



**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.

August 19, 2019

Date Issued

A handwritten signature in blue ink, reading "J.A. Brooke", enclosed in a rectangular box.

J.A. Brooke

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 8671 Hazelbridge Way, Richmond, British Columbia which is more particularly known and described as:

Lot 2, Section 28, Block 5 North Range 6 West New Westminster District Plan EPP80548,  
PID: 030-520-959

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

Latitude: 49° 11' 19.63"  
Longitude: 123° 07' 54.34"

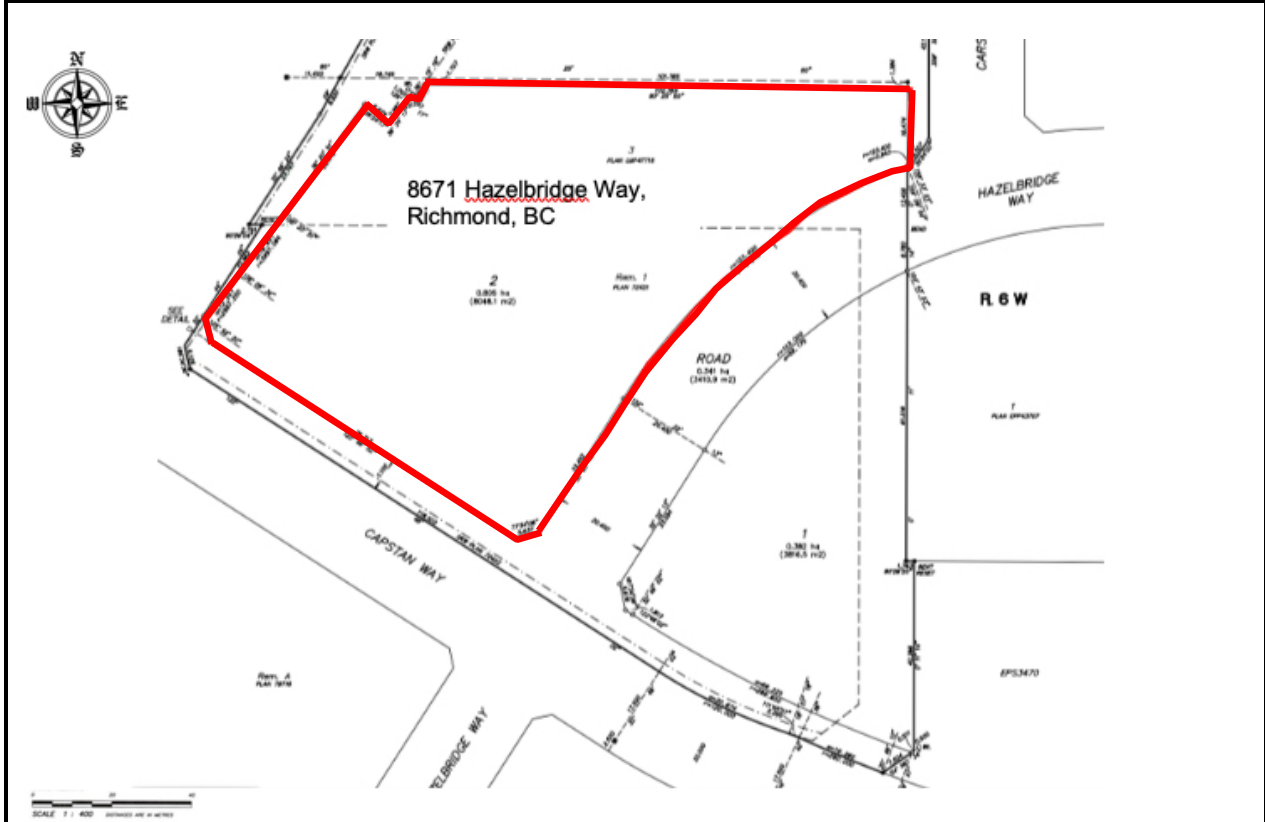
August 19, 2019

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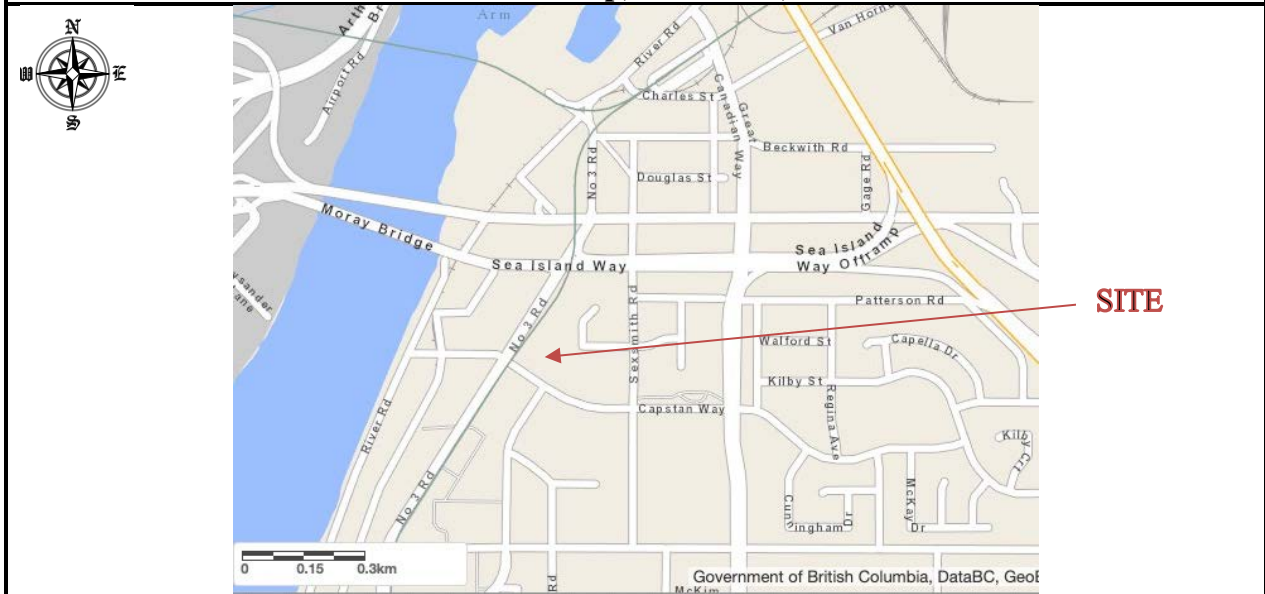


J.A. Brooke  
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## Site Plan, Richmond, BC



## Location Map, Richmond, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land use 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 use 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 standard 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) Any building or structure constructed onsite will have a concrete floor slab and the base of the underside of the floor slab will not be in contact with groundwater, with the exception of parkades built to the equivalent or better: 2012 or later BC Building Codes.*

Any inconsistencies that arise between the structures, locations and depths of the proposed or constructed building at the site and the range of structures, locations and depths of the buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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.



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## Schedule C

### Substances and Uses

*Substances remediated in soil for residential (high density) land soil use:*

To meet numerical remediation standards:

Arsenic	7440-38-2
Cobalt	7440-48-4
Nickel	7440-02-0



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## Schedule D

### Documents

- *Detailed Site Investigation, 8555 Capstan Way, 8671 Hazelbridge Way & Dedicated Lands, Richmond, BC*, Sara Bathgate & Nick Dayal, Geostratus Consulting Inc., June 2019;
- *Summary of Site Condition, 8671 Hazelbridge Way, Richmond, BC*, James Smith, Envision Environmental Consulting Ltd., June 2019;
- *Confirmation of Remediation Report, 8671 Hazelbridge Way, Richmond, BC*, Sara Bathgate & Nick Dayal, Geostratus Consulting Inc. March 2019;
- *Stage 1 Preliminary Site Investigation Update, 8555 Capstan Way, 8671 Hazelbridge Way & Dedications, Richmond, BC*, Sara Bathgate & Nick Dayal, Geostratus Consulting Inc., March 2019;
- *Scenario 5 Release - Release Request, Zoning, Subdivision, Demolition and Development Applications, 8511 Capstan Way, Richmond, BC*, Ministry of Environment & Climate Change Strategy, October 31, 2017;
- *Release Request, Rezoning, Subdivision, Demolition and Development Permit Application, 8511 Capstan Way, Richmond, BC*, NEXT Environmental Inc., October 16, 2017;
- *Site Remediation Plan, 8511 Capstan Way, Richmond, BC*, Michael Muttersbach, NEXT Environmental Inc., October 12, 2017;
- *Stage 1 Preliminary Site Investigation, 8511 Capstan Way, Richmond, BC*, Ardavan Mansourpour & Michael Muttersbach, NEXT Environmental Inc., April 17, 2017;
- *Decommissioning of Fuel Dispensing Equipment, 8551 Capstan Way, Richmond, BC*, Michelle Stockwell & Duncan MacDonald, Pottinger Gaherty Environmental Consultants Ltd., January 14, 2008;
- *Environmental Stage 2 Preliminary Site Investigation, 8511, 8531 and 8551 Capstan Way, Richmond, BC*, Catherine Galbrand & Phil Lowery, NEXT Environmental Inc., July 2005; and
- *Environmental Stage 1 Preliminary Site Investigation, 8511, 8531 & 8551 Capstan Way, Richmond, BC*, Catherine Galbrand & Phil Lowery, NEXT Environmental Inc., June 3, 2005.

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