



VIA EMAIL

Victoria File: 26250-20/27375
Site ID: 27375

November 29, 2023

Nick Kasidoulis
Conwest (Gloucester) Limited Partnership
401 – 1920 Pandora St.
Vancouver, BC V5L 0C7
nick.kasidoulis@conwest.com

Dear Mr. Kasidoulis:

Re: Certificate of Compliance – 22710 96 Avenue, Township of Langley, 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:

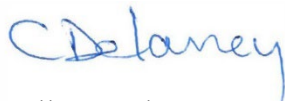
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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.

Yours truly,



Colleen Delaney, P. Ag.
Senior Professional Reliance Officer

Enclosure

cc: Ruby Sandher, Township of Langley
rsandher@tol.ca

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

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

Michael Geraghty, Keystone Environmental Ltd.,
mgeraghty@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.

November 29, 2023

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 22710 96 Avenue, Township of Langley, British Columbia, which is more particularly known and described as:

Lot 1 Except: Parcel E (Statutory Right of Way Plan 67877), District Lot 80 Group 2 New Westminster District Plan 1758
PID: 002-516-799

and

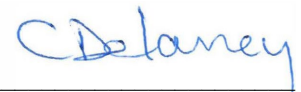
Parcel "H" (Plan with Fee Deposited 26196E) District Lot 79 Group 2 New Westminster District
PID: 010-818-766

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

Latitude: 49° 10' 27.00"
Longitude: 122° 35' 39.50"

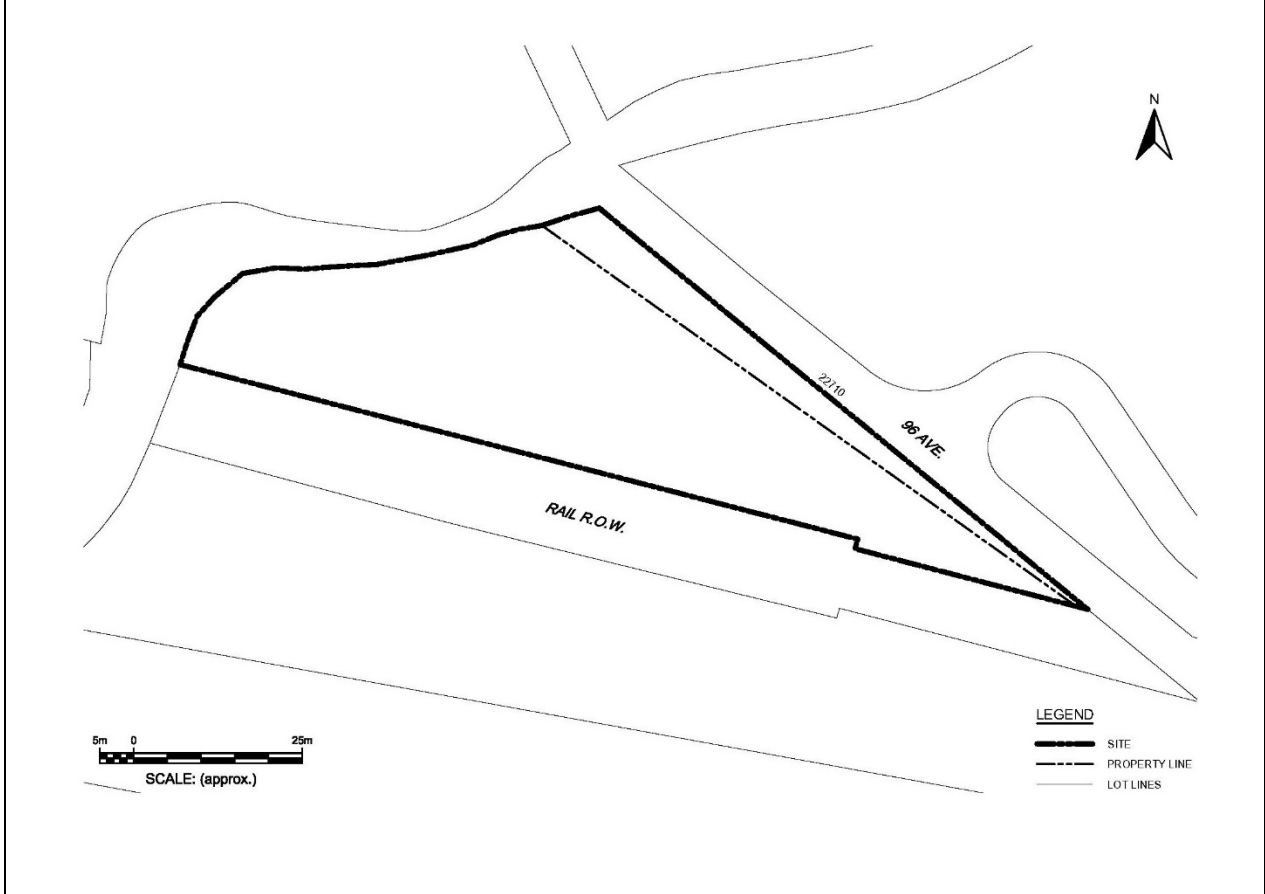
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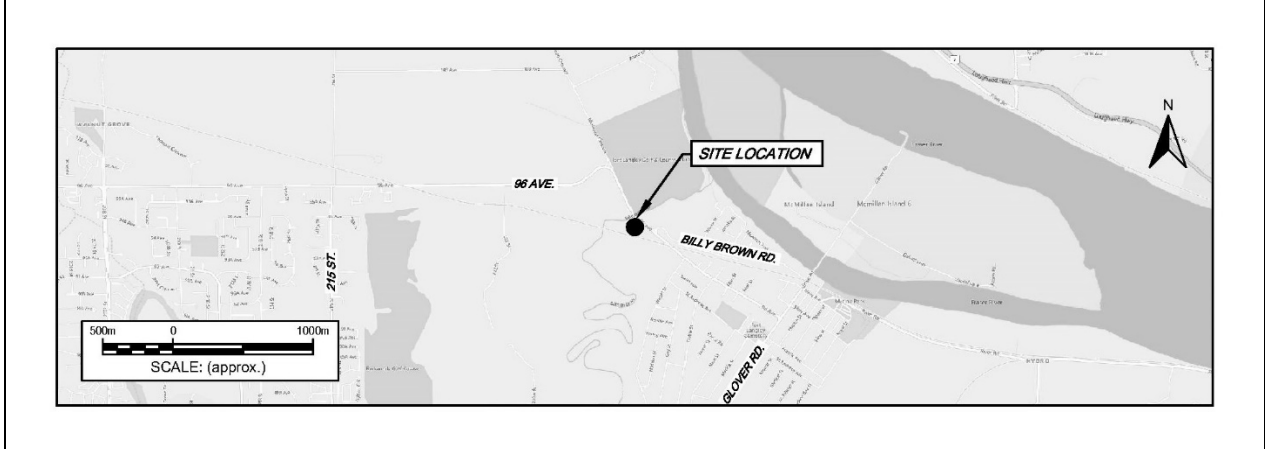


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Site Plan



Location Map



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CDelaney

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For Director, Environmental Management Act

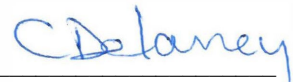
Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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 park land and wildland reverted land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
zinc	7440-62-6

Substances evaluated in soil for background soil concentration:

To meet local background concentration:

iron	7439-89-6
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Schedule D

Documents

Summary of Site Condition, 22710 96 Avenue, Township of Langley, BC, Keystone Environmental Ltd., October 2023

Report of Findings – Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 22710 96 Avenue & Parcel H, Township of Langley, BC, Keystone Environmental Ltd., October 2023

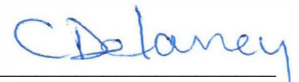
Application for Local Background Concentration Determination for Iron in Soil, 22710 96 Avenue, Township of Langley, BC, BC Ministry of Environment and Climate Change Strategy, July 4, 2023

Summary of Site Condition, 22710 96 Avenue, Township of Langley, BC, Keystone Environmental Ltd., March 2023

Application for Local Background Concentration Determination for Iron in Soil, 22710 96 Avenue, Township of Langley, BC, Keystone Environmental Ltd., March 2023

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