



VIA EMAIL

Victoria File: 26250-20/21775
Site ID: 21775, 22330

Date: May 4, 2020

Bryce Margetts
Can Lit Development Inc., Inc. No. BC1150462
1590 – 505 Burrard Street
Vancouver, BC V7X 1M5
BMargetts@canderel.com

Dear Bryce Margetts:

**Re: Certificate of Compliance – Portions of 5651 No. 3 Road and 5671 No.3 Road,
Richmond, 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:

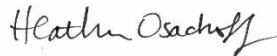
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 236-468-2243 or Heather.Osachoff@gov.bc.ca.

Yours truly,



Heather Osachoff, MSc, PhD, RPBio

Manager, Risk Assessment and Remediation

Enclosure

cc: Warren Mills, City of Richmond
6911 No. 3 Road, Richmond, BC, V6Y 2C1 (BY EMAIL) wmills@richmond.ca

Zayed Mohamed, Approved Professional, PGL Environmental (BY EMAIL)
zmohamed@pggroup.com

Client Information Officer, BC Ministry of Environment and Climate Change Strategy
Land Remediation Section, PO Box 9342 Stn Prov Govt, Victoria, BC V8W 9M1 (BY EMAIL) csp_cio@victoria1.gov.bc.ca

CSAP Society of BC (Anna Popova)
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca



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.

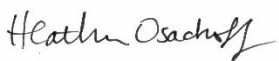
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

May 4, 2020
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance includes portions of 5651 No. 3 Road and 5671 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

That portion of Lot 33 Section 5 Block 4 North Range 6 West, New Westminster District Plan 32827; and, Lot 34 Section 5 Block 4 North Range 6 West, New Westminster District Plan 32827, beginning at the NE corner of LOT 33 (PoC) and proceeding:

S 00° 01' 40.2369" W 22.803 m, then

N 89° 45' 07.3708" W 71.057 m, then

S 00° 18' 46.6138" W 2.438 m, then

N 89° 45' 07.3708" W 9.646 m, then

N 01° 01' 41.9662" E 25.241 m, then

S 89° 45' 06.8833" E 80.714 m to PoC.

PID: Portions of 004-884-361 and 003-698-009

The site contains parts of legal parcels depicted in an engineering drawing prepared by PGL Environmental Consultants on November 27, 2019.

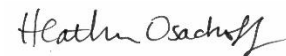
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 27.00"

Longitude: 123° 8' 15.00"

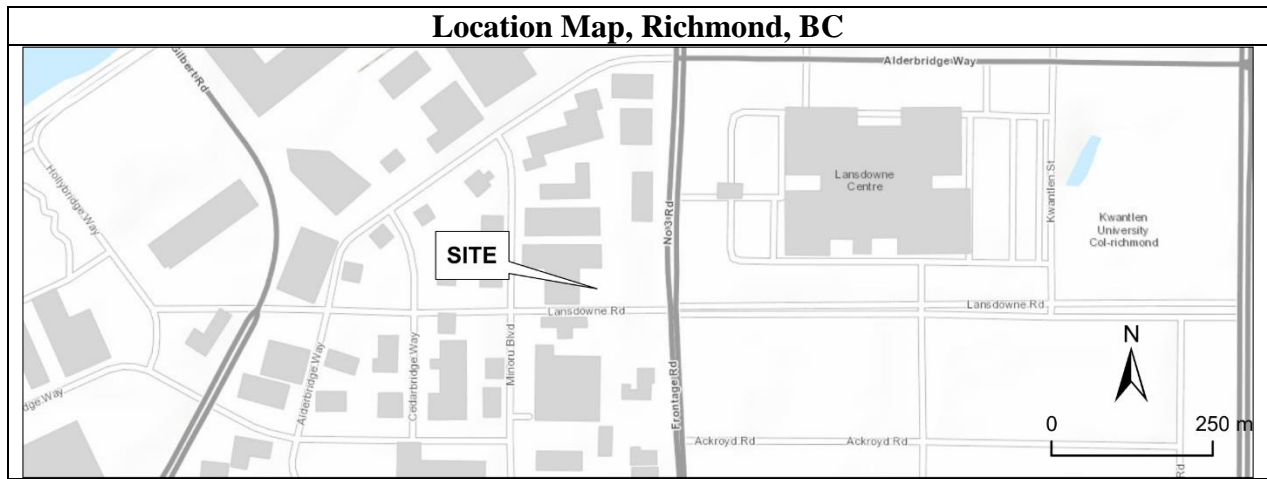
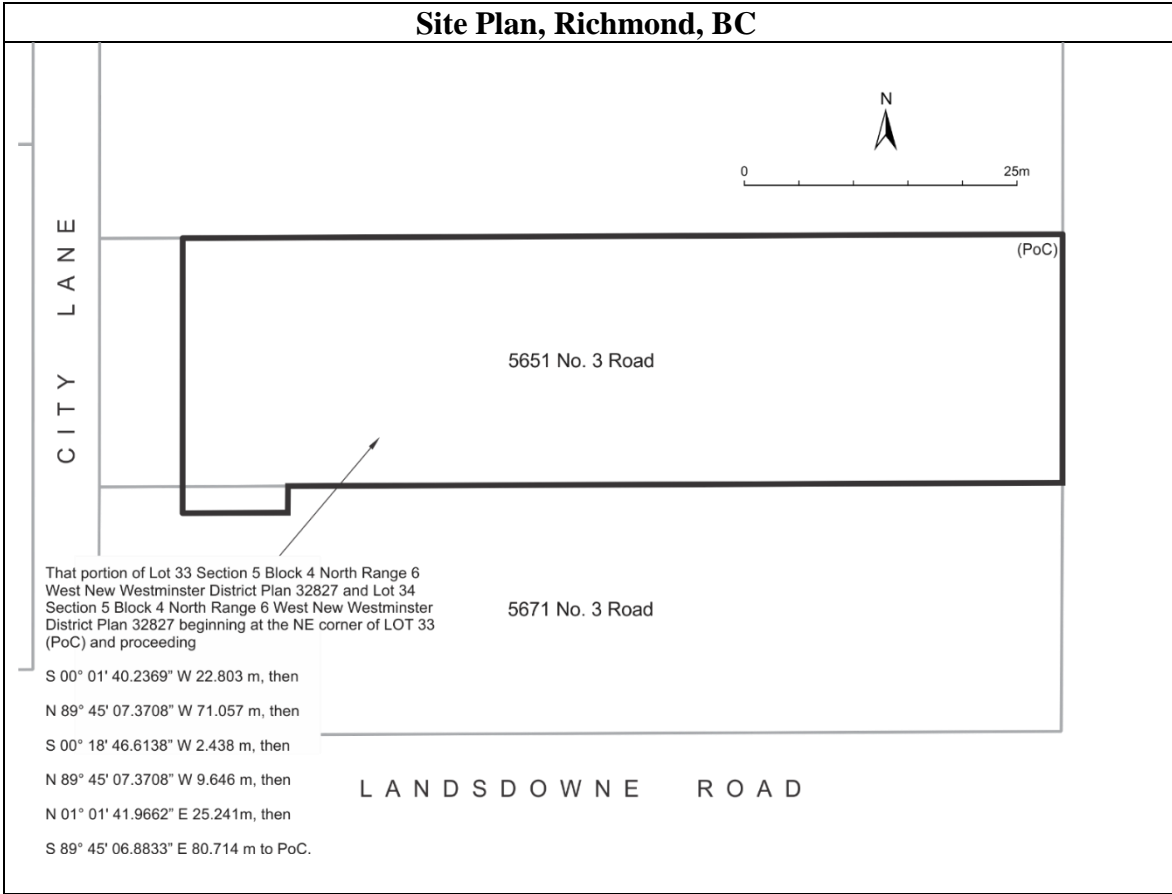
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Schedule B

May 4, 2020

Date Issued

Heather Osachoff
 For Director, Environmental Management Act

Requirements and Conditions


1. Any changes in land, vapour or water or uses must be promptly identified by the responsible persons 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) The site will remain commercial land use and buildings will remain in their current configuration; or,*
- (b) Any future buildings erected onsite will have a parkade below the entire footprint of the building.*

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 persons 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 D

Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated December 2019;
- *Stage 2 Preliminary & Detailed Site Investigation, & Confirmation of Remediation*, prepared by PGL Environmental, dated December 2019;
- *Admin Guidance 11 Communications Summary*, prepared by PGL Environmental, dated December 2019;
- *Protocol 4 Application for Local Background Soil Quality Determination for Arsenic in Soil at 5651 No.3 Road in Richmond, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated November 6 2019;
- *Stage 1 Preliminary Site Investigation*, prepared by PGL Environemntal, dated September 2019;
- *Water Use Determination – Site 21775 - 5651 NO. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 NO. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of NO. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated August 16, 2019;
- *Water Use Determination – Site 21775 - 5651 NO. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 NO. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of NO. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by PGL Environemntal, dated August 15 2019;
- *Application for Local Background Soil Quality Detemination – 5651 No. 3 Road, Richmond BC*, prepared by PGL Environmental, dated July 2019;
- *Water Use Determination – Site 21775 - 5651 NO. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 NO. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of NO. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by PGL Environemntal, dated July 24 2019;
- *Water Use Determination – Site 21775 – 5651 No. 3 Road, Richmond, BC*, prepared by PGL Environemntal, dated June 21 2019; and,
- *Water Use Determination – Site 21775 – 5651 No. 3 Road, Richmond, BC*, prepared by PGL Environemntal, dated May 31 2019.

May 4, 2020

Date Issued



Heather Osachoff
For Director, *Environmental Management Act*