



Victoria File: 26250-20/27368  
Site ID: 27368

April 19, 2023

Shiv Garg  
1326055 B.C. LTD., INC.NO. BC1326055  
7470 149A Street  
Surrey, BC V3S 3H5  
shiv@skshomes.ca

Dear Shiv Garg:

**Re: Certificate of Compliance – 13050 88 Avenue, Burnaby, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface 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 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,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: City of Surrey, [engineering@surrey.ca](mailto:engineering@surrey.ca)

Canadian Western Bank, Chetan Bhatti, 15230 BC-10 #103, Surrey, BC V3S 5K7

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

Duncan Macdonald, P.Eng., CSAP Approved Professional, [dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

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

April 19, 2023  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 13050 88 Avenue, Surrey, British Columbia which is more particularly known and described as:

STRATA LOT 2 SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2031 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 002-243-288

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

Latitude: 49° 9' 44.00"  
Longitude: 122° 51' 41.50"

April 19, 2023

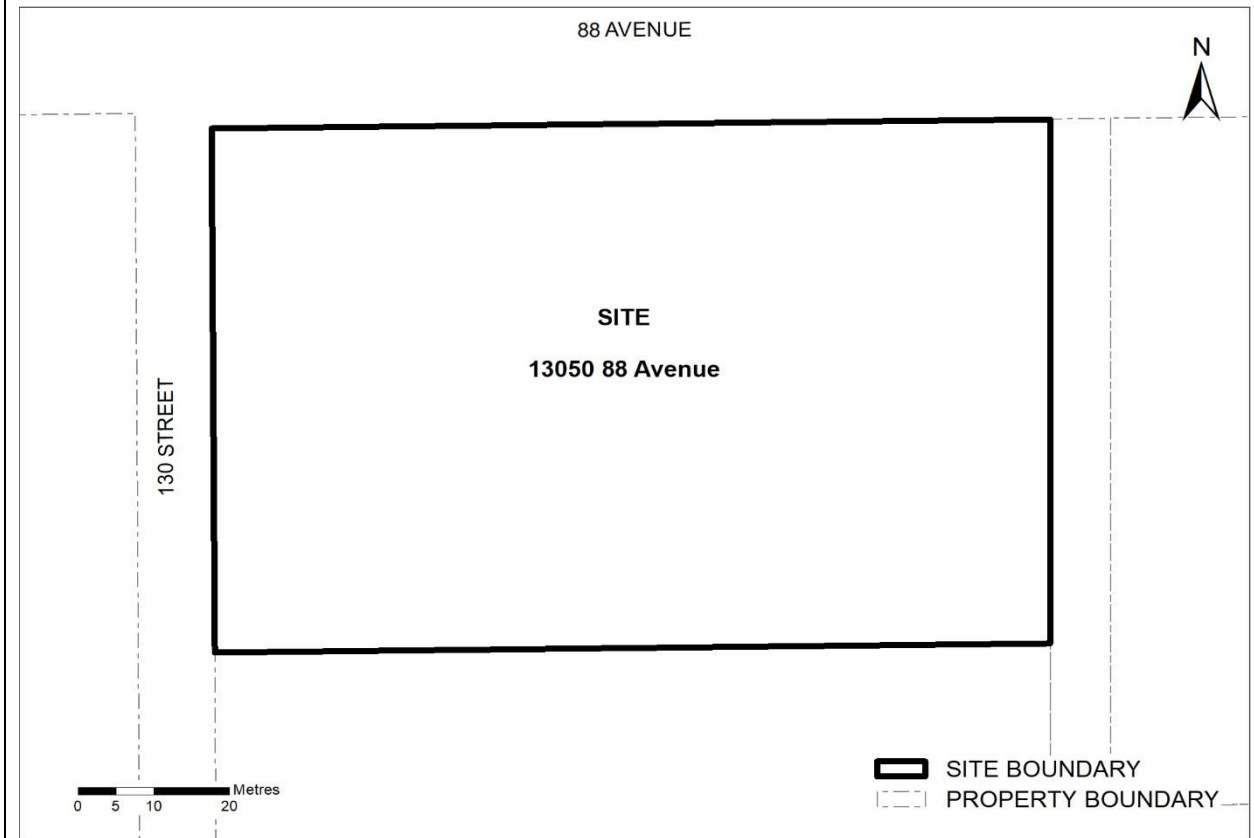
Date Issued



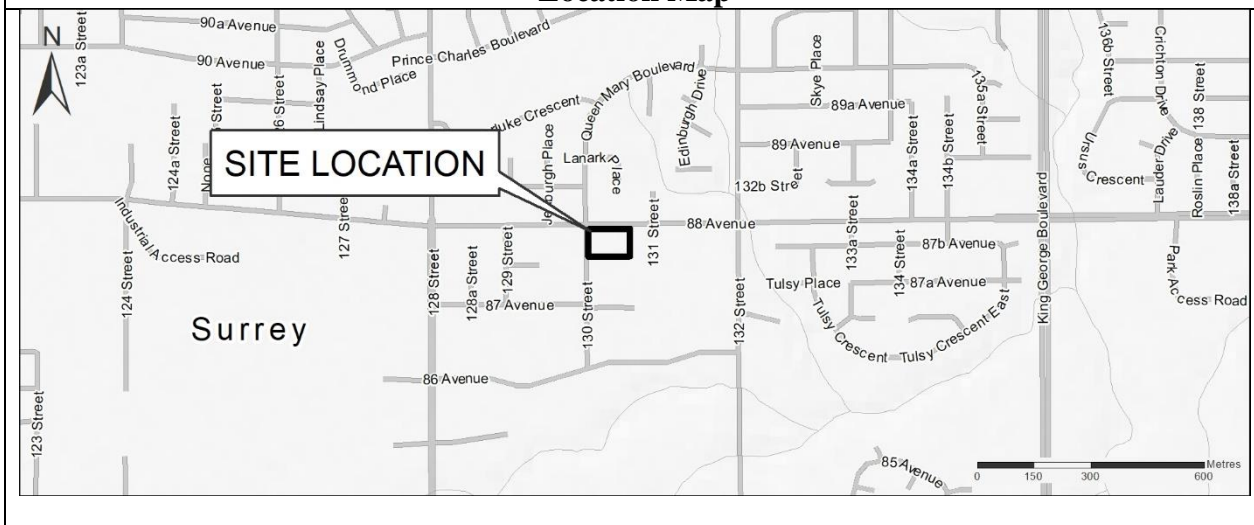
A. Mortensen

For Director, *Environmental Management Act*

# Site Plan



# Location Map



April 19, 2023  
Date Issued

*A. Mortensen*  
A. Mortensen  
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 use 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) Any future building(s) on the Site will be underlain with a concrete slab*

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.

April 19, 2023  
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A. Mortensen  
For Director, *Environmental Management Act*

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

To meet numerical remediation standards:

chloride (16887-00-6)

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

To meet local background concentrations:

manganese (7439-96-5)

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A. Mortensen  
For Director, *Environmental Management Act*

## Schedule D

### Documents


*Summary of Site Condition*, prepared by Duncan Macdonald, PGL Environmental Inc., dated March 2023.

*Stage 1 Preliminary Site Investigation, 13050 88 Avenue, Surrey, British Columbia*, PGL Environmental Inc., dated December 2022.

*Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 13050 88 Avenue, Surrey, British Columbia*, PGL Environmental Inc., dated December 2022.

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A. Mortensen  
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