



by email: hernando@shaw.ca

Victoria File: 26250-20/22326
Site ID: 22326

December 23, 2019

Mr. Guy Pontifex
Busy Bee Equipment Rental Sales Services Ltd.
7460 Edmonds Street
Burnaby, BC V3N 1B2

Dear Mr. Pontifex:

Re: Certificate of Compliance – 7460 Edmonds Street, Burnaby, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

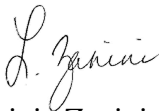
buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 236-468-2251 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, City of Burnaby,
saleh.haidar@burnaby.ca

Jin Young Huh, Jin Huh Development Inc., Inc. No.
BC0954916 jyuhst@yahoo.co.kr

CSAP Society,
apopova@csapsociety.bc.ca

Gary Lin, Next Environmental Inc.,
glin@nextenvironmental.com



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.

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Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7460 Edmonds Street, Burnaby, British Columbia which is more particularly known and described as:

Lot A, Block 35, District Lot 30, Group 1, New Westminster District Plan 3036
PID: 002-485-991

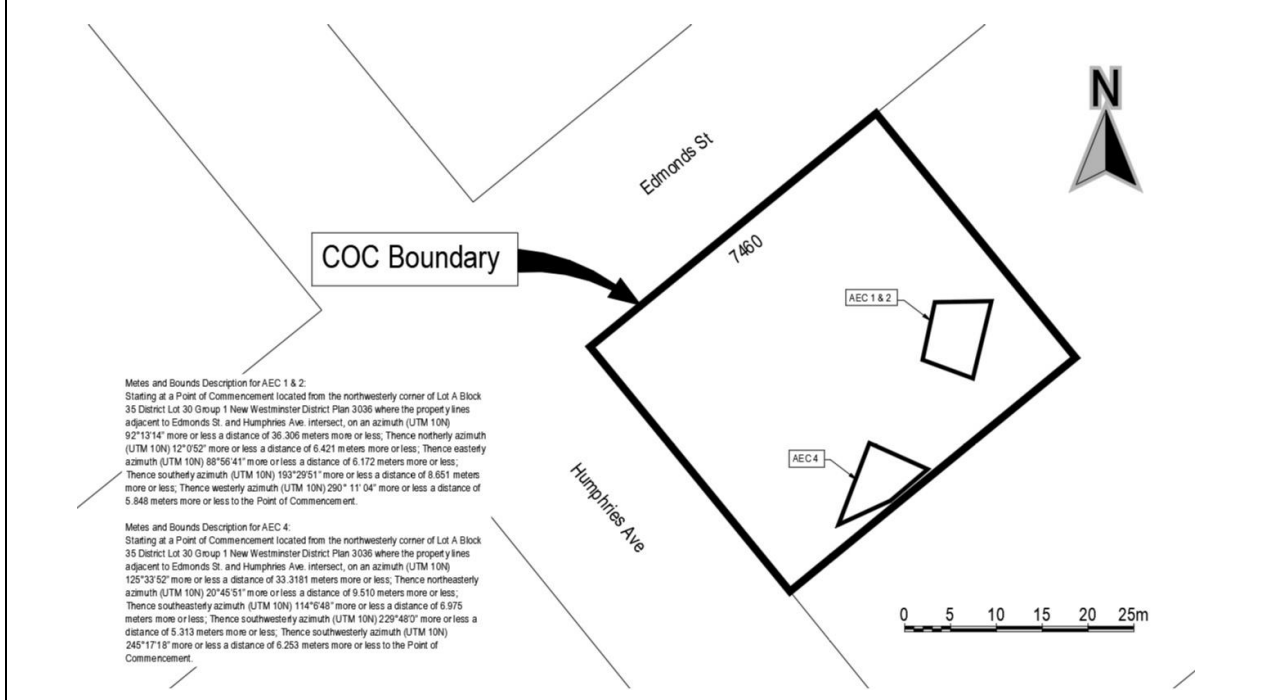
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 15.2"
Longitude: 122° 56' 47.2"

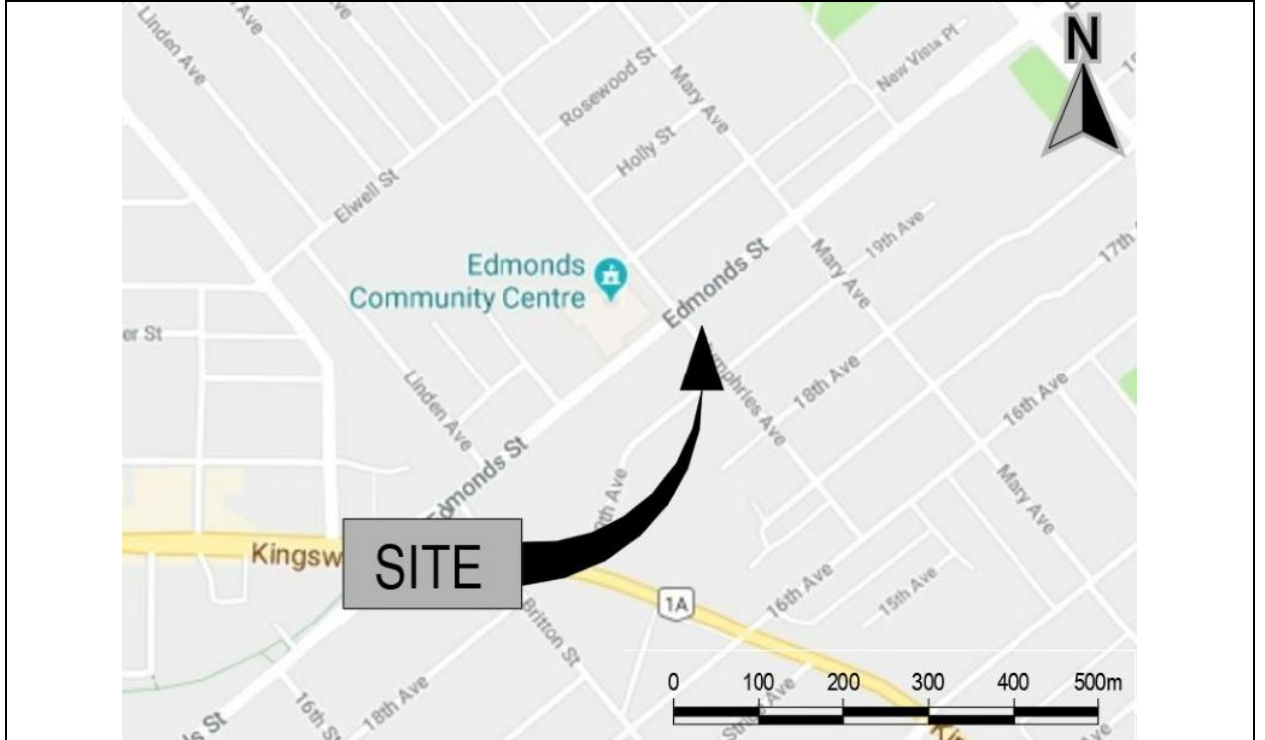
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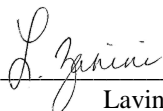
Site Plan, Burnaby, BC



Location Map, Burnaby, 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 numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions made about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The current building structure, configuration, and depth at the site will be maintained.
- (b) For residential properties adjacent to the site, outdoor air attenuation factors are applicable within a minimum 7.5 m setback from the property boundary for back yard use (City of Burnaby Zoning Bylaw No. 4742).

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 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:

Maintain the current ground surface cover (i.e. pavement or foundation) above contaminated soils in *AEC 1 & 2* and *AEC 4* with the following metes and bounds descriptions:

AEC 1 & 2

Starting at a Point of Commencement located from the northwesterly corner of Lot A Block 35 District Lot 30 Group 1 New Westminster District Plan 3036 where the

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property lines adjacent to Edmonds St. and Humphries Ave. intersect, on an azimuth (UTM 10N) 92°13'14" more or less a distance of 36.306 meters more or less;
Thence northerly azimuth (UTM 10N) 12°0'52" more or less a distance of 6.421 meters more or less;
Thence easterly azimuth (UTM 10N) 88°56'41" more or less a distance of 6.172 meters more or less;
Thence southerly azimuth (UTM 10N) 193°29'51" more or less a distance of 8.651 meters more or less;
Thence westerly azimuth (UTM 10N) 290° 11' 04" more or less a distance of 5.848 meters more or less to the Point of Commencement.

AEC 4

Starting at a Point of Commencement located from the northwesterly corner of Lot A Block 35 District Lot 30 Group 1 New Westminster District Plan 3036 where the property lines adjacent to Edmonds St. and Humphries Ave. intersect, on an azimuth (UTM 10N) 125°33'52" more or less a distance of 33.3181 meters more or less;
Thence northeasterly azimuth (UTM 10N) 20°45'51" more or less a distance of 9.510 meters more or less;
Thence southeasterly azimuth (UTM 10N) 114°6'48" more or less a distance of 6.975 meters more or less;
Thence southwesterly azimuth (UTM 10N) 229°48'0" more or less a distance of 5.313 meters more or less;
Thence southwesterly azimuth (UTM 10N) 245°17'18" more or less a distance of 6.253 meters more or less to the Point of Commencement.

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 commercial land soil use:

To meet risk-based remediation standards:

- VPHs NA

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Schedule D

Documents

Submission Addendum in response to the Stage 1 Findings of Performance Assessment, Certificate of Compliance Screening Level Risk, Next Environmental Inc., October 24, 2019;

Summary of Site Condition, Next Environmental Inc., August 9, 2019;

Screening Level Risk Assessment, 7460 Edmonds St., Burnaby, BC, Next Environmental Inc., August 7, 2019;

Detailed Site Investigation – Report- Revision 1, 7460 Edmonds St., Burnaby, BC, Next Environmental Inc., April 16, 2019 (Revised July 23, 2019);

Stage 2 Preliminary Site Investigation – Report - Revision 2, 7460 Edmonds St., Burnaby, BC, Next Environmental Inc., November 16, 2018 (Revised July 12, 2019); and

Stage 1 Preliminary Site Investigation – Report – Revision 1, 7460 Edmonds St., Burnaby, BC, Next Environmental Inc., April 3, 2018 (Revised July 11, 2019).

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