



VIA EMAIL: kenton@reghrexcavating.com

Victoria File: 26250-20/28462
Site ID: 28462

July 16, 2024

1352631 BC Ltd.
6547 Mount Lehman Road
Abbotsford, BC V4X 2G5

Dear Kenton Regehr:

Re: Certificate of Compliance – 5913 Mount Lehman Road, Abbotsford, B.C.

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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Abbotsford
(VIA EMAIL) env-info@abbotsford.ca

Kenton Regehr, Taylors Farm Service Limited, Registered Owner
(VIA EMAIL) kenton@reghrexavating.com

Gina Spencer, GeoWest Engineering Ltd.
(VIA EMAIL) gspencer@geowestengineering.com

David Kettlewell, Approved Professional, Active Earth Engineering Ltd.
(VIA EMAIL) david.kettlewell@activeearth.ca

Stephanie Kwok, CSAP Society
(VIA EMAIL) submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(VIA EMAIL) 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.

July 16, 2024
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Hong Yan
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 5913 Mount Lehman Road, Abbotsford, British Columbia which is more particularly known and described as:

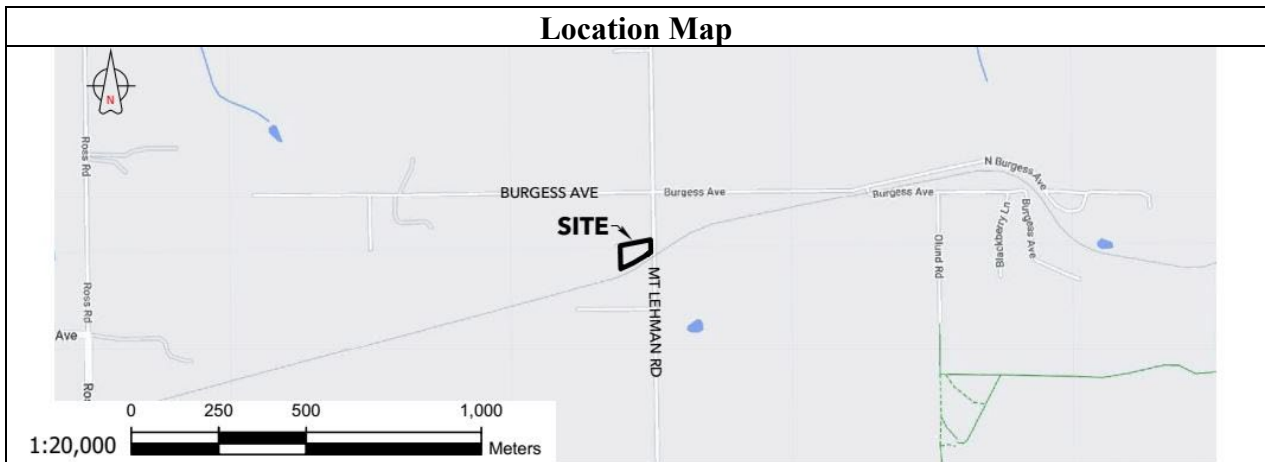
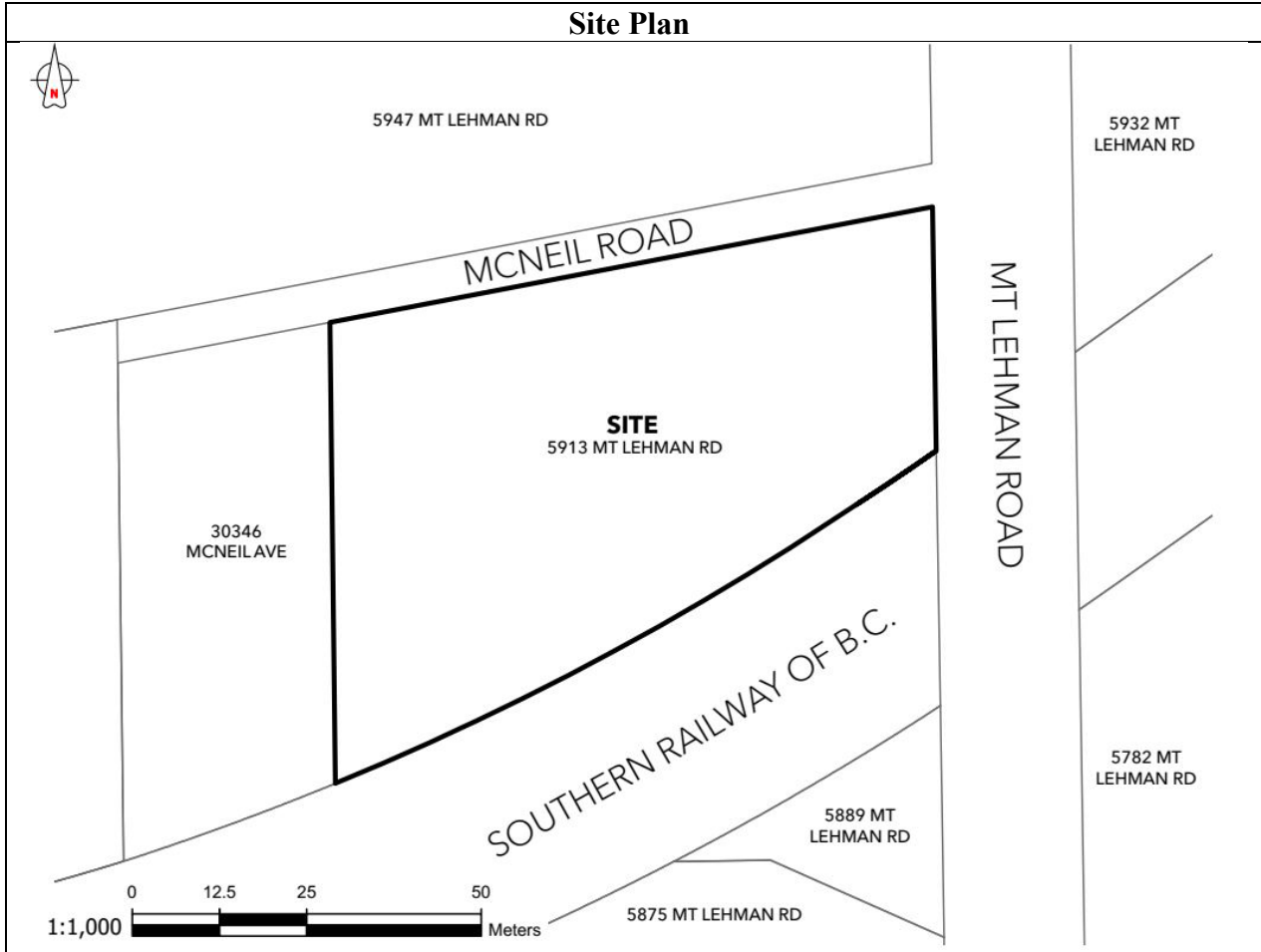
Lot 2 Section 11 Township 14 New Westminster District Plan 23643
PID: 009-283-765

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

Latitude: 49° 06' 35.0"
Longitude: 122° 22' 57.5"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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 a Contaminated Sites Regulation numerical standard 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 on the site will be constructed slab-on-grade at or above an elevation of 87.20 m geodetic.”*

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial soil use:

To meet numerical remediation standards:

chromium	7440-47-3
lead	7439-92-1
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 5913 Mount Lehman Road, Abbotsford, BC, prepared by Active Earth Engineering Ltd., dated June 2024;

Stage I PSI Update, Detailed Site Investigation, and Confirmation of Remediation, 5913 Mount Lehman Road, Abbotsford, BC, prepared by GeoWest Engineering Ltd., dated April 22, 2024;

Phase II Environmental Site Assessment Report for 5913 Mount Lehman Road, Abbotsford, BC, prepared by Next Environmental Inc. (NEXT), dated February 6, 2021;

Stage I Preliminary Site Investigation for 5913 Mount Lehman Road, Abbotsford, BC, prepared by Next Environmental Inc. (NEXT), dated November 23, 2020.

July 16, 2024

Date Issued



Hong Yan

For Director, *Environmental Management Act*