



**VIA EMAIL: todd.yuen@beedie.ca**

Victoria File: 26250-20/8859  
Site ID: 8859

Date: October 12, 2023

Mr. Todd Yuen  
Beedie (Port Kells Central) Holdings Ltd. (Beedie Development LP)  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4

Dear Mr. Yuen:

**Re: Certificate of Compliance – 9714 192<sup>nd</sup> Street, Surrey, BC**

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](mailto:site@gov.bc.ca).

Yours truly,



Jody Fisher  
for Director, *Environmental Management Act*

Enclosure

cc: Lauren Petersen, City of Surrey  
[LYPetersen@surrey.ca](mailto:LYPetersen@surrey.ca)

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

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

Michael Geraghty, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Stefan Quaglia, Trillium Environmental Ltd.  
[squaglia@trilliumenviro.com](mailto:squaglia@trilliumenviro.com)

Anthony Maitland, Royal Bank of Canada  
[anthony.maitland@rbc.com](mailto:anthony.maitland@rbc.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.

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.

October 12, 2023

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Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 9714 192<sup>nd</sup> Street, Surrey, British Columbia which is more particularly known and described as:

North 132 Feet, Lot 4, District Lot 387A, Group 2, New Westminster District, Plan 3966  
PID# 011-055-677

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

Latitude: 49° 10' 45.00"  
Longitude: 122° 41' 20.00"

October 12, 2023

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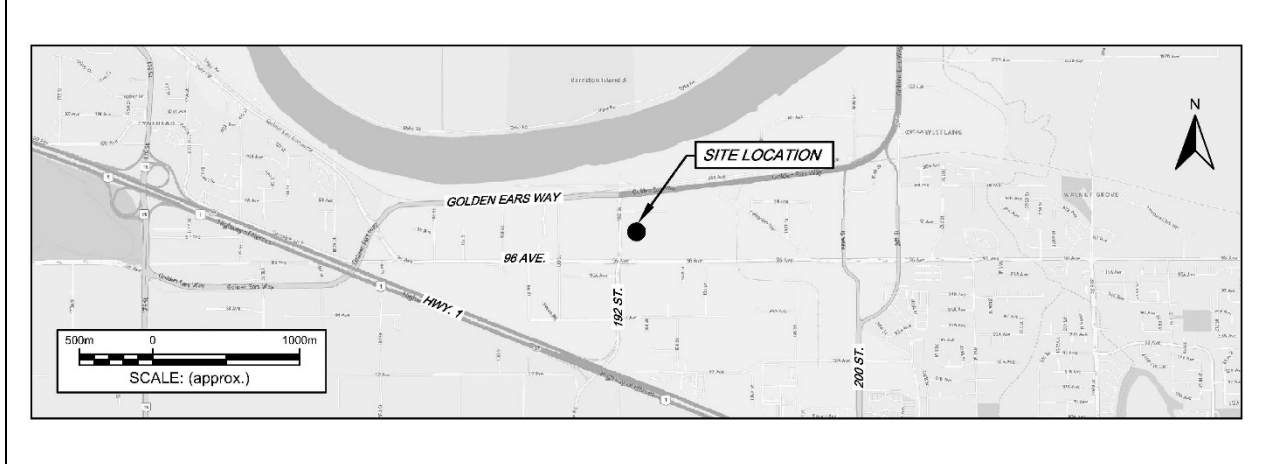
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Signing Authority  
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# Site Plan



# 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 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 risk-based 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 building(s) erected on the site will be slab-on-grade.

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 land soil use:*

#### To meet risk-based remediation standards:

Arsenic	7440-38-2
Cobalt	7440-48-4
Vanadium	7440-62-2

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Site Identification Number 8859  
Version 9.0 R



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5 of 6

## Schedule D

### Documents

*Summary of Site Condition, 9714 192<sup>nd</sup> Street, Surrey, BC, Keystone Environmental Ltd., August 2023*

*Report of Findings – Human Health and Ecological Risk Assessment, 9714 192<sup>nd</sup> Street, Surrey, BC, Keystone Environmental Ltd., August 2023*

*Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 9714 192<sup>nd</sup> Street, Surrey, BC, Keystone Environmental Ltd., August 2023*

*Approval in Principle – 9698 and 9714 192 Street, a portion of 19325 96 Avenue, Surrey, BC, BC ENV, September 2022*

*Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 9698 and 9714 192<sup>nd</sup> Street, Surrey, BC, Keystone Environmental Ltd., July 2022*

*Phase I Environmental Site Assessment, 9714 192<sup>nd</sup> Street, Surrey, BC, Keystone Environmental., February 2022*

*Phase I Environmental Site Assessment Update, 9714 192<sup>nd</sup> Street, Surrey, BC, EXP Service Inc., November 2013*

*Stage 2 Preliminary Site Investigation, 9714 192<sup>nd</sup> Street, Surrey, BC. EXP Service Inc., dated April 2011*

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6 of 6