



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.

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.

February 25, 2020

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1031 Cliveden Avenue, Delta, British Columbia which is more particularly known and described as:

Lot 92 District Lot 351 Group 1 New Westminster District Plan 47106

PID: 006-160-964

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

Latitude: 49° 10' 25.10"
Longitude: 122° 56' 38.80"

February 25, 2020

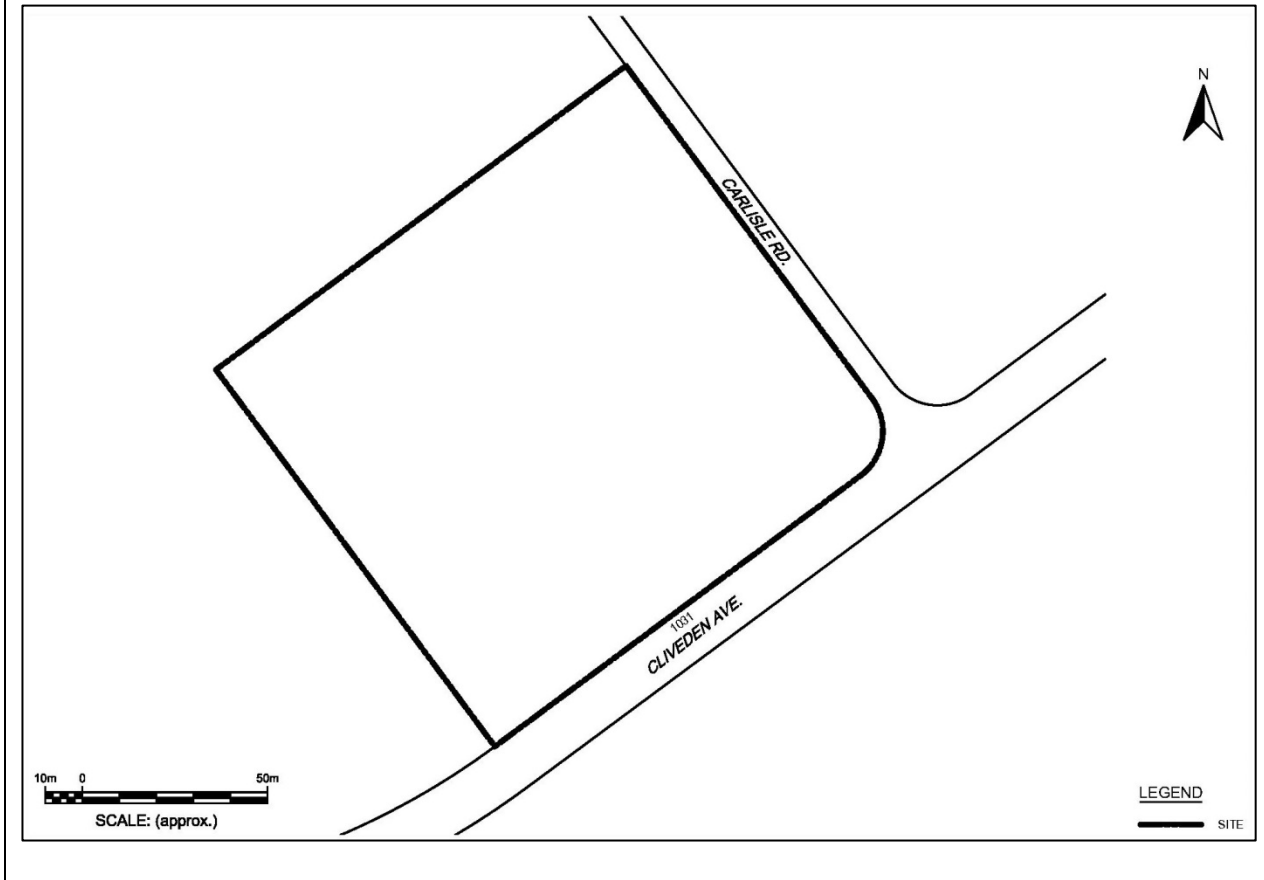
Date Issued



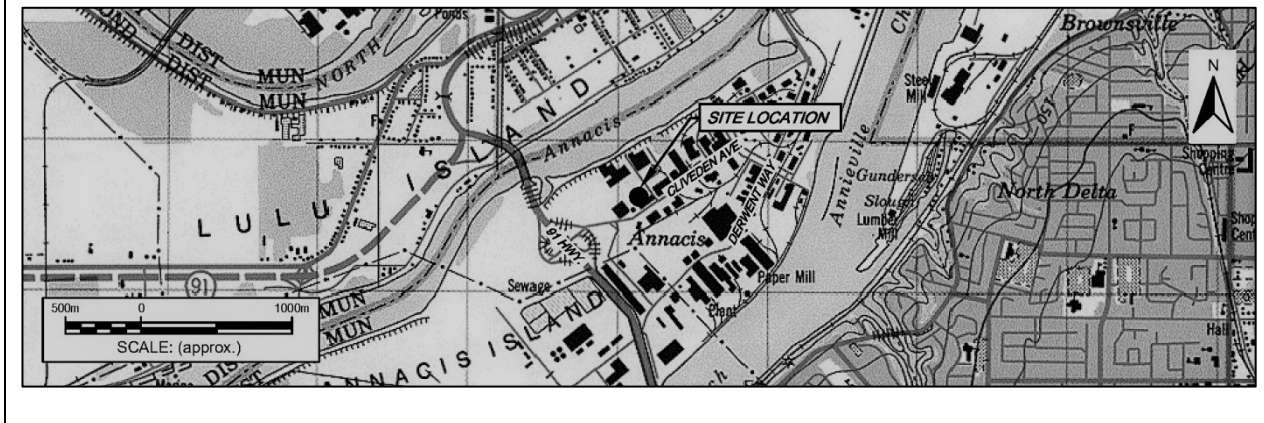
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Site Plan, Delta, BC



Location Map, Delta, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour and 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 about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Future buildings must be slab-on-grade, with the top of foundation slab constructed at or above current site grade as of the date of this Certificate of Compliance.

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<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk control which must be present or implemented and must be maintained at the site includes the following:
 - (a) Groundwater from the site will not be used as a source of drinking water.
3. If requested by the Director, the responsible person(s) must provide a signed statement indicating whether the principal risk control listed in clause 2 of this Schedule has been and will 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 numerical remediation standards:

arsenic	7440-38-2
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
HEPHs	N/A
manganese	7439-96-5
molybdenum	7439-98-7
nickel	7440-02-0
zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Conditions, 1031 Cliveden Avenue, Delta, BC, Keystone Environmental Ltd., January 10, 2020;*
- *Addendum Report to Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 1031 Cliveden Avenue, Delta, BC, Keystone Environmental Ltd., January 10, 2020;*
- *Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 1031 Cliveden Avenue, Delta, BC, Keystone Environmental Ltd., October 9, 2019;*
- *Technical Memorandum: Peer Review of Previous Environmental Reports and Site Visit Findings, Environmental Issues – 1031 Cliveden Avenue, Delta, BC, ERM Consultants Canada Ltd., October 31, 2016;*
- *Limited Detailed Site Investigation – 1031 Cliveden Avenue, Delta, BC, WSP Canada Inc., August 4, 2016;*
- *Stage 2 Preliminary Site Investigation – 1031 Cliveden Avenue, Delta, BC, WSP Canada Inc., June 21, 2016;*
- *Stage 1 Preliminary Site Investigation – 1031 Cliveden Avenue, Delta, BC, WSP Canada Inc., June 21, 2016;*
- *Phase 1 Environmental Site Investigation Update: Site History and Inspection – 1031 Cliveden Avenue, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., November 29, 2012;*
- *Phase 2 Environmental Site Investigation – 1031 Cliveden Avenue, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., March 2009;*
- *Phase 1 Environmental Site Investigation – 1031 Cliveden Avenue, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., February 2009;*
- *Soil Cleanup Around Former Drum Storage Area – 1031 Cliveden Avenue, Annacis Island, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., February 4, 2004;*

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- *Site Investigation of Drum Storage Area – 1031 Cliveden Avenue, Annacis Island, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., November 12, 2003;*
- *Phase 2 Soil and Groundwater Investigation – 1031 Cliveden Avenue, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., May 2, 2002;*
- *Stage 1 Preliminary Site Investigation – 1031 Cliveden Avenue, Delta, BC, Next Environmental Inc., March 26, 2002;*
- *Phase 1 Environmental Site Investigation – Site History and Inspection – 1031 Cliveden Avenue, Delta (Annacis Island), BC, Pottinger Gaherty Environmental Consultants Ltd., September 22, 2000;*
- *Issue Identification: Environmental Management Program – Russel Steel Plant, 1031 Cliveden Avenue, Annacis Island, New Westminster, BC, An-Geo Environmental Consultants Ltd., May 1995.*

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