



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.

March 16, 2017
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

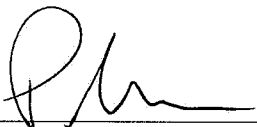
The site covered by this Certificate of Compliance is located at 8099 Nordel Way, Delta, British Columbia which is more particularly known and described as:

Parcel A (Reference Plan BCP2178) District Lot 437 Group 2 New Westminster District, Except Plan 73156 and Plan EPP47508;
PID: 025-542-371

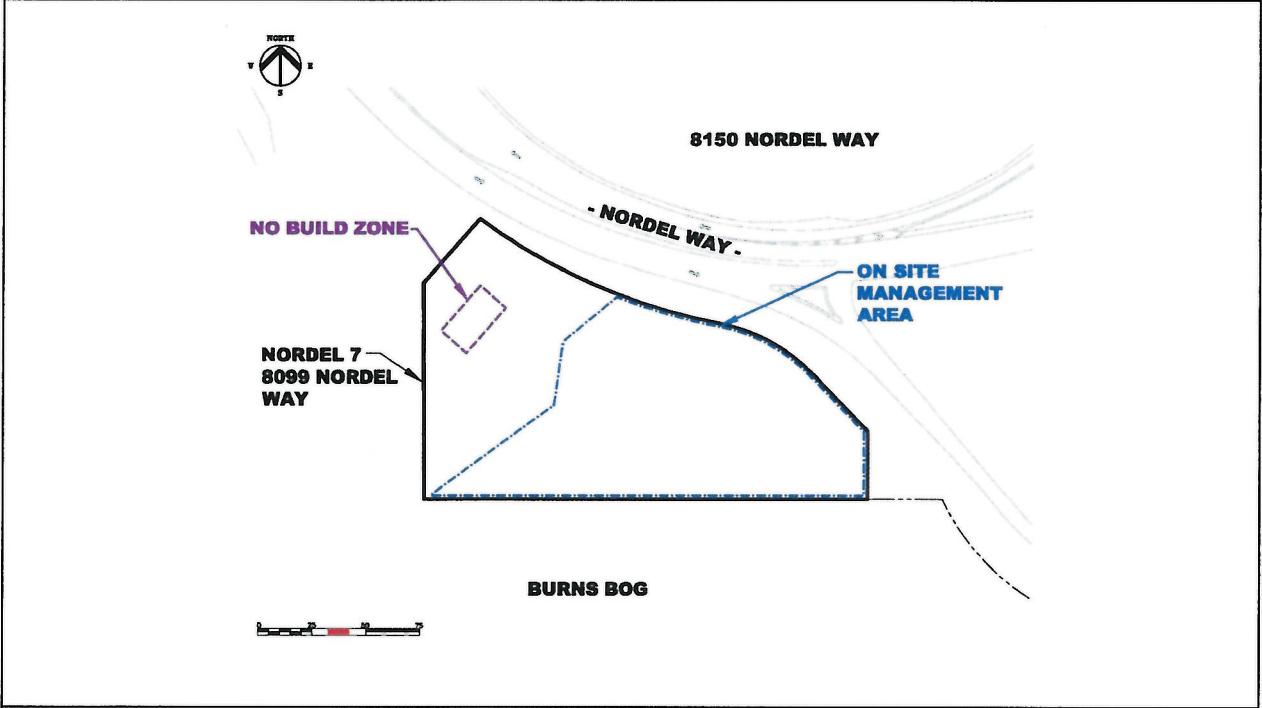
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 40.5"
Longitude: 122° 56' 30.0"

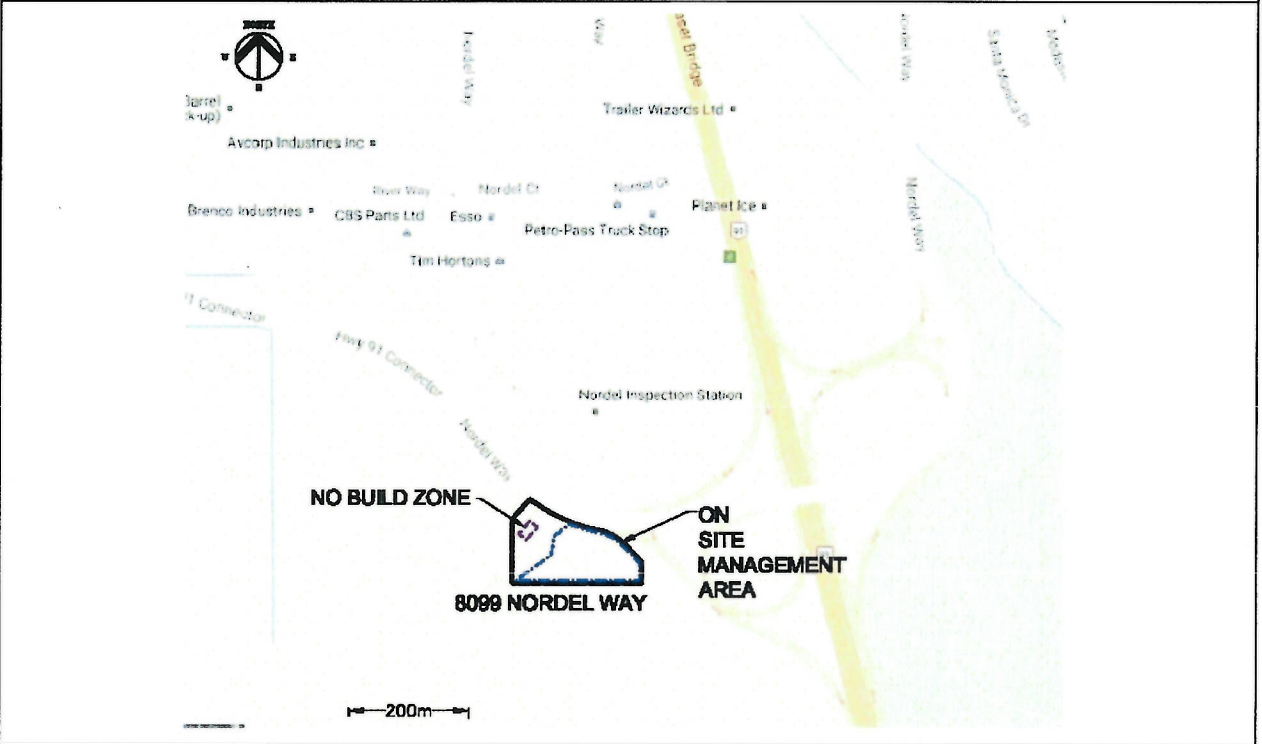
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Site Plan, Delta, BC



Location Map, Delta, BC



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Schedule B

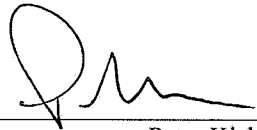
Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible 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) No buildings will be constructed in the 'Nordel 7 No Build Zone' depicted in Schedule A and defined by the following metes and bounds:
Commencing at a point 16 degrees 14 minutes a distance of 69.2m from the Southwest corner of Parcel A (Reference Plan BCP2178) District Lot 437 Group 2 New Westminster District, except Plan 73156 and Plan EPP47508.
Thence, at a bearing of 310 degrees 54 minutes 47 seconds a distance of 15.6.
Thence, at a bearing of 40 degrees 54 minutes 47 seconds a distance of 27.5.
Thence, at a bearing of 130 degrees 54 minutes 47 seconds a distance of 15.6.
Thence, at a bearing of 220 degrees 54 minutes 47 seconds a distance of 27.5. to the point of commencement, and comprising an area of 428.6 m².
- (b) Future buildings at the Site will be of slab-on-grade construction;
- (c) Any future slab on grade building at the on-Site management area (MA) (depicted in Schedule A) will include a perimeter drainage system to prevent groundwater contact with the slab of the building and any sumps associated with the perimeter drainage system will be located or vented exterior to the building. The on-Site MA is defined by the following metes and bounds:
Commencing at Southwest corner of Parcel A (Reference Plan BCP2178) District Lot 437 Group 2 New Westminster District, except Plan 73156 and Plan EPP47508.
Thence, at a bearing of 53 degrees 55 minutes 13 seconds a distance of 72.7.
Thence, at a bearing of 8 degrees 4 minutes 37 seconds a distance of 29.2.
Thence, at a bearing of 50 degrees 9 minutes 15 seconds a distance of 33.9.
Thence, at a radius 267.1, start angle 201 degrees 10 minutes 38 seconds, end angle 190 degrees 51 minutes 41 seconds a distance of 48.1.

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Thence, at a radius 81.43, start angle 10 degrees 0 minutes 5 seconds, end angle 40 degrees 30 minutes 5 seconds a distance of 49.3.

Thence, at a bearing of 135 degrees 30 minutes 5 seconds a distance of 37.0m.

Thence, at a bearing of 91 degrees 0 minutes 1 second a distance of 30.9.

Thence, at a bearing of 270 degrees 0 minutes 1 second a distance of 203.9 to the point of commencement, and comprising a total area of 11,713 m².

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 Site must not be used for drinking water purposes.
- (b) Any future slab on grade building at the on-Site management area (MA) (depicted in Schedule A) will include a perimeter drainage system to prevent groundwater contact with the slab of the building and any sumps associated with the perimeter drainage system will be located or vented exterior to the building. The on-Site MA is defined by the following metes and bounds:

Commencing at Southwest corner of Parcel A (Reference Plan BCP2178) District Lot 437 Group 2 New Westminster District, except Plan 73156 and Plan EPP47508.

Thence, at a bearing of 53 degrees 55 minutes 13 seconds a distance of 72.7.

Thence, at a bearing of 8 degrees 4 minutes 37 seconds a distance of 29.2.

Thence, at a bearing of 50 degrees 9 minutes 15 seconds a distance of 33.9.

Thence, at a radius 267.1, start angle 201 degrees 10 minutes 38 seconds, end angle 190 degrees 51 minutes 41 seconds a distance of 48.1.

Thence, at a radius 81.43, start angle 10 degrees 0 minutes 5 seconds, end angle 40 degrees 30 minutes 5 seconds a distance of 49.3.

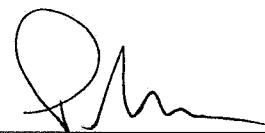
Thence, at a bearing of 135 degrees 30 minutes 5 seconds a distance of 37.0m.

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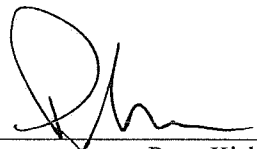


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3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement 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.
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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- Chloride, and sodium; and
- Benzene, and toluene.

Substances remediated in vapour for industrial land vapour use:

To meet risk-based remediation standards:

- Trichloroethylene and VPHv.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

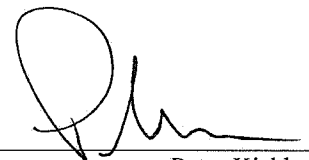
- Arsenic.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Chloride, and sodium; and
- Arsenic.

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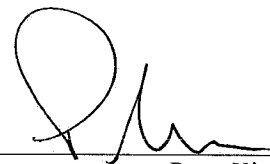
Schedule D

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, 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.

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