



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.

February 6, 2018

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8662 River Road, Delta, British Columbia which is more particularly known and described as:

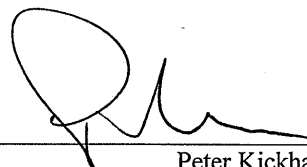
Lot 4 District Lot 131 Group 2 New Westminster District Plan 6284
PID: 002-097-231

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

Latitude: 49° 09' 00"
Longitude: 122° 58' 59"

February 6, 2018

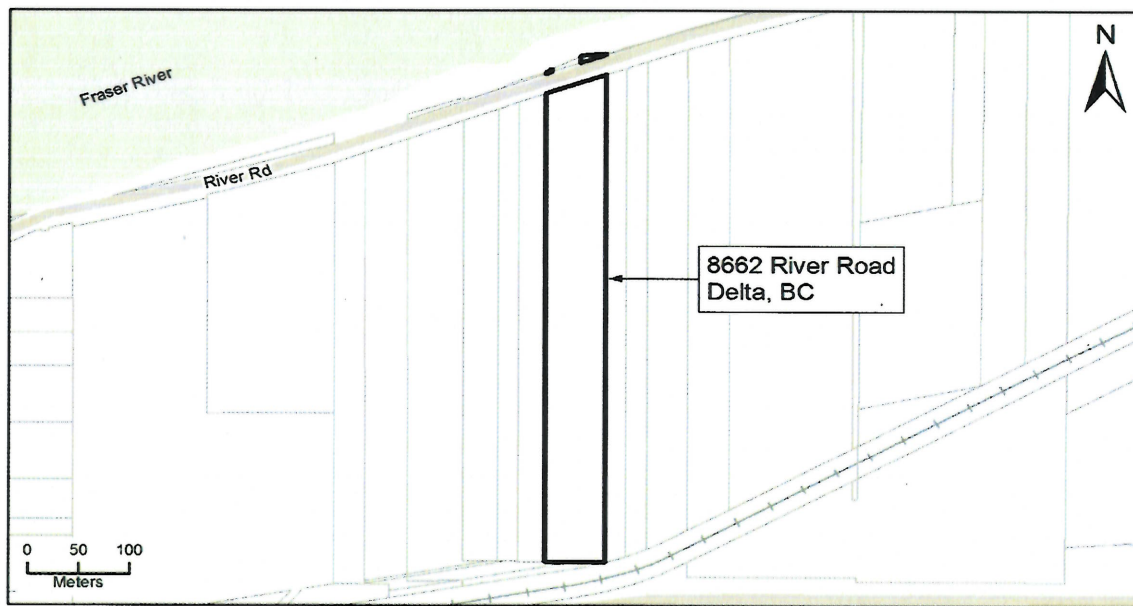
Date Issued



Peter Kickham

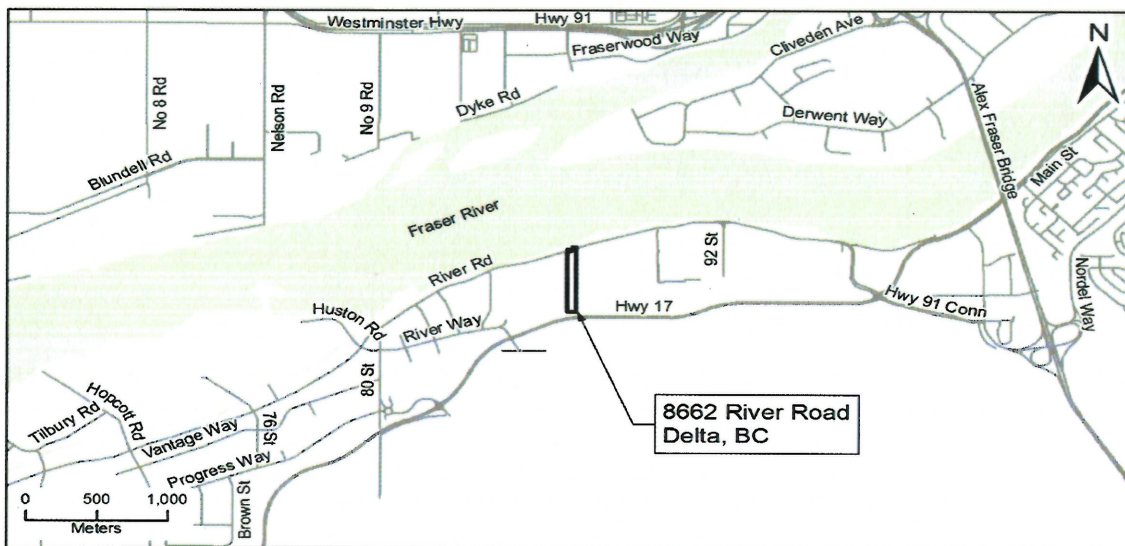
For Director, *Environmental Management Act*

Site Plan



Site Plan

Location Map




Site Location

February 6, 2018

Date Issued

Site Identification Number 21343
Version 8.0 R


Peter Kickham
For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

- 1) Any changes in land, vapour, water or sediment 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 standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- a) A combination of a slab-on-grade building and asphalt parking lot will cover the top surface of the landfill.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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) The landfill cap, as it currently is, must remain intact.
 - b) Site groundwater must not be used as drinking water.
 - c) The leachate collection system must remain in place and functioning, until such time as Director is in agreement that leachate collection is no longer required.
- 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.

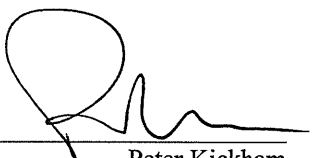
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- 5) Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
- 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 excursion;
 - (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 commercial land soil use:

To meet risk-based remediation standards:

- Antimony, arsenic, barium, chromium, copper, lead, zinc;
- Benzene;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, indeno[1,2,3-c,d], pyrene, phenanthrene;
- Trichloroethylene.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Nickel, sulphide (as H₂S), zinc;
- Acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, phenanthrene, pyrene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Nickel, sulphide (as H₂S), zinc;
- Acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, phenanthrene, pyrene.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Barium, boron;
- Benzo[a]pyrene.

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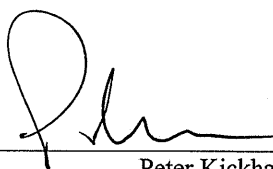
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Conditions – 8662 River Road, Delta, BC*, prepared by Hemmera Envirochem Inc., October 24, 2017;
- *Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation Update, 8576 to 8694 River Road, Delta, BC*, prepared by Hemmera Envirochem Inc., October 2017;
- *Human Health and Ecological Risk Assessment and Remedial Action Plan – North Alpha Landfill, Delta, BC*, prepared by Hemmera Envirochem Inc., October 2017;
- *Performance Verification Plan for Sunshine West Property, 8662 River Road, Delta, BC*, prepared by Hemmera Envirochem Inc., October 2017;
- *Pollution Prevention Order OR-10682* - letter indicating the Order is no longer in effect and confirming no further obligations under the Order, prepared by BC MOE, Environmental Protection Division, July 10, 2017;
- *Protocol 9 Application for Determination of Background Sulphide Concentrations in Groundwater, North and South Alpha Landfill, 8576 to 8694 River Road, Delta, BC*. Prepared by BC MOECCS. October 30, 2017;
- *February 2016 Groundwater Monitoring Program, 8576 to 8694 River Road, Delta, BC*, prepared by Keystone Environmental Ltd., April 7, 2016;
- *Closure Completion Plan for North Alpha Landfill Report Final*, prepared by Sperling Hansen Associates, March 26, 2016;
- *Alpha North Landfill Closure Completion Report – Final Report*, prepared by Sperling Hansen Associates, March 22, 2016;
- *Report of Findings – Human Health and Ecological Risk Assessment, 8576 to 8694 River Road, Delta, BC*, prepared by Keystone Environmental Ltd., January 30, 2015;
- *Report of Findings – Preliminary Site Investigations – Stage 1 and 2, and Detailed Site Investigation (DSI), 8576 to 8694 River Road, Delta, BC*, prepared by Keystone Environmental Ltd., December 31, 2014; and
- *Closure Plan for North Alpha Landfill Final V2 Report*, prepared by Sperling Hansen Associates, July 8, 2013.

February 6, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*