



Ministry of
Environment

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.

FEB 24 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8400 River Road, Delta, British Columbia which is more particularly known and described as:

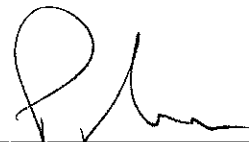
Parcel "G" (Plan in absolute fees parcels book 11/734/3038F) District Lot 131 Group 2 Except: Firstly: Part on Reference Plan 11347 and Road; Secondly: Parcel E Plan 22258; Thirdly: Part Subdivided by Plan 76221; Fourthly: Parts Dedicated Road on Plan LMP44472; Fifthly: Part Dedicated Road on Plan EPP119 New Westminster District. PID: 008-821-321

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

Latitude: 49° 8' 48.50"
Longitude: 122° 59' 15.70"

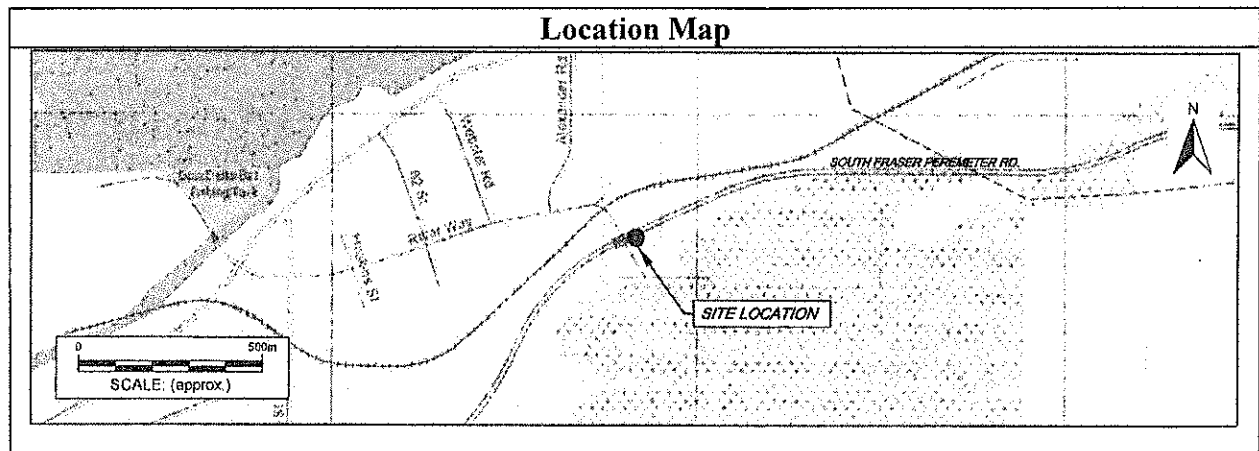
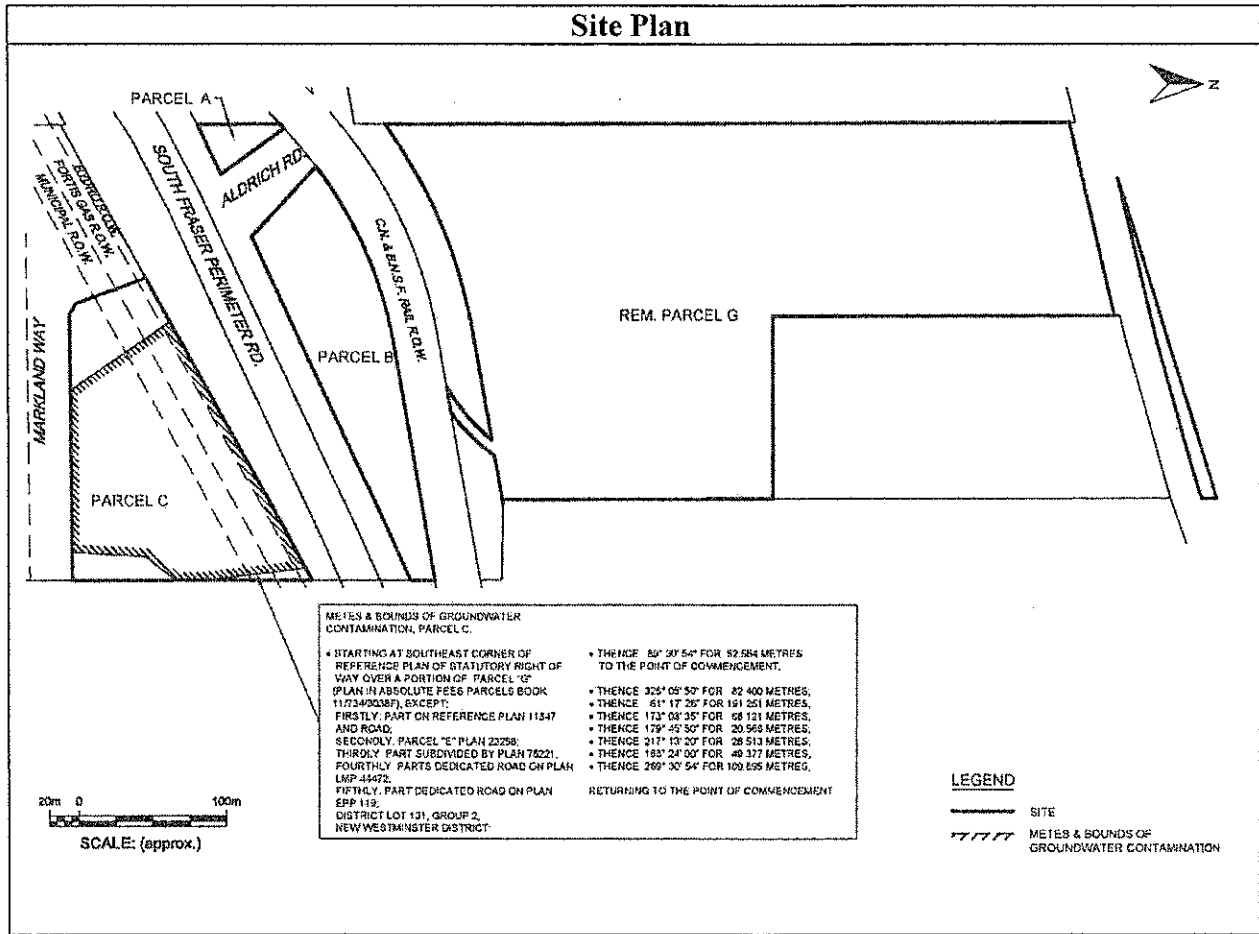
FEB 24 2016

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, of water uses 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. The use(s) 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 Contaminated Sites Regulation numerical 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) *"Buildings must be surface oriented with concrete slab, no basements."*

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(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:

Parcels A, B, C (see Site Plan for parcel locations)

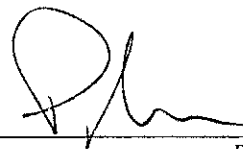
- a) Site groundwater must not be used as drinking water.
- b) Buildings must be slab-on-grade.
- c) Deep-rooting plants are not to be planted.

Parcel C only

- d) Areas with shallow groundwater contamination (<1 metres below ground surface) must remain paved, covered by buildings or un-vegetated, except during construction or utility maintenance activities (see Site Plan for a metes and bounds description of this area).
- e) Should construction or underground utility maintenance activities that may intersect with groundwater contamination be needed, a health and safety plan must be prepared to meet

FEB 24 2016

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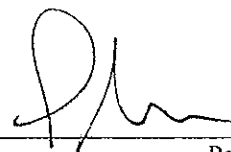
For Director, *Environmental Management Act*

the qualifications set out by WorkSafeBC. This health and safety plan should mitigate incidental groundwater dermal contact by workers.

3. If requested by the Director, the responsible person 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person<s> or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person<s> responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion(s);
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Parcel A of the site

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Sodium.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Ammonia.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Ammonia.

Parcel B of the site

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic and sodium; and
- Benzo[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Ammonia; and
- Benzo[a]pyrene.

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Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Ammonia; and
- Benzo[a]pyrene.

Parcel C of the site

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Arsenic, copper and zinc.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Antimony, barium and boron.

To meet risk-based remediation standards:

- Arsenic chloride, and sodium; and
- Benzo[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

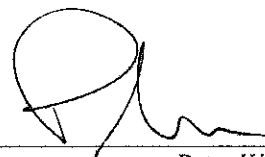
- Zinc.

To meet risk-based remediation standards:

- Ammonia;
- Arsenic; and
- Acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, naphthalene, phenanthrene, and pyrene.

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Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Zinc.

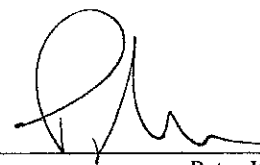
To meet risk-based remediation standards:

- Ammonia;
- Acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, naphthalene, phenanthrene, and pyrene.

FEB 24 2016

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Site Identification Number 18498
Version 8.0 R



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8 of 9

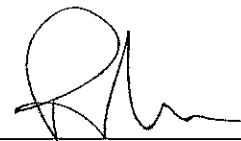
Schedule D

Documents

- *Summary of Site Conditions, 8400 River Road, Delta, BC*, prepared by Michael Geraghty P.Geo., Keystone Environmental Ltd., and Scott Steer, R.P.Bio., Steer Environmental Associates Ltd. October 8, 2015;
- *Report of Findings – Preliminary Site Investigation – Stage 1 Update and Detailed Site Investigation 8400 River Road, Delta, BC*. Prepared by Keystone Environmental Ltd. October 8, 2015;
- *Report of Findings – Human Health and Ecological Risk Assessment, 8400 River Road, Delta, BC*. Prepared by Keystone Environmental Ltd. October 8, 2015;
- *Performance Verification Plan for Certificate of Compliance at 8400 River Road, Delta, BC (Parcels A, B and C)*. Prepared by Keystone Environmental Ltd. October 8, 2015;
- *Stage 1 Preliminary Site Investigation Update, Parcels A, B, and C, 8400 River Road, Delta, BC*. Prepared by Guiton Environmental Consulting for Darrahdi Holdings Ltd., April 2015; and
- *Stage 2 Preliminary Site Investigation and Partial Detailed Site Investigation, Parcels A, B, and C, 8400 River Road, Delta, BC*. Prepared by Guiton Environmental Consulting for Darrahdi Holdings Ltd., April 2015.

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