



**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.

February 13, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at a Management Area on Belmont and Sixth Streets adjacent to the property at 522 Sixth Street, New Westminster, British Columbia. The site is more particularly known and described as:

### Metes and Bounds Description:

ALL AND SINGULAR those certain portions of land, situate, lying, and being in Suburban Block 10, Plan 2620, more particularly described as follows:

A portion of road being Belmont venue in New Westminster, shown dedicated on Plan 2620 which may be more particularly described as follows:

COMMENCING at the south corner of Belmont Avenue and Sixth Street, said point also being the north corner of the North 100 Feet of Lot E Having a Frontage of 100 Feet on Sixth Street, Suburban Block 10, Plan 6288;

THENCE: south-westerly  $230^{\circ}28'54''$ , 24.561 metres along the northwest boundary the North 100 Feet of Lot E Having a Frontage of 100 Feet on Sixth Street, Suburban Block 10, Plan 6288 and the south boundary of Belmont Avenue;

THENCE:  $320^{\circ}28'54''$ , 9.735 metres;

THENCE:  $50^{\circ}28'54''$ , 2.638 metres;

THENCE:  $320^{\circ}28'54''$ , 10.382 metres, more or less, to the southeast boundary of Strata Plan NWS2089; and the north boundary of Belmont Avenue;

THENCE:  $50^{\circ}28'54''$ , 24.467 metres, more or less, along the southeast boundary of Strata Plan NWS2089 to the east corner thereof and the west corner of Belmont Avenue and Sixth Street;

THENCE:  $50^{\circ}28'54''$ , 4.687 metres,

THENCE:  $140^{\circ}28'54''$ , 20.117 metres,


THENCE:  $230^{\circ}28'54''$ , 2.544 metres, more or less, to the point of commencement and containing by admeasurement 517.9 square metres, more or less as shown on Underhill & Underhill Plan H-2172B

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Underhill & Underhill, B.C. Land Surveyor, on September 5, 2018.

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

Latitude:       $49^{\circ} 12' 44.39''$   
Longitude:     $122^{\circ} 55' 10.84''$

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## Site Plan, New Westminster, BC

ALL AND SINGULAR those certain portions of land, situate, lying, and being in Suburban Block 10, Plan 2620, more particularly described as follows:

A portion of road being Belmont Avenue in New Westminster, shown dedicated on Plan 2620 which may be more particularly described as follows:

COMMENCING at the south corner of Belmont Avenue and Sixth Street, said point also being the north corner of the North 100 Feet of Lot E Having a Frontage of 100 Feet on Sixth Street, Suburban Block 10, Plan 6288;

THENCE south-westerly  $230^{\circ}28'54''$ , 24.561 metres along the northwest boundary the North 100 Feet of Lot E Having a Frontage of 100 Feet on Sixth Street, Suburban Block 10, Plan 6288 and the south boundary of Belmont Avenue;

THENCE  $320^{\circ}28'54''$ , 9.735 metres;

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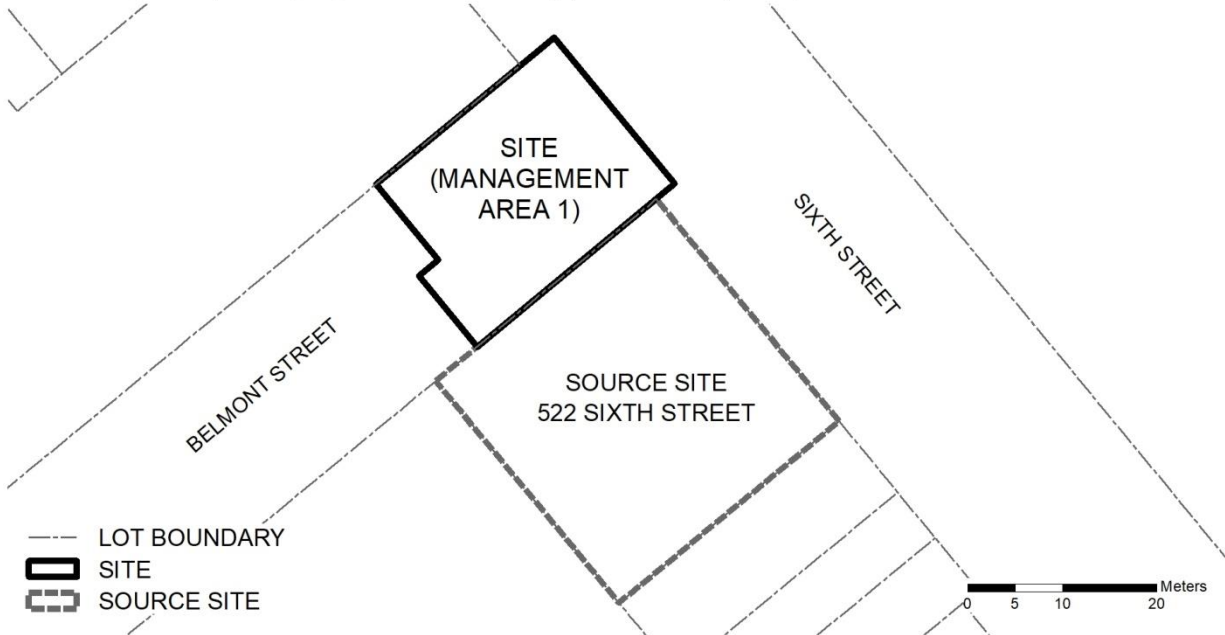
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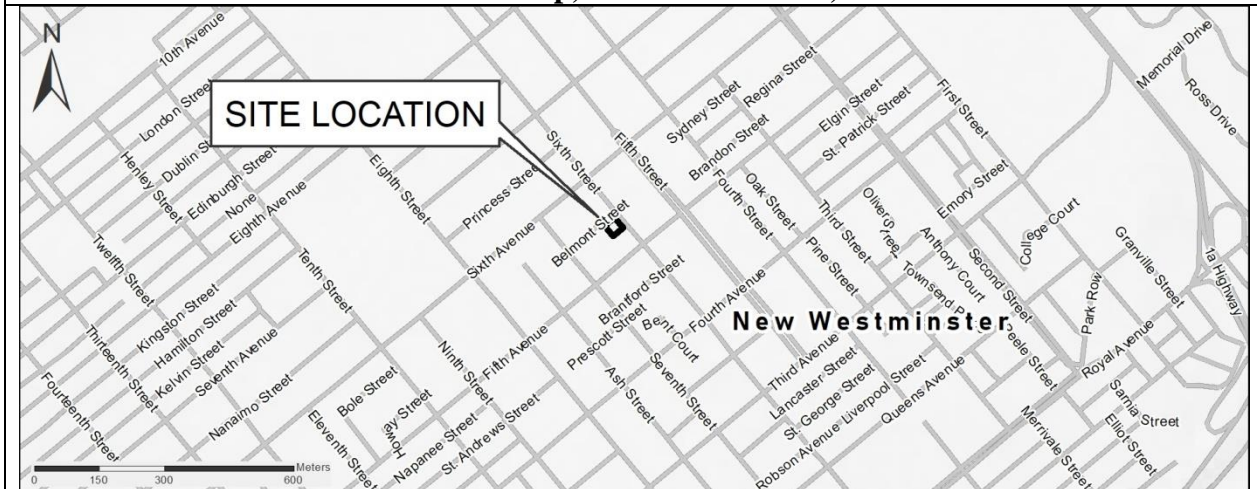
THENCE  $50^{\circ}28'54''$ , 4.687 metres;

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THENCE  $230^{\circ}28'54''$ , 2.544 metres, more or less, to the point of commencement and containing by admeasurement 517.9 square metres, more or less as shown on Underhill & Underhill Plan H-2172B.



## Location Map, New Westminster, 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 person 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 risk-based standards at and adjacent to 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 and adjacent to the site. These assumptions include the following:

- (a) The management area will remain a roadway/sidewalk.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings 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 a drinking water source.
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 soil for industrial land soil use:*

##### To meet risk-based remediation standards:

- benzene (71-43-2)
- ethylbenzene (100-41-4)
- toluene (108-88-3)
- VPHs
- xylenes (1330-20-7)

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

##### To meet numerical remediation standards:

- EPHw10-19

##### To meet risk-based remediation standards:

- benzene (71-43-2)
- benz(a)anthracene (56-55-3)
- benzo(a)pyrene (50-32-8)
- benzo(b+j)fluoranthenes (205-99-2 & 205-82-3)
- dibenz(a,h)anthracene (53-70-3)
- dibromoethane, 1,2- (106-93-4)
- ethylbenzene (100-41-4)
- methylnaphthalene, 1- (90-12-0)
- methylnaphthalene, 2- (91-57-6)
- naphthalene (91-20-3)
- toluene (108-88-3)
- trimethylbenzene, 1,3,5- (108-67-8)
- VHw6-10
- xylenes, total (1330-20-7)

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## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., December 2018.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, SLR Consulting (Canada) Ltd., December 2018.
- *Human Health and Ecological Risk Assessment*, SLR Consulting (Canada) Ltd., December 2018.
- *Record of Correspondence for Metes and Bounds Management Areas on City of New Westminster Lands (“Management Area 1”), 534 Sixth Street (“Management Area 2”), and 518/520 Sixth Street (“Management Area 3”) Adjacent to 522 Sixth Street, New Westminster, British Columbia (“the Property”)*. SLR Consulting (Canada) Ltd., December 10, 2018.
- *Phase of Detailed Site Investigation Adjacent to the Former Petro-Canada Service Station, Located at 522 6th Street, New Westminster*, Worley Parsons Komex, March 3, 2008.
- *Phase of Detailed Site Investigation Adjacent to the Former Petro-Canada Service Station, Located at 522 6th Street, New Westminster*, Worley Parsons Komex, May 9, 2007.
- *Phase of a Detailed Site Investigation at the Former Petro-Canada Service Station, Located at 522 6th Street*, Komex International Ltd., December 15, 2005.
- *Phase II Assessment Report*, Komex International Ltd., February 20, 2004
- *Subsurface Investigation Report*, O’Connor Associates Environmental Inc., February 5, 2001.
- *Supplemental Drilling Report*, O’Connor Associates Environmental Inc., December 13, 2000.
- *Offsite Subsurface Investigation Report*, O’Connor Associates Environmental Inc., November 26, 1997.
- *Offsite Subsurface Investigation Report*, O’Connor Associates Environmental Inc., June 10, 1997.
- *Supplemental Test Hole Investigation Report*, O’Connor Associates Environmental Inc., April 10, 1997.
- *Supplemental Drilling Report*, O’Connor Associates Environmental Inc., July 15, 1996.
- *Tank Removal/Test Pit Investigation Report*, O’Connor Associates Environmental Inc., April 8, 1996.
- *Environmental Investigation Report*, O’Connor Associates Environmental Inc., January 18, 1996.

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