



## 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.

July 13, 2018  
Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance includes portions of Capstan Way Richmond, British Columbia which is more particularly known and described as the following metes and bounds:

Starting at the southeast corner of Lot C, Sec 28, Block 5 North, Range 6 West, New Westminster District Plan EPP70357: the Point Of Commencement:

- thence northerly being an arc of a 176.173 metre radius curve having a radial bearing of  $84^{\circ} 24' 39''$  to the centre of said curve and a radial bearing of  $82^{\circ} 18' 48''$  to the end of said curve an arc distance of 6.451 metres;
- thence  $270^{\circ} 25' 23''$  for 40.307 metres;
- thence westerly being an arc of a 21.505 metres radius curve having a radial bearing of  $180^{\circ} 25' 23''$  to the centre of said curve and a radial bearing of  $192^{\circ} 01' 59''$  to the end of said curve an arc distance of 4.357 metres;
- thence  $282^{\circ} 01' 59''$  for 9.766 metres;
- thence  $208^{\circ} 06' 29''$  for 0.446 metres;
- thence easterly being an arc of a 5.754 metres radius curve having a radial bearing of  $118^{\circ} 05' 16''$  to the centre of said curve and a radial bearing of  $0^{\circ} 26' 36''$  to the end of said curve an arc distance of 11.796 metres
- thence  $90^{\circ} 25' 23''$  for 50.114 metres
- returning to the Point of Commencement

The site contains part of a legal parcel depicted in an engineering drawing (17-12241-01) prepared by Keystone Environmental Ltd. on October 23, 2017.

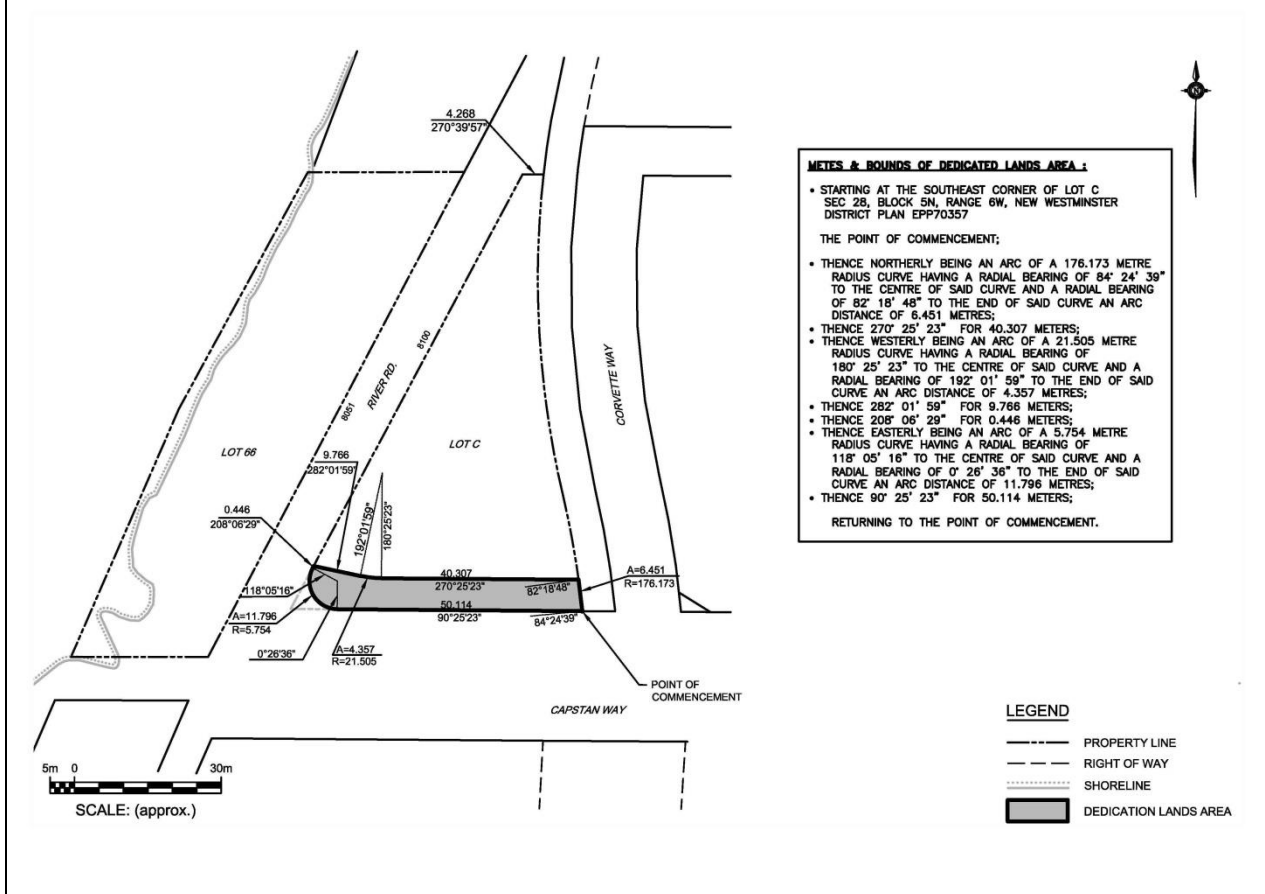
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:       $49^{\circ} 11' 20.76''$   
Longitude:     $123^{\circ} 08' 06.68''$

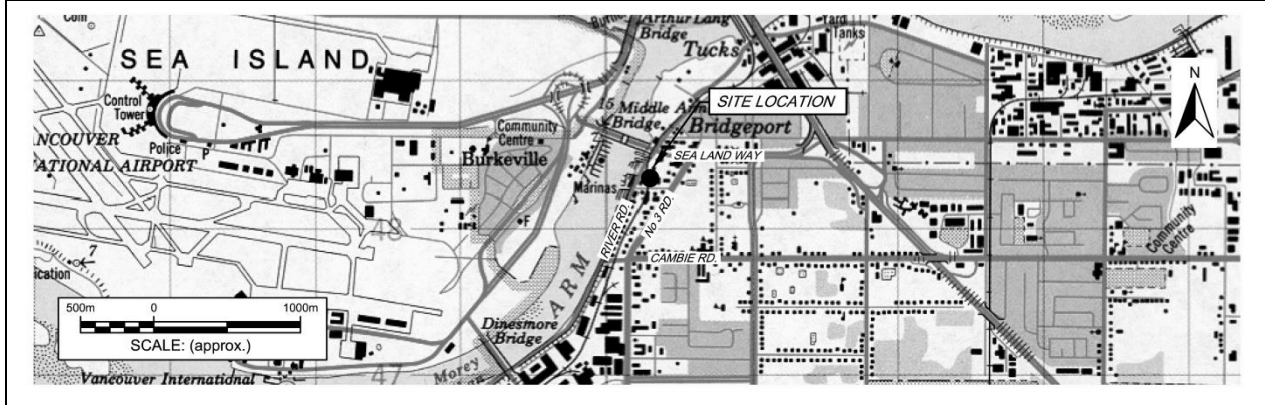
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## Site Plan, Richmond, BC



## Location Map, Richmond, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 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 expected at and adjacent to the site. These assumptions include the following:

- (a) No buildings will be constructed in the dedication lands area.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed 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 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 as drinking water.
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.

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**Schedule C**  
**Substances and Uses**

*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Arsenic.

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Site Identification Number 21201  
Version 8.0 R

  
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For Director, *Environmental Management Act*

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## Schedule D

### Documents

*Summary of Site Condition, A Portion of Capstan Way, Richmond, BC, Keystone Environmental Ltd, October 2017;*

*Report of Findings –Human Health and Ecological Risk Assessment, 8051 River Road and 3399 Corvette Way, Keystone Environmental Ltd, October 2017;*

*Revised Release Request – Zoning, Subdivision and Development Permit Applications, 8051 and 8100 River Road, Richmond, BC Ministry of Environment, March 17, 2017*

*Release Request – Zoning, Subdivision and Development Permit Applications, 8051 and 8100 River Road, Richmond, BC, Steer Environmental Associates Ltd., March 17, 2017*

*Technical Memorandum, Groundwater Plume Stability Assessment – MOE Site ID: 10823, Keystone Environmental Ltd, March 16, 2017*

*Report of Findings – Preliminary Site Investigation – Stage 1 Update, Preliminary Site Investigation Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 8051 River Road and 3399 Corvette Way, Richmond, BC, Keystone Environmental Ltd, October 2017;*

*Supplemental Site Investigation 8051 River Road, Richmond, BC, Keystone Environmental Ltd., August 2014;*

*Phase I Environmental Site Assessment and Groundwater Sampling Report 8100 River Road, Richmond, BC, Keystone Environmental Ltd., October, 2013.*

*Preliminary Site Investigation Stage 1 and 2 and Detailed Site Investigation, 8100 River Road, Richmond, BC, Keystone Environmental Ltd., October 2007.*

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