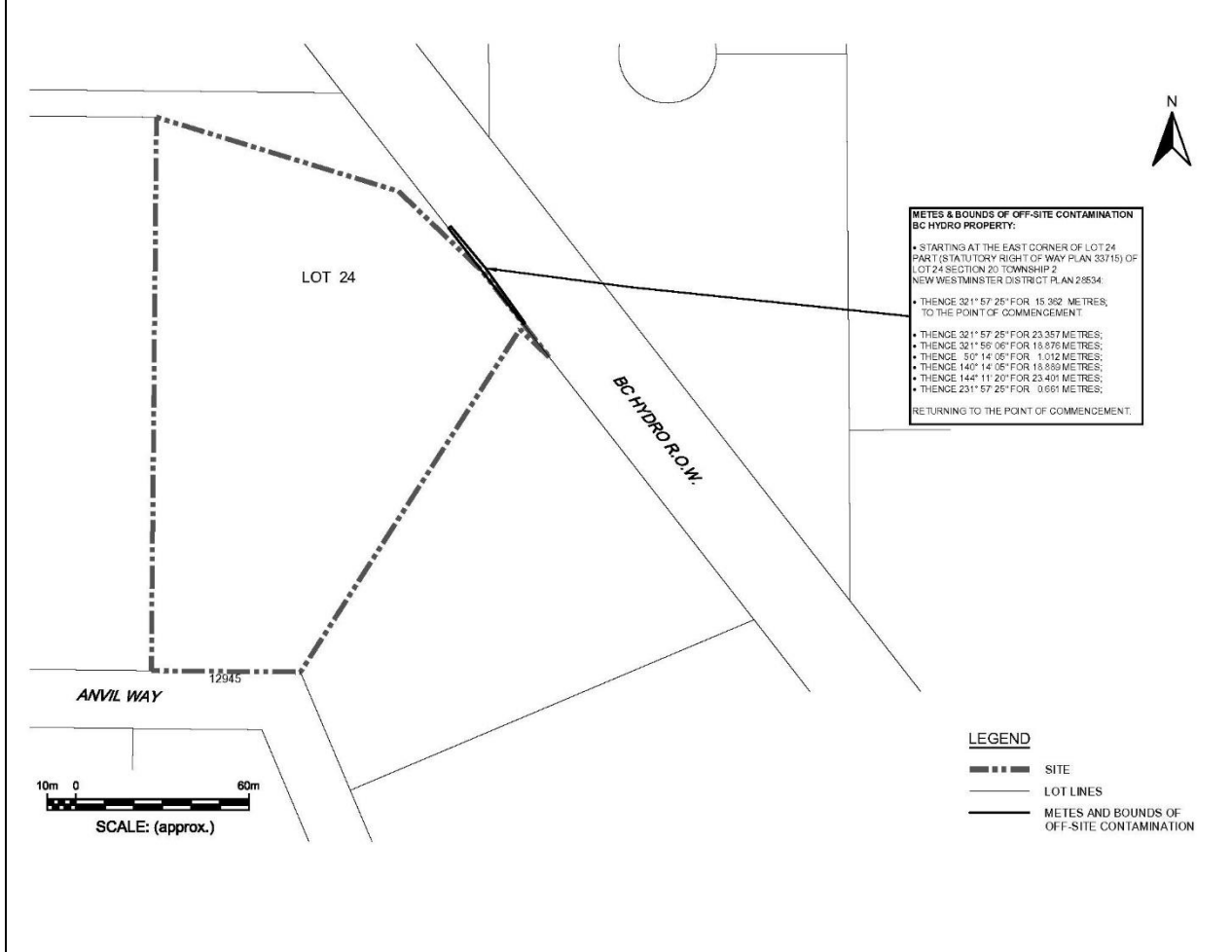
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 46.1"  
Longitude: 122° 51' 47.3"

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## Site Plan



## Location Map



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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
chromium	7440-47-3
copper	7440-50-8
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 – 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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