



**VIA EMAIL: [aiman.arar@surrey.ca](mailto:aiman.arar@surrey.ca)**

Victoria File: 26250-20/13009, 1092,  
15273  
Site ID: 13009, 1092, 15273

November 9, 2023

Mr. Aiman Arar  
City of Surrey  
13450 – 104 Avenue  
Surrey, BC, V3T 1V8

Dear Mr. Arar:

**Re: Certificate of Compliance – Newton Community Centre, Surrey, 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:

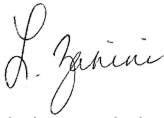
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 subsurface 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 [Site@gov.bc.ca](mailto:Site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge  
Senior Contaminated Sites Officer

Enclosure

cc: Mr. John R Taylor, CSAP, Core6 Environmental Ltd. [jtaylor@core6.ca](mailto:jtaylor@core6.ca)  
Mr. A. Ryan Loveridge, CSAP, Core6 Environmental Ltd. [rloveridge@core6.ca](mailto:rloveridge@core6.ca)  
CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, ENV, Victoria, [esp\\_cio@Victorial1.gov.bc.ca](mailto:esp_cio@Victorial1.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.

November 9, 2023  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at the Newton Community Centre comprising 6965 King George Boulevard, and portions of 7005 King George Boulevard, and 13510-13570 70A Avenue, Surrey, BC (defined as Part A), and a portion of 135<sup>th</sup> Street (Public Roadway under jurisdiction of City of Surrey) (defined as Part B), which is more particularly known and described as:

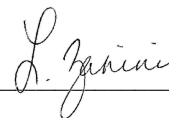
➤ **Part A:**

- Lot 44 Section 17 Township 2 New Westminster District Plan 46677; PID 004-639-481; civic address 6965 King George Boulevard, Surrey, British Columbia;
- A portion of Lot 37 Section 17 Township 2 New Westminster District Plan 30230; PID 006-468-845; civic address 7005 King George Boulevard, Surrey, British Columbia;
- A portion of Lot 5 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-161; civic address 13570 70A Avenue, Surrey, British Columbia;
- Lot 6 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-196; civic address 13560 70A Avenue, Surrey, British Columbia;
- Lot 7 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-218; civic address 13550 70A Avenue, Surrey, British Columbia;
- Lot 8 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-226; civic address 13538 70A Avenue, Surrey, British Columbia;
- Lot 9 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-251; civic address 13532 70A Avenue, Surrey, British Columbia;
- Lot 10 Section 17 Township 2 New Westminster District Plan 15626; PID 002-179-733; civic address 13524 70A Avenue, Surrey, British Columbia;
- Lot 11 Section 17 Township 2 New Westminster District Plan 15626; PID 002-176-041; civic address 13510 70A Avenue, Surrey, British Columbia;
- A portion of Lot 13 Section 17 Township 2 New Westminster District Plan 15626; PID 001-678-671; civic address 13561 70A Avenue, Surrey, British Columbia;
- A portion of Lot 14 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-269; civic address 13551 70A Avenue, Surrey, British Columbia;
- A portion of Lot 15 Section 17 Township 2 New Westminster District Plan 15626; PID 009-487-441; civic address 13541 70A Avenue, Surrey, British Columbia;
- A portion of Lot 16 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-307; civic address 13531 70A Avenue, Surrey, British Columbia;
- A portion of Lot 17 Section 17 Township 2 New Westminster District Plan 15626; PID 010-467-521; civic address 13521 70A Avenue, Surrey, British Columbia;
- A portion of Lot 18 Section 17 Township 2 New Westminster District Plan 15626; PID 010-092-323; civic address 13511 70A Avenue, Surrey, British Columbia;

Which collectively are further described as:

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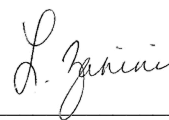
For Director, *Environmental Management Act*

- Starting at the northeast corner of Lot 44, Section 17, Township 2, New Westminster District, Plan 46677: The Point of Commencement: thence 179d 37' 18" for 91.362 metres; thence 271d 16' 57" for 173.211 metres; thence 359d 58' 07" for 100.493 metres; thence 359d 58' 17" for 40.190 metres; thence 359d 58' 17" for 20.117 metres; thence 359d 58' 17" for 27.475 metres; thence 97d 36' 19" for 4.907 metres; thence 100d 52' 37" for 9.279 metres; thence 97d 49' 11" for 4.000 metres; thence 94d 06' 32" for 6.008 metres; thence 97d 25' 40" for 6.000 metres; thence 96d 01' 15" for 2.000 metres; thence 98d 02' 23" for 2.000 metres; thence 103d 41' 19" for 10.067 metres; thence 96d 20' 50" for 2.000 metres; thence 90d 13' 18" for 4.029 metres; thence 97d 29' 42" for 10.000 metres; thence 99d 31' 41" for 2.542 metres; thence 97d 05' 22" for 6.258 metres; thence 100d 30' 57" for 1.683 metres; thence 106d 12' 51" for 5.045 metres; thence 109d 08' 00" for 1.682 metres; thence 110d 10' 31" for 1.682 metres; thence 111d 26' 15" for 1.682 metres; thence 112d 49' 22" for 1.683 metres; thence 116d 54' 58" for 1.683 metres; thence 112d 26' 06" for 3.380 metres; thence 120d 26' 03" for 5.064 metres; thence 126d 47' 00" for 5.061 metres; thence 124d 29' 45" for 1.689 metres; thence 137d 53' 16" for 3.394 metres; thence 142d 20' 46" for 3.382 metres; thence 125d 49' 30" for 5.109 metres; thence 142d 41' 57" for 2.753 metres; thence 139d 37' 56" for 0.734 metres; thence 138d 40' 54" for 2.002 metres; thence 135d 26' 41" for 1.080 metres; thence 148d 10' 42" for 4.963 metres; thence 138d 54' 14" for 2.002 metres; thence 137d 45' 56" for 2.003 metres; thence 135d 42' 13" for 2.009 metres; thence 144d 11' 28" for 2.003 metres; thence 145d 49' 38" for 2.007 metres; thence 136d 58' 51" for 2.104 metres; thence 136d 44' 56" for 3.648 metres; thence 137d 14' 05" for 1.096 metres; thence 135d 41' 16" for 2.368 metres; thence 135d 38' 15" for 2.368 metres; thence 138d 57' 42" for 3.242 metres; thence 135d 33' 28" for 1.532 metres; thence 132d 22' 18" for 2.386 metres; thence 128d 34' 01" for 2.385 metres; thence 118d 08' 46" for 2.405 metres; thence 130d 29' 58" for 2.392 metres; thence 121d 06' 13" for 2.383 metres; thence 118d 09' 05" for 2.382 metres; thence 116d 39' 32" for 2.378 metres; thence 114d 53' 37" for 2.374 metres; thence 114d 57' 01" for 2.369 metres; thence 113d 29' 03" for 2.367 metres; thence 111d 09' 11" for 2.366 metres; thence 109d 46' 26" for 2.364 metres; thence 108d 37' 47" for 4.725 metres; thence 106d 28' 45" for 4.728 metres; thence 101d 36' 22" for 2.365 metres; thence 99d 39' 21" for 2.374 metres; thence 101d 51' 50" for 2.355 metres; thence 100d 31' 09" for 2.370 metres; thence 98d 33' 48" for 0.642 metres; thence 122d 17' 18" for 2.721 metres; thence 179d 37' 46" for 12.081 metres; thence 271d 15' 05" for 1.830 metres; thence 179d 37' 39" for 9.220 metres; returning to the point of commencement.

➤ **Part B:**

- Starting at the northwest corner of Lot 44, Section 17, Township 2, New Westminster District, Plan 46677; Thence 179d 58' 07" for 11.866 metres to the point of commencement: thence 179d 58' 07" for 12.676 metres; thence 269d 58' 07" for

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14.320 metres; thence 359d 58' 07" for 12.676 metres; thence 89d 58' 07" for 14.320 metres; returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing (Reference 23-00597-01-R0) prepared by Core6 Environmental Ltd on 21, 2023.

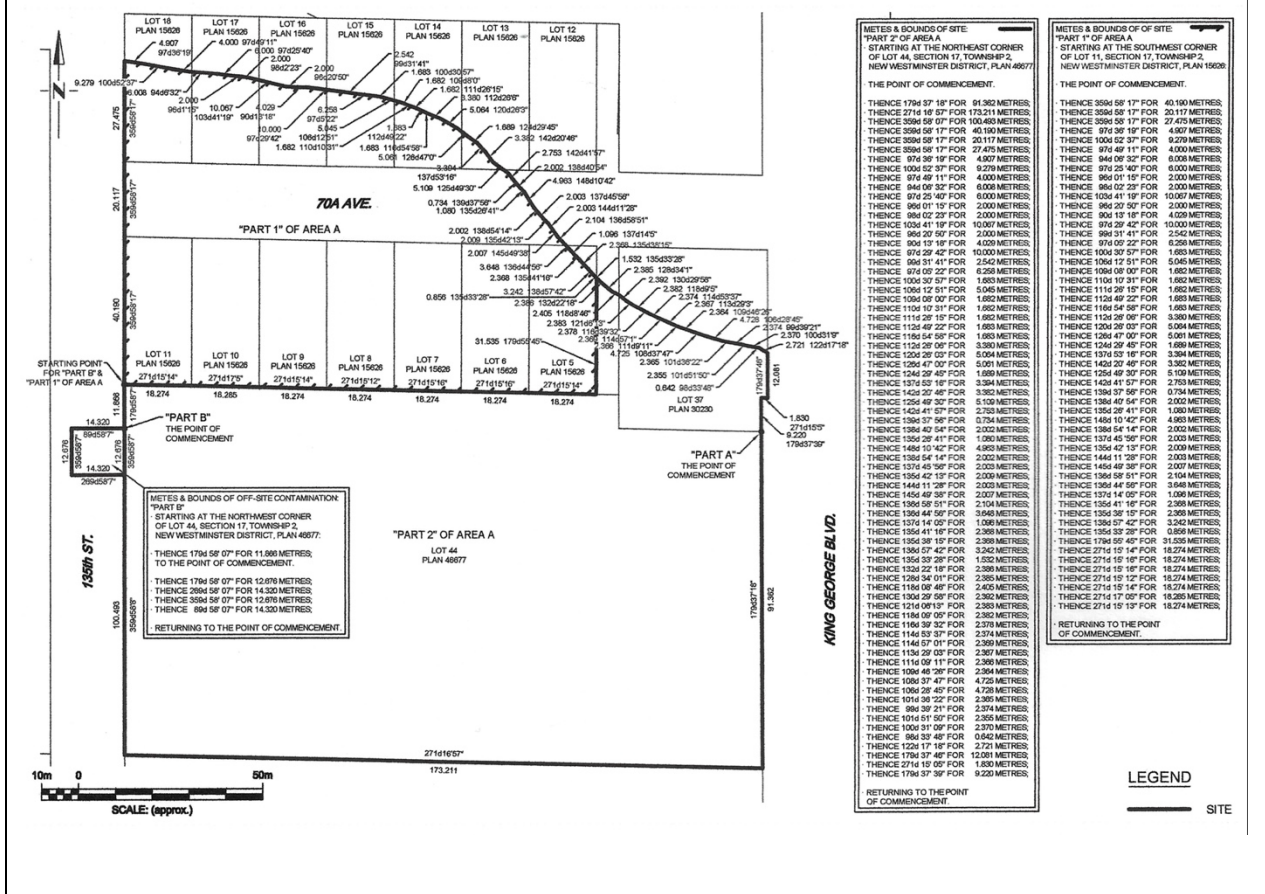
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 07' 47.80"  
Longitude: 122° 50' 46.30"

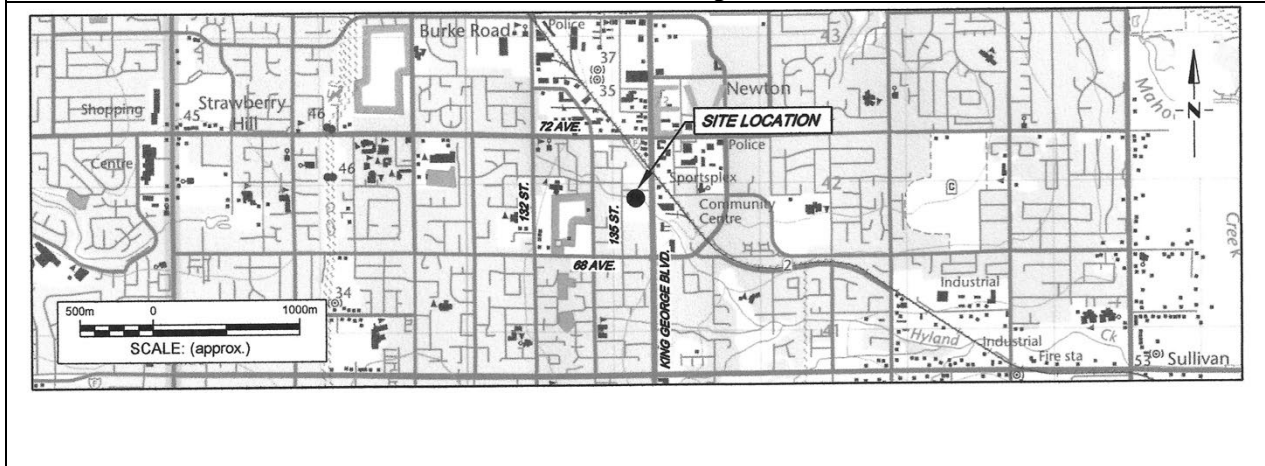
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# Site Plan



# Location Map



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*L. Zanini*  
 Lavinia Zanini  
 For Director, Environmental Management Act

## 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 uses 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 standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *No vapour restrictions apply to any building erected on the Site within Area 1 of Part A.*
- (b) *Any building erected on the Site (Area 2 of Part A and/or Part B) may have up to one level of underground parking (3 metres below the current grade).*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) *Groundwater from the site must not be used as a source of drinking water.*
  - (b) *Contaminated soil must remain one metre below soil uncontaminated with respect to direct contact standards for human and ecological receptors or below a permanent barrier (e.g. asphalt, concrete pavement, or a building)*
3. If requested by the Director, the responsible person(s) must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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4. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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For Director, *Environmental Management Act*

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## Schedule C

### Substances and Uses

#### Part A:

##### ***Substances remediated in soil for low-density residential land soil use:***

To meet numerical remediation standards:

|              |          |
|--------------|----------|
| Ethylbenzene | 100-41-4 |
| Toluene      | 108-88-3 |
| LEPHs        | N/A      |

To meet risk-based remediation standards:

|                 |           |
|-----------------|-----------|
| Benzene         | 71-43-2   |
| Naphthalene     | 91-20-3   |
| Xylenes         | 1330-20-7 |
| Tetraethyl Lead | 78-00-2   |
| VPHs            | N/A       |

##### ***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

|                          |           |
|--------------------------|-----------|
| Benzene                  | 71-43-2   |
| EPHw10-19                | N/A       |
| Ethylbenzene             | 100-41-4  |
| Methylnaphthalene, 1-    | 90-12-0   |
| Methylnaphthalene, 2-    | 91-57-6   |
| Quinoline                | 91-22-5   |
| Tetraethyl lead          | 78-00-2   |
| Trimethylbenzene, 1,3,5- | 108-67-8  |
| Vanadium                 | 7440-62-2 |
| Xylenes, total           | 1330-20-7 |

##### ***Substances remediated in water for freshwater aquatic life water use:***

To meet risk-based remediation standards:

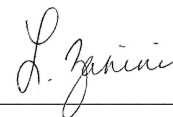
|             |          |
|-------------|----------|
| EPHw10-19   | N/A      |
| LEPHw       | N/A      |
| Naphthalene | 91-20-3  |
| Toluene     | 108-88-3 |
| VPHw        | N/A      |

##### ***Substances evaluated in water:***

To meet regional background standards:

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|           |           |
|-----------|-----------|
| Arsenic   | 7440-38-2 |
| Cobalt    | 7440-48-4 |
| Manganese | 7439-96-5 |

**Part B:**

***Substances remediated in soil for an industrial land soil use:***

To meet risk-based remediation standards:

|      |     |
|------|-----|
| VPHs | N/A |
|------|-----|

***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

|                          |           |
|--------------------------|-----------|
| Benzene                  | 71-43-2   |
| EPHw10-19                | N/A       |
| Ethylbenzene             | 100-41-4  |
| Methylnaphthalene, 1-    | 90-12-0   |
| Methylnaphthalene, 2-    | 91-57-6   |
| Tetraethyl lead          | 78-00-2   |
| Trimethylbenzene, 1,3,5- | 108-67-8  |
| Vanadium                 | 7440-62-2 |
| Xylenes, total           | 1330-20-7 |

***Substances remediated in water for freshwater aquatic life water use:***

To meet risk-based remediation standards:

|             |          |
|-------------|----------|
| EPHw10-19   | N/A      |
| LEPHw       | N/A      |
| Naphthalene | 91-20-3  |
| Toluene     | 108-88-3 |
| VPHw        | N/A      |

***Substances evaluated in water:***

To meet regional background standards:

|           |           |
|-----------|-----------|
| Cobalt    | 7440-48-4 |
| Manganese | 7439-96-5 |

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Lavinia Zanini  
For Director, Environmental Management Act


## Schedule D

### Documents

- *Summary of Site Conditions – Newton Community Centre, Surrey (Site IDs 13309, 1092 & 15273)*, prepared by Core6 Environmental Ltd, dated April 25, 2023.
- *Performance Verification Plan, Newton Community Centre, Surrey, BC*, prepared by Core6 Environmental Ltd, dated February 1, 2023.
- *Human Health and Ecological Risk Assessment, Newton Community Centre, Surrey BC*, prepared by Core6 Environmental Ltd, dated January 31, 2023.
- *Preliminary and Detailed Site Investigation, Newton Community Centre, Surrey BC*, prepared by Core6 Environmental Ltd, dated December 1, 2022.
- *Monitoring Well Decommissioning, 6965 King George Boulevard, Surrey, British Columbia*, prepared by Parsons, dated June 1, 2021
- *2021 Subsurface Investigation Data Package, 6965 King George Boulevard, Surrey, BC*, prepared by Parsons, dated May 1, 2021
- *Preliminary Geotechnical Report, Newton Community Centre, 6995 King George Boulevard, Surrey, B.C.*, prepared by Davies Geotechnical Inc., dated April 1, 2021
- *Data Gap Review and Estimated Remedial Costs, 6965 King George Boulevard and Additional Adjacent Lands Parcels, Surrey, British Columbia*, prepared by Parsons, dated October 1, 2020
- *Stage 1 Preliminary Site Investigation and Detailed Site Investigation, 6965 King George Boulevard, Surrey, B.C.*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated March 1, 2014
- *Geotechnical Investigation Report, Proposed Rona Store, 70A Avenue and King George Boulevard, Surrey, BC.*, prepared by Horizon Engineering Inc., dated August 26, 2008
- *Draft Phase I Environmental Site Assessment, 6965 and 7005 King George Boulevard, 13510 – 13570 70A Avenue, Surrey, British Columbia*, prepared by Watters Environmental Group Inc., dated August 1, 2008
- *Draft Baseline Phase II Environmental Site Assessment, 6965 and 7005 King George Boulevard, 13510 – 13570 70A Avenue, Surrey, British Columbia*, prepared by Watters Environmental Group Inc., dated August 1, 2008
- *Technical Review, Request for Certificate of Compliance*, prepared by Ministry of Environment and Climate Change Strategy, dated May 28, 2004
- *Summary Report for the City of Surrey Property Adjacent to the Former Chevron Service Station XSS203, King George Highway, Surrey*, prepared by Seacor Environmental Inc., dated February 24, 2004
- *Groundwater Monitoring Sampling Results, Former Chevron Service Station, 7005 King George Highway, Surrey, BC*, prepared by Chevron Canada Ltd., dated January 14, 2004
- *Certificate of Compliance – 7005 King George Boulevard, Surrey, B.C.*, prepared by Ministry of Environment and Climate Change Strategy, dated December 11, 2002

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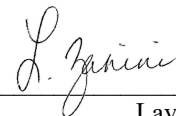
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- *2022 Off-site Groundwater Monitoring and Sampling, Former Chevron Service Station XSS #203, 7005 King George Highway, Surrey, BC., prepared by Seacor Environmental Inc., dated December 9, 2002*
- *Application for Certificate of Compliance, Site Closure Report Addendum, Chevron Canada Service Station #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc., dated December 2, 2002*
- *Application for Certificate of Compliance, Site Closure Report Addendum, Chevron Canada Service Station #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc., dated November 14, 2002*
- *Groundwater Monitoring and Sampling, Former Chevron Service Station XSS #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc., dated October 10, 2002*
- *Environmental Risk Surveys, Delesalle Holdings Ltd. Properties, prepared by Pottinger Gaherty Environmental Consultants Ltd, September 1, 2002*
- *Re: Need for AIP Agreement for Off-Site Remediation Plan, Former Chevron Service Station 203, 7005 King George Highway, Surrey, BC, prepared by City of Surrey, dated August 20, 2002*
- *Groundwater Monitoring and Sampling, Former Chevron Service Station XSS #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc, July 23, 2002*
- *Site Closure Report, Chevron Canada Ltd Service Station XSS #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc, July 11, 2002*
- *Groundwater Monitoring and Sampling on Delesalle Holdings Ltd Property, Former Chevron Service Station XSS #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc., May 10, 2002*
- *Phase II Environmental Site Assessment Report, 6965 King George Boulevard, Surrey, BC, prepared by Beak International Incorporated, September 1, 2001*
- *Groundwater Monitoring and Sampling on City of Surrey Property, Former Chevron Service Station XSS #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc, dated June 26, 2001*
- *Groundwater Monitoring and Sampling on Delesalle Holdings Ltd Property, Former Chevron Service Station XSS #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc, dated June 26, 2001*
- *Application for Certificate of Compliance and Approval in Principle, Former Chevron Service Station #203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc, dated April 6, 2001*
- *Notice of Independent Remediation, Chevron Canada Ltd SS#203, 7005 King George Highway, Surrey, BC, prepared by Seacor Environmental Inc, dated November 2, 2002*
- *Site Profile Submission - Zoning Permit, 7005 King George Highway, Surrey, PID: 006-468-845, prepared by Ministry of Environment and Climate Change Strategy, dated February 22, 2002*

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- *Underground Storage Tank Removal Report, 6965 King George Boulevard, Surrey, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd, dated June 1, 1997*
- *Report on Findings - Baseline Environmental Assessments, Various Lumberland Stores, Lower Mainland, BC, prepared by Keystone Environmental, dated February 1, 1997*

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For Director, *Environmental Management Act*