



VIA EMAIL

Victoria File: 26250-20/29404
Site ID: 29404

February 19, 2025

Salit Steel BC Inc.
Att: Dave MacPherson
7660 Vantage Way, Delta, BC
dmacpherson@salitsteel.com

Re: Certificate of Compliance - A portion of 18998 54 Avenue, Surrey, BC

Dear Dave MacPherson:

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 professional 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. 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,

A handwritten signature in blue ink, appearing to read 'Roberto Prieto', is written over a horizontal line.

Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: City of Surrey Municipality, Lauren Petersen, LYPetersen@surrey.ca
GHD Limited, Michelle Uyeda, Michelle.Uyeda@ghd.com
Canadian Western Bank, Herman Dhillon, herman.dhillon@cwbank.com
1489305 B.C. LTD., INC.NO. BC1489305, Kit Moller, kit@clovertowing.com
Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca
CSAP Society, submissions@csapsociety.bc.ca



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation numerical or risk-based standards.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person, Salit Steel BC Inc.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	CL
Water	N/A
Sediment	N/A
Vapour	N/A

The substances for which contamination was identified, remediation was satisfactorily completed, and for which this Certificate of Compliance is valid, are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

February 19, 2025

Date Issued

Site Identification Number 29404
Version 10.0 R

Roberto Prieto
For Director, *Environmental Management Act*

1 of 7

Schedule A

The site covered by this Certificate of Compliance is located at 18998 54 Avenue, Surrey, British Columbia, with PID 030-452-139 and contains part of a legal parcel which is more particularly known and described by the following metes and bounds:

A portion of land lying over a portion of Lot 1 Section 4 Township 8 New Westminster District Plan EPP80251, more particularly described as follows:

From the northeast corner of Lot 1 Section 4 Township 8 New Westminster District Plan EPP80251, on an azimuth of 180 degrees 13 minutes 07 seconds in a southerly direction along the eastern boundary of Lot 1 Section 4 Township 8 New Westminster District Plan EPP80251, a distance of 70.150 metres, more or less, to the Point of Commencement, thence;

- On an azimuth of 180 degrees 13 minutes 07 seconds in a southerly direction along the eastern boundary of Lot 1 Section 4 Township 8 New Westminster District Plan EPP80251, a distance of 30.000 metres, more or less, to a point, thence;
- On an azimuth of 270 degrees 13 minutes 07 seconds a distance of 9.500 metres, more or less, to a point, thence;
- On an azimuth of 0 degrees 13 minutes 07 seconds a distance of 30.000 metres, more or less, to a point, thence;
- On an azimuth of 90 degrees 13 minutes 07 seconds a distance of 9.500 metres, more or less, to the Point of Commencement, containing 285.0 square metres, more or less.

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

Latitude:	49°	5'	58.79"
Longitude:	122°	41'	49.07"

February 19, 2025

Date Issued

Site Identification Number 29404

Version 10.0 R

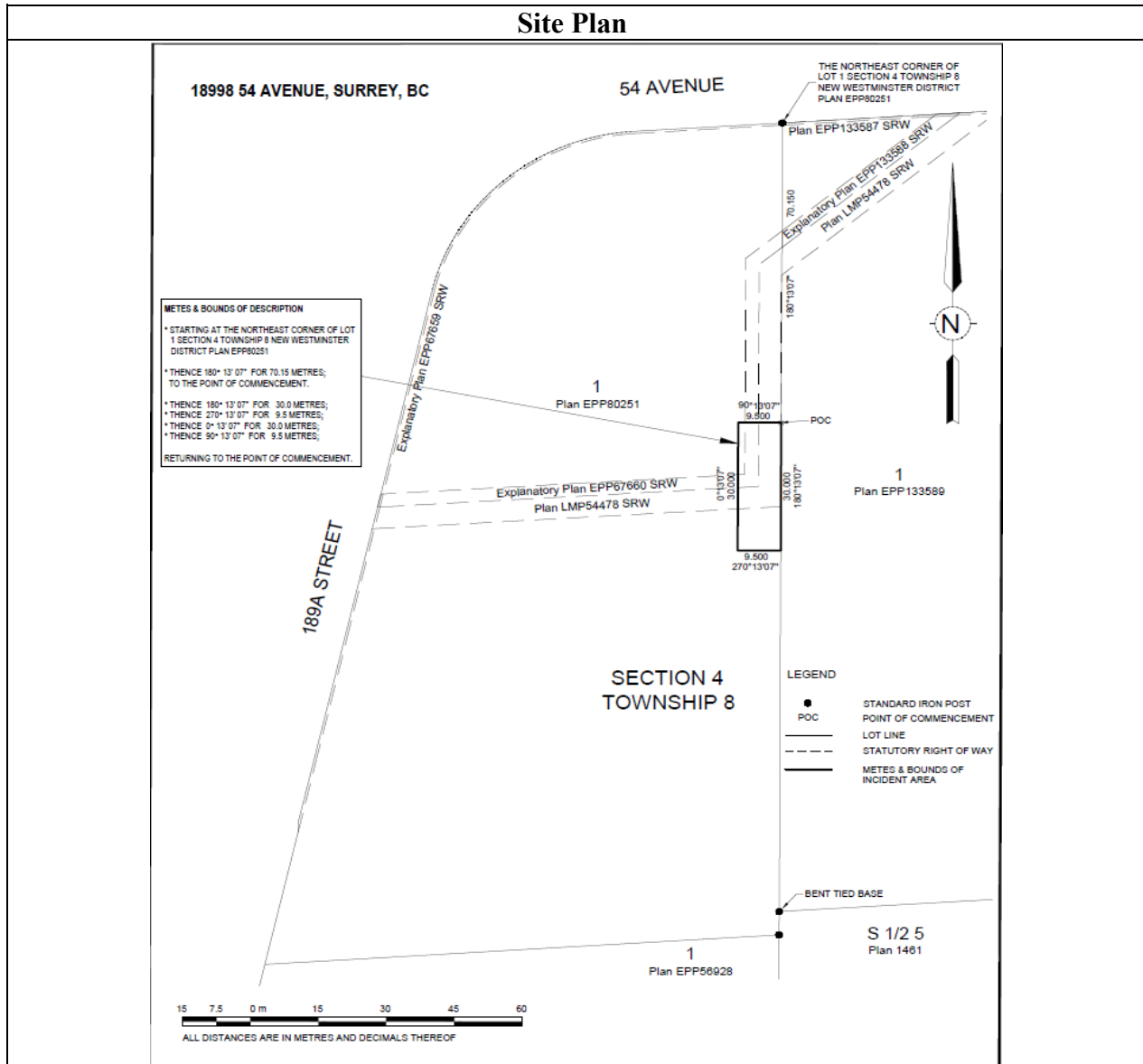


Roberto Prieto

For Director, *Environmental Management Act*

2 of 7

Site Plan



February 19, 2025

Date Issued

Site Identification Number 29404

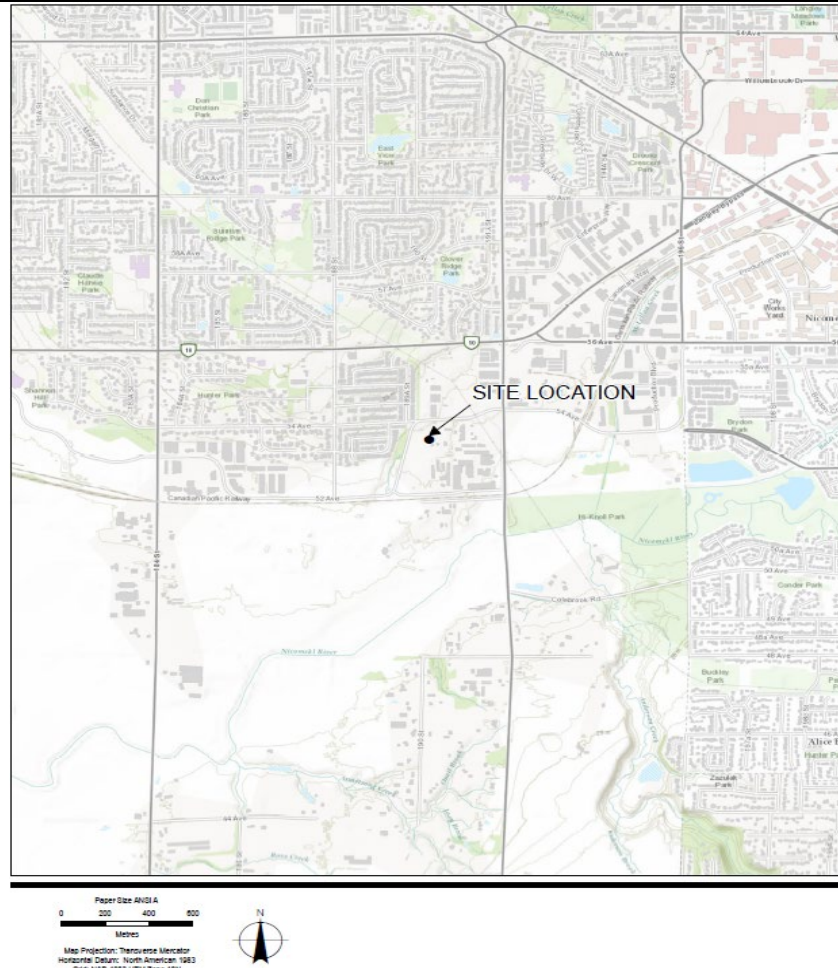
Version 10.0 R

Roberto Prieto

For Director, *Environmental Management Act*

3 of 7

Location Map



February 19, 2025

Date Issued

Site Identification Number 29404

Version 10.0 R

Roberto Prieto

For Director, *Environmental Management Act*

4 of 7

Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land use altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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.

February 19, 2025

Date Issued

Site Identification Number 29404

Version 10.0 R



Roberto Prieto

For Director, *Environmental Management Act*

5 of 7

Schedule C

Uses and Substances

Substances Remediated in Soil for Commercial Land Use

To meet numerical remediation standards:

LEPHs
HEPHs

February 19, 2025

Date Issued

Site Identification Number 29404
Version 10.0 R



Roberto Prieto
For Director, *Environmental Management Act*
6 of 7

Schedule D

Documents

Summary of Site Conditions, 18998 54 Avenue, Surrey, BC, prepared by GHD Ltd., dated January 9, 2025;

Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation Report, 18998 54 Avenue, Surrey, British Columbia, prepared by GHD Ltd., dated January 8, 2025;

Phase I Environmental Site Assessment, 18998 54 Avenue, Surrey, British Columbia, prepared by EXP Services Inc., dated March 2021.

February 19, 2025

Date Issued

Site Identification Number 29404
Version 10.0 R



Roberto Prieto

For Director, *Environmental Management Act*

7 of 7