



Victoria File: 26250-20/19348
Site ID: 19348

February 25, 2020

Mr. Saeed Javadi
SES Ventures Ltd.
4623 Byrne Road
Burnaby, BC V5J 3H6

Dear Mr. Saeed Javadi:

Re: Certificate of Compliance – 4949 Byrne Road, 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:

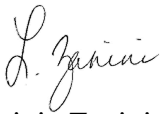
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. 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.Geol.
Senior Contaminated Sites Officer

Enclosure

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

CSAP Society,
apopova@csapsociety.bc.ca

Mike Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Client Information Officer, BC ENV



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


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4949 Byrne Road, Burnaby, British Columbia, which is more particularly known and described as:


Lot 161, District Lot 165, Group 1, New Westminster District, Plan 1050

PID: 011-936-614

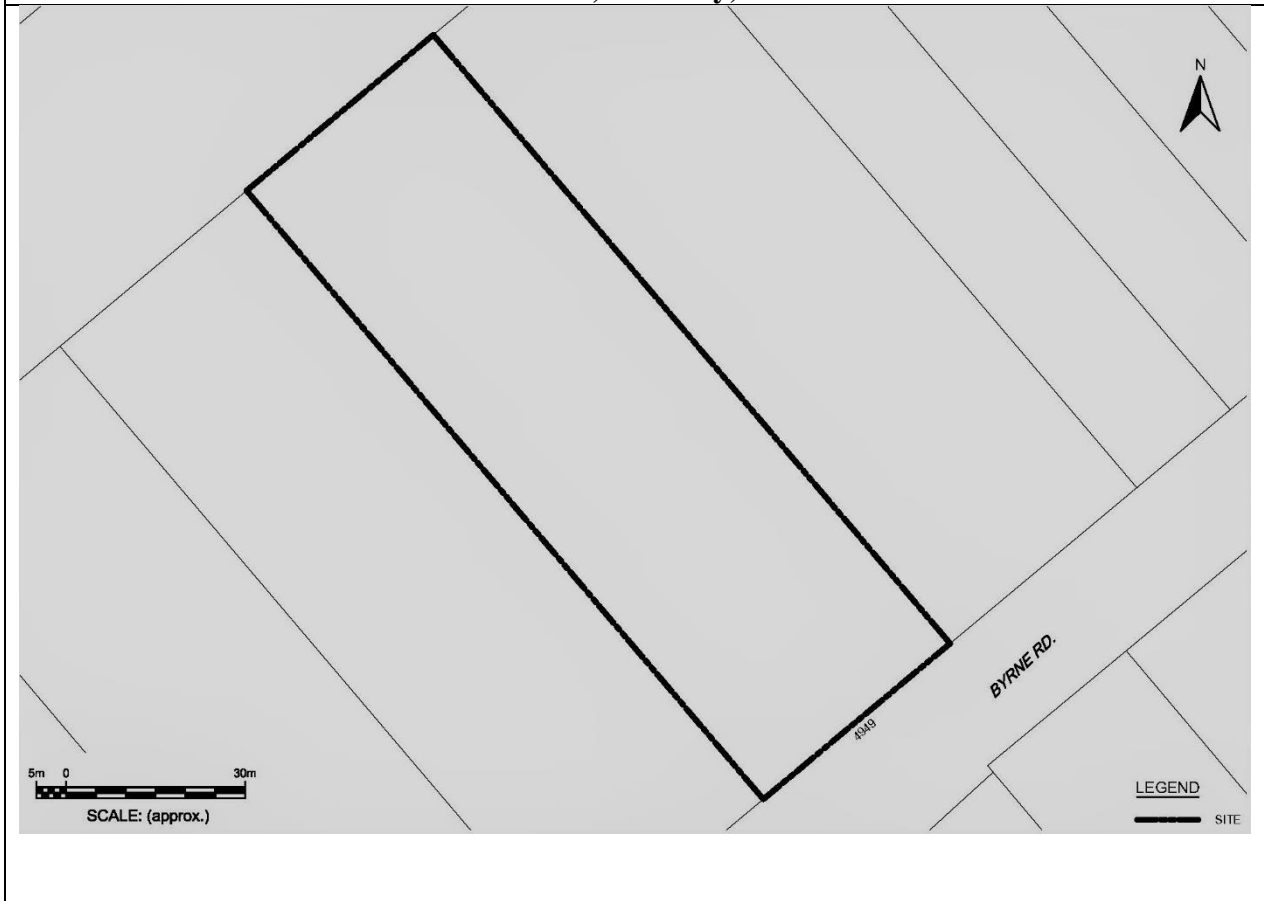
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 47.30"
Longitude: 122° 59' 36.80"

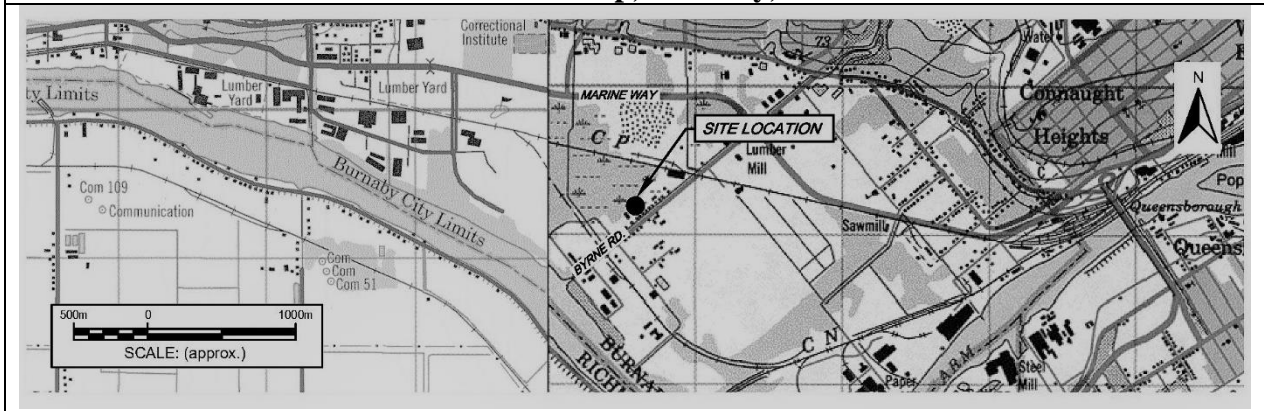
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Lavinia Zanini
For Director, *Environmental Management Act*

Site Plan, Burnaby, BC



Location Map, Burnaby, BC



February 25, 2020

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For Director, Environmental Management Act

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.

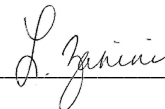
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- a) Buildings constructed on the site will have concrete slab foundations and footings without basements.

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<s> 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 commercial land soil use:

To meet numerical remediation standards:

anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b&j)fluoranthene	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
cobalt	7440-48-4
copper	7440-50-8
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-9-1
phenanthrene	85-01-8
pyrene	129-00-0
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Conditions, 4949 Byrne Road, Burnaby, BC, Keystone Environmental Ltd., December 20, 2019;

Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 4949 Byrne Road, Burnaby, BC, Keystone Environmental Ltd., December 2019;


Soil Sampling Results for VOC, L/HEPH and Metals at 4949 Byrne Road, Burnaby, BC, Qwest Environmental Services Ltd., March 2017;

Stage 2 Preliminary Site Investigation 4949 Byrne Road, Burnaby, BC, D. Kelley Environmental Consulting Ltd., May 2012; and

Stage 1 Preliminary Site Investigation 4949 Byrne Road, Burnaby, BC, D. Kelley Environmental Consulting Ltd., February 2012.

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