



VIA EMAIL: tobias.slezak@aquilini.com

Victoria File: 26250-20/28389
Site ID: 28389

December 19, 2023

Tsawwassen Shores Development Company Ltd.
Att: Tobias Slezak
Aquilini Centre, Gate 16 in Rogers Arena, 800 Griffiths Way
Vancouver, BC V6B 6G1

Dear Tobias Slezak:

Re: Certificate of Compliance – 4235 Cormorant Way, Tsawwassen First Nation Lands, 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 that 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Komal Shaikh, Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, British Columbia V4M 4G2
(BY EMAIL) kshaikh@tsawwassenfirstnation.com

Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.
(BY EMAIL) asorensen@thurber.ca

Stefan Quaglia, R.P. Bio., CSAP, Trillium Environmental Ltd.
126 Ingram Street, Suite 203, Duncan, BC V9L 1P1
(BY EMAIL) squaglia@trilliumenviro.com

CSAP Society (Anna Popova)
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
Land Remediation Section
(BY EMAIL) csp_cio@victoria1.gov.bc.ca

Jay Walter, Bank of Montreal [Charge CA3299280]
PO Box 49400, First Bank Tower, 6th Floor, 595 Burrard Street Vancouver, BC V7X 1L5
(BY EMAIL) Jay.walter@bmo.com



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.

December 19, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at a portion of 4235 Cormorant Way, Tsawwassen First Nation lands, British Columbia, which is more particularly known and described as:

Portion of Lot A District Lot 169 Group 2 New Westminster District Plan EPP124504
Portion of PID: 031-828-515

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Watson and Barnard, B.C. Land Surveyor on August 8, 2023. The metes and bounds description of the site is as follows:


Formerly Lots 205, 206 and 207, District Lot 169, Group 2, New Westminster District Plan EPP83165

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

Latitude: 49° 02' 54.58"
Longitude: 123° 06' 22.59"

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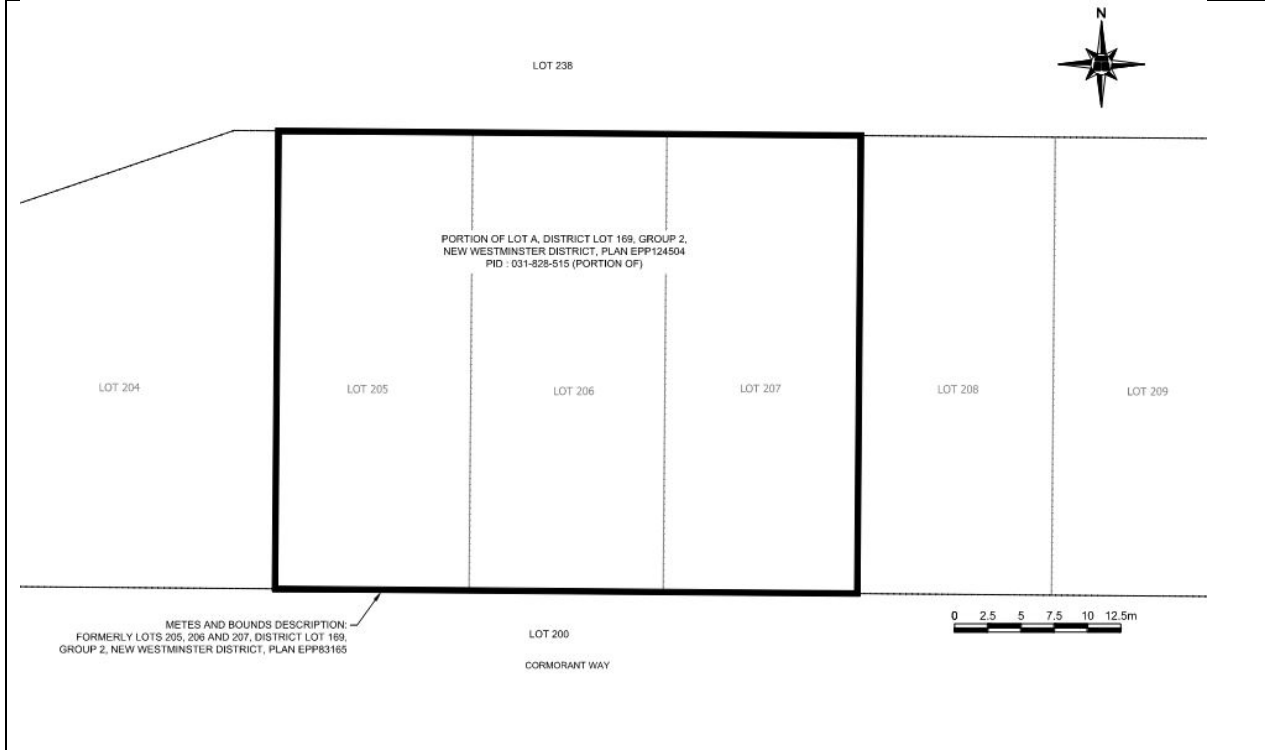
Date Issued



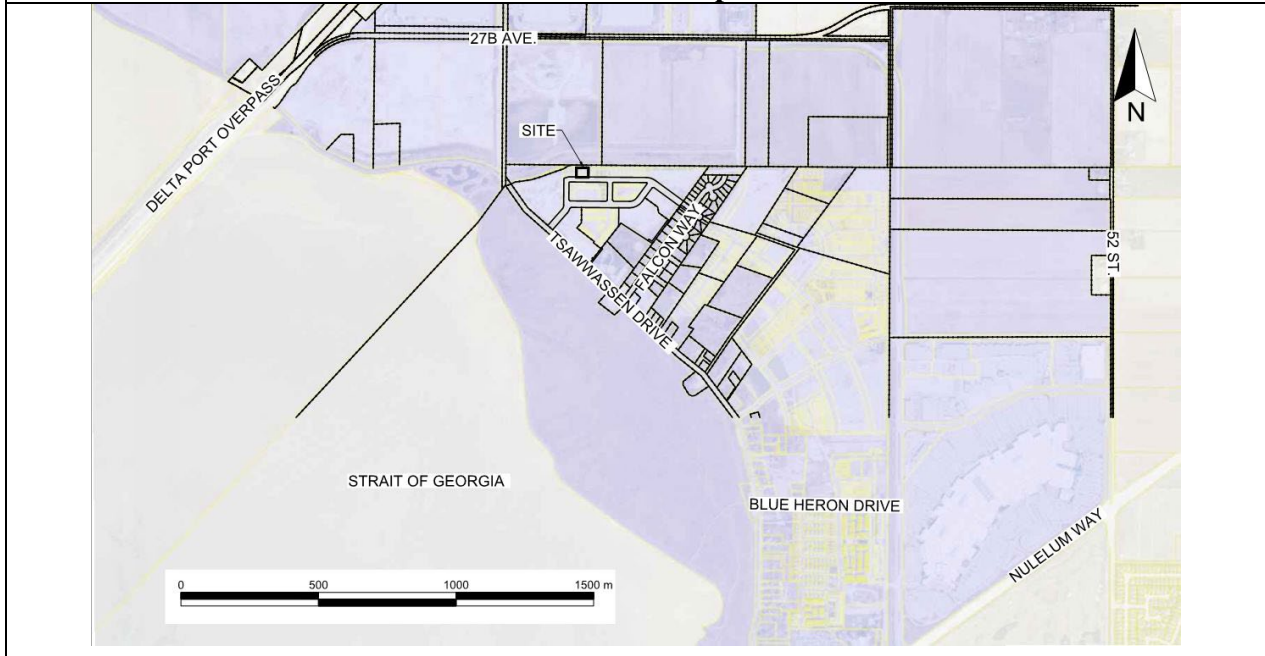
Roberto Prieto

For Director, *Environmental Management Act*

Site Plan



Location Map



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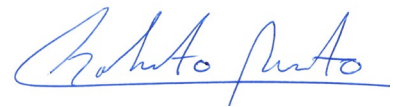
Schedule B

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.

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Schedule D

Documents

Summary of Site Condition, Thurber Engineering Ltd., August 2023.

Addendum to Detailed Site Investigation, Tsawwassen Shores Residential Development, Phase 2, Instrument 1B Area, Tsawwassen First Nation, BC, Thurber Engineering Ltd., October 30, 2023.

Detailed Risk Assessment, Tsawwassen Shores Development Lands, Phase 2, Instrument 1B Area – 4235 Cormorant Way, Tsawwassen First Nation, BC, Steer Environmental Associates Ltd. September 2023.

Detailed Site Investigation, Tsawwassen Shores Residential Development, Phase 2, Instrument 1B Area, Tsawwassen First Nation, BC, Thurber Engineering Ltd., August 25, 2023.

Stage 1 Preliminary Site Investigation, Tsawwassen Shores Residential Development, Phase 2, Instrument 1B Area, Tsawwassen First Nation, BC, Thurber Engineering Ltd., August 25, 2023.

Phase II Environmental Site Assessment Summary Letter, Phase 2 Development Lands, Tsawwassen First Nation, BC, Thurber Engineering Ltd., August 16, 2013

Phase I Environmental Site Assessment Lots 1,2,3,4,5,6,7,8,9,43 and 68, District lot 69, New Westminster District Plan BCP38101 in the Tsawwassen First Nation, BC, Thurber Engineering Ltd., June 6, 2013

Phase I Environmental Site Assessment Update Report, Tsawwassen Reserve, Tsawwassen, BC, Enterprise Geoscience Services Ltd. June 1, 2009

Additional FNLMI Environmental Site Assessment, Teranis Consulting Ltd., June 1, 2009

Environmental Management Framework (EMF), Tsawwassen First Nation, August 1, 2007

Tsawwassen First Nation Human Health and Ecological Risk Assessment, Teranis Consulting Ltd., July 1, 2007

Tsawwassen First Nation, Preliminary Quantitative Risk Assessment (PQRA), Teranis Consulting Ltd., May 1, 2007

Tsawwassen First Nation, Supplemental Phase II Environmental Site Assessment, Stantec Consulting Ltd., March 1, 2006

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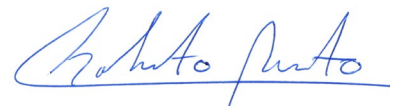
Roberto Prieto
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*Tsawwassen First Nation, Phase II Environmental Site Assessment, Stantec Consulting Ltd.,
March 1, 2005*

*Tsawwassen First Nation, Phase I Environmental Site Assessment, Stantec Consulting Ltd.,
June 1, 2003*

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