



**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.

September 5, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2864 and 2848 Norland Avenue, Burnaby, British Columbia which is more particularly known and described as:


Lot 74, District Lot 75, Group 1, New Westminster District Plan 54137  
PID: 002-694-671 2864 Norland Avenue

Lot 4 Except: Part on Bylaw Plan 52301; Block "C", District Lot 75, Group 1, New Westminster District Plan 4147  
PID: 002-786-494 2848 Norland Avenue

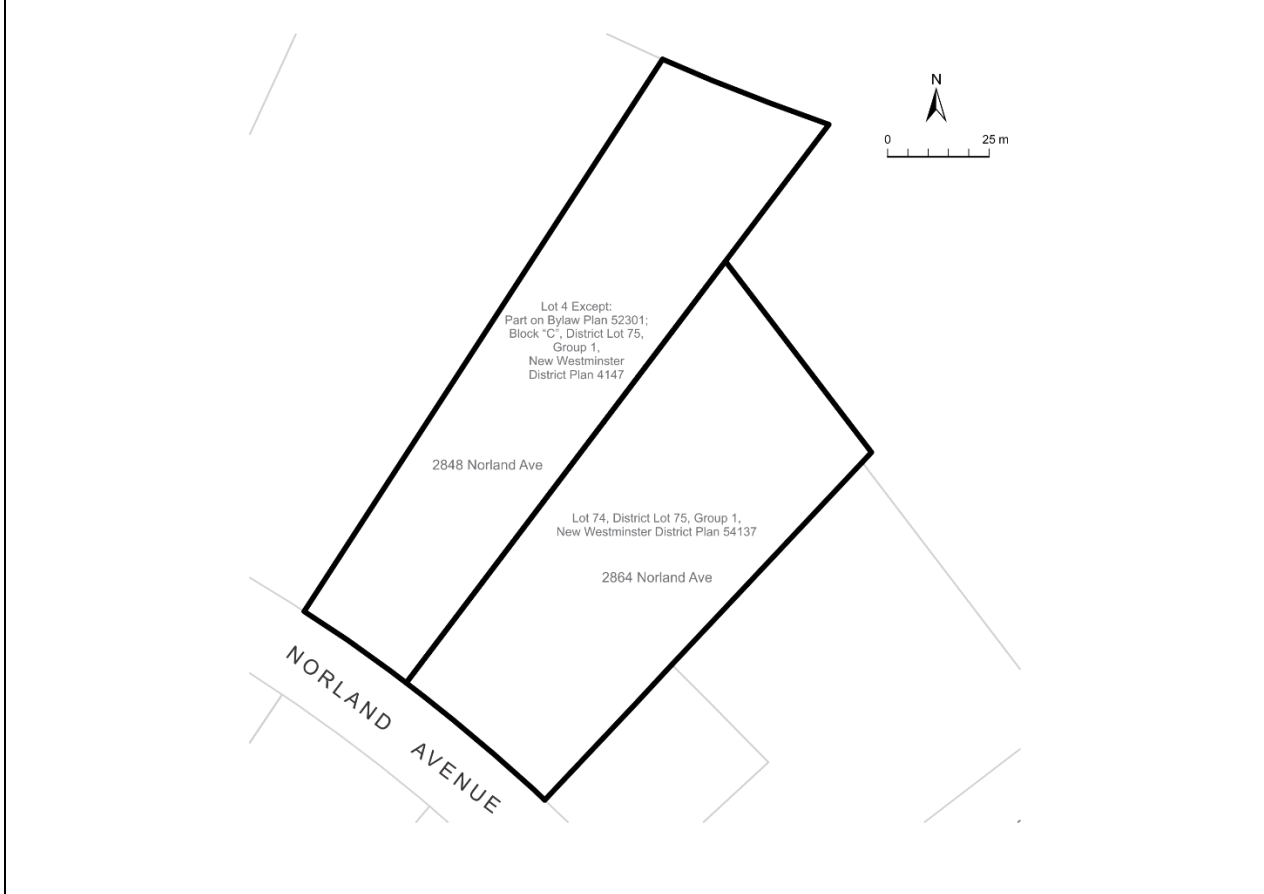
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 32.67"  
Longitude: 122° 58' 42.02"

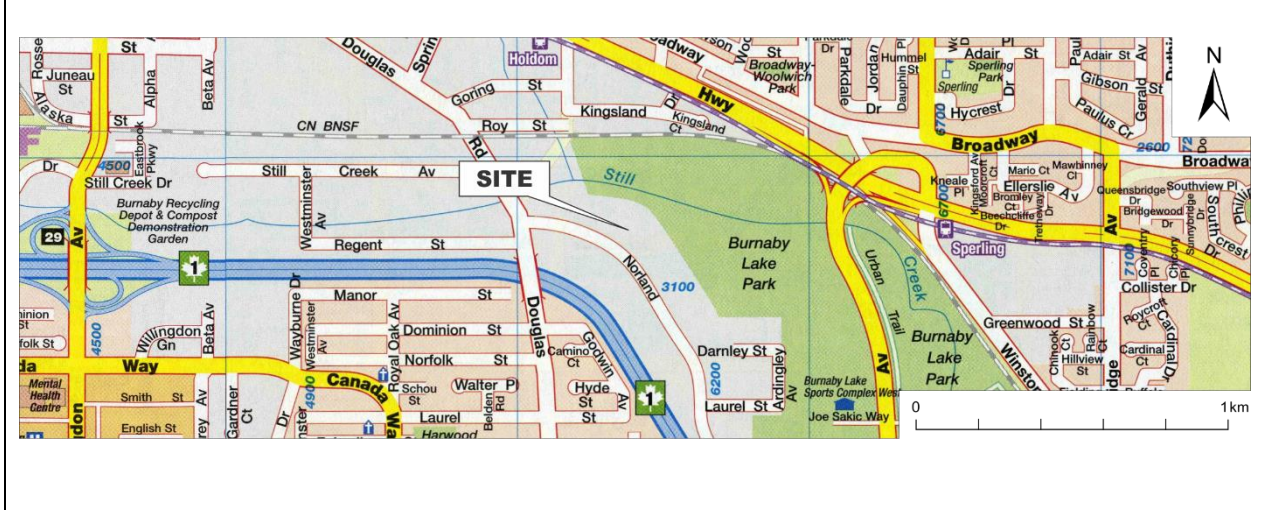
September 5, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Site Plan, Burnaby, BC



## Location Map, Burnaby, BC



September 5, 2019

Date Issued

  
 Liliana Jerade

For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 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) Existing and future buildings onsite will be slab-on-grade;
- (b) Existing and future buildings adjacent the Site can be constructed to any depth.

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 person 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 will not be used as a source of drinking water
  - (b) Contaminated soils must remain a minimum of 1 m below the grade of the site, as of the date of this Certificate of Compliance.
3. If requested by the Director, the responsible person 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.

September 5, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

ethylbenzene	100-41-4
HEPHs	NA
LEPHs	NA
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

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

benzene	71-43-2
---------	---------

#### *Substances remediated in vapour for commercial land vapour use:*

##### To meet numerical remediation standards:

benzene	71-43-2
n-hexane	110-54-3
VPH <sub>v</sub>	NA

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

##### To meet numerical remediation standards:

arsenic	7440-38-2
benz[a]anthracene	56-55-3
benzo[a]pyrene	50-32-8

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

anthracene	120-12-7
benzene	71-43-2
ethylbenzene	100-41-4

September 5, 2019

Date Issued



For Director, *Environmental Management Act*

naphthalene	91-20-3
toluene	108-88-3
xylenes (total)	1330-20-7

***Substances remediated in water for freshwater aquatic life water use:***

To meet numerical remediation standards:

benzo[a]pyrene	50-32-8
chrysene	218-01-9

To meet risk-based remediation standards:

acenaphthene	83-32-9
acridine	260-94-06
anthracene	120-12-7
benzene	71-43-2
fluoranthene	206-44-0
LEPHw	NA
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
toluene	108-88-3
xylenes (total)	1330-20-7

September 5, 2019

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

## Schedule D

### Documents

<b>Document Title</b>	<b>Author / Company</b>	<b>Document Date</b>
<i>Summary of Site Condition</i>	PGL Environmental Ltd.	July 2019
<i>Addendum: Stage I PSI, Stage II PSI, Detailed Site Investigation, Remediation and Confirmatory Sampling &amp; SLRA Reports, 2864 Norland Avenue, Burnaby, BC</i>	Corex Environmental Ltd.	July 2019
<i>Screening Level Risk Assessment – 2864 Norland Avenue, Burnaby, BC</i>	Corex Environmental Ltd.	November 2018
<i>Remediation and Confirmatory Sampling Report – 2864 Norland Avenue, Burnaby, BC</i>	Corex Environmental Ltd.	August 2018
<i>Detailed Site Investigation – 2864 Norland Avenue, Burnaby, BC</i>	Corex Environmental Ltd.	April 2018
<i>Stage 2 Preliminary Site Investigation – 2864 Norland Avenue, Burnaby, BC</i>	Corex Environmental Ltd.	February 2018
<i>Stage 1 Preliminary Site Investigation – 2864 Norland Avenue, Burnaby, BC</i>	Corex Environmental Ltd.	December 2017

September 5, 2019

Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*