



**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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

March 16, 2017  
Date Issued

A handwritten signature in black ink, appearing to read "Peter Kickham".

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is MOTI Roadway, including portions of adjacent former Highways work yard [MOE Site ID: 16829, Site Common Name: Nordel 6], Nordel Way [Public Roadway, under jurisdiction of MOTI) and portion of 8150 Nordel Way (weigh scale station, property with no legal description] adjacent to 8099 Nordel Way, Delta, British Columbia which is more particularly known and described:

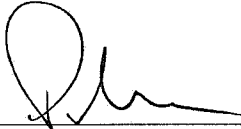
Commencing from most northerly point of Parcel A (Reference Plan BCP2178) District Lot 437 Group 2 New Westminster District, Except Plan 73156 and Plan EPP47508 at a bearing of 303 degrees 12 minutes 9 seconds a distance of 26.4 m,  
Thence at a bearing of 177 degrees 0 minutes and 14 seconds a distance of 117.6 m,  
Thence at a bearing of 95 degrees 5 minutes 15 seconds a distance of 183.1 m,  
Thence at a bearing of 348 degrees 16 minutes 55 seconds a distance of 100 m,  
Thence at a bearing of 331 degrees 46 minutes 22 seconds a distance of 106.3 m,  
Thence at a bearing of 270 degrees 3 minutes 7 seconds a distance of 54.8 m,  
Thence at a bearing of 180 degrees 3 minutes 7 seconds a distance of 51.2 m,  
Thence 221 degrees 4 minutes and 8 seconds to the point of commencement, and comprising a total area of 25,065 m<sup>2</sup>.

The site contains part of a legal parcel depicted in an engineering drawing prepared by SNC-Lavalin on November 09, 2016.

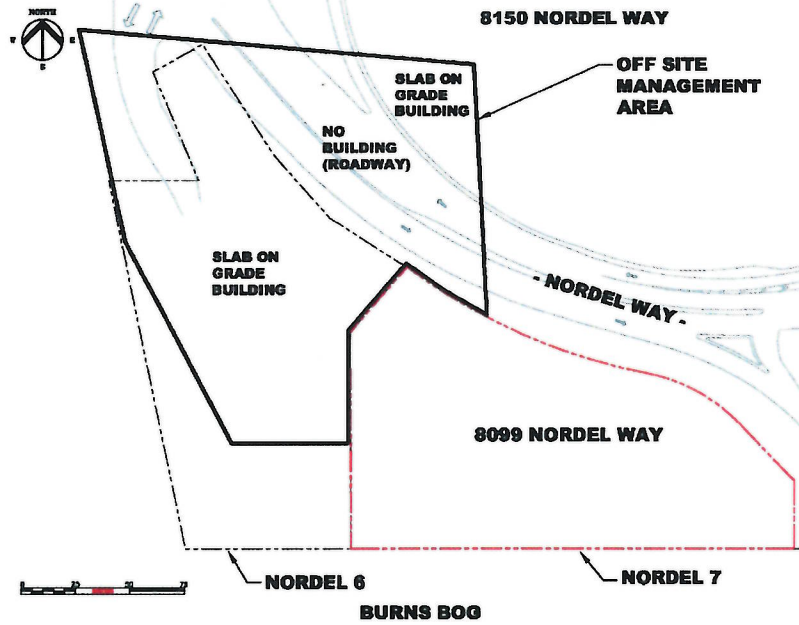
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 43.44"  
Longitude: 122° 56' 34.37"

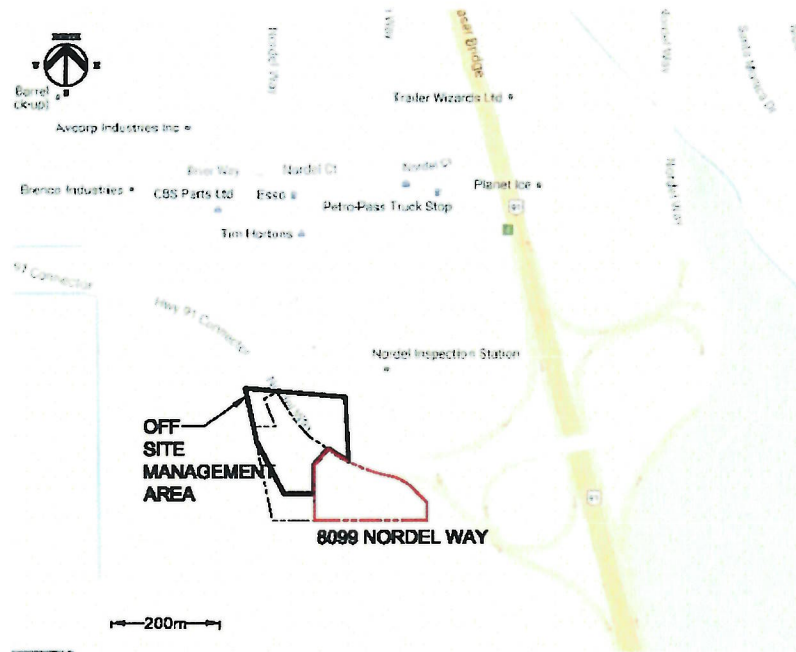
March 16, 2017  
Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Site Plan, Delta, BC



## Location Map, Delta, BC



March 16, 2017

Date Issued

Peter Kickham

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 persons 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 Contaminated Sites Regulation numerical and 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) Only outdoor air was evaluated on the roadway portions of the off-Site Management Area.
- (b) Only slab-on-grade buildings can be constructed on the remaining portions of the off-site Management Area.

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 persons 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 off-Site Management Area must not be used for drinking water purposes.
3. If requested by the Director, the responsible persons 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.

March 16, 2017

Date Issued



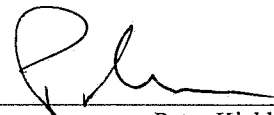
Peter Kickham

For Director, *Environmental Management Act*

5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons 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 excursions;
  - (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 plans described in clause 4 above; and
  - (d) Supporting documentation.

March 16, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

To meet risk-based remediation standards:

- Benzene, and toluene.

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

To meet risk-based remediation standards:

- Arsenic.

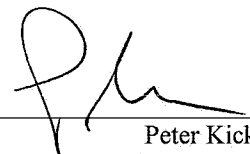
#### *Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Arsenic.

March 16, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition 8099 Nordel Way (Nordel 7), Delta, BC* prepared by John DeCesare and Tara Siemens Kennedy, dated November 17, 2016;
- *Performance Verification Plan, Off-Site Management Area Associated with 8099 Nordel Way (Nordel 7), Delta, BC*, prepared by Lindsay Du Gas and Mandeep Purewal, SNC-Lavalin Inc., dated November 15, 2016;
- *Human Health and Ecological Risk Assessment, 8099 Nordel Way (Nordel 7), Delta, BC*, prepared by Lindsay Du Gas and Mandeep Purewal, SNC-Lavalin Inc., dated November 15, 2016;
- *Stage 1 Preliminary Site Investigation Update and Supplemental Detailed Site Investigation, 8099 Nordel Way (Nordel 7), Delta, BC*, prepared by Melissa Giles, Rob Wilson and Patricia Carmichael, SNC-Lavalin Inc., dated November 15, 2016;
- *Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, Boomerang Site #7 8099 Nordel Way, Delta, BC*, prepared by Melissa Giles, Rob Wilson and Patricia Carmichael, SNC-Lavalin Inc., dated March 11, 2015;
- *RE: Request for Preapproval under Protocol 6 of the Contaminated Sites Regulation to Allow Non-Delineation of Benzene and Toluene Contamination in Peat, 8099 Nordel Way, Delta, BC (PID: 02-542-371)*, response received from the Ministry of Environment, dated February 25, 2015;
- *Data Package (Supporting Information) – Pre-approval for non-delineation of toluene in peat samples*, prepared by Rob Wilson and Patricia Carmichael, SNC-Lavalin Inc., dated December 10, 2014; and
- *Protocol 6 Preapproval Application, 8099 Nordel Way, Delta, BC (PID: 025-542-371)*, prepared by Rob Wilson and Patricia Carmichael, SNC-Lavalin Inc., dated August 11, 2014.

March 16, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*