



**REGISTERED MAIL**

Victoria File: 26250-20/20109  
Site ID: 20109

April 12, 2017

Munish Katyal  
Arya Holdings Ltd., Inc., No. BC1073158  
203 - 12732 80th Avenue  
Surrey, BC V3W 3A7

Dear Munish Katyal:

**Re: Certificate of Compliance - Portion of 6755 Canada Way, Burnaby,  
British Columbia to be Ceded to City of Burnaby for Lane**

Please find enclosed a Certificate of Compliance (CoC) respecting the site referenced above. The attached CoC supersedes the CoC issued July 23, 2013 for the entirety of 6755 Canada Way (BC Site ID 6573) within the area described in Schedule "A". Provisions of the July 23, 2013 CoC remain in place and unchanged for the remainder of the parcel.

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

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 250 387-9584 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peter Kickham  
Manger, Risk Assessment and Remediation

Enclosure

cc: Mr. Saleh Haidar, Environmental Services Office, City of Burnaby  
4949 Canada Way, Burnaby, BC V5G 1M2

Lori C. Larsen, P.Ag., CSAP, TRI Environmental Inc.  
6961 Russell Avenue, Burnaby, BC V5J 4R9

CSAP Society



Ministry of  
Environment

**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.

April 12, 2017  
Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a Portion of 6755 Canada Way, Burnaby, British Columbia to be ceded to City of Burnaby which is more particularly known and described as:

Portion of Lot 253, District Lot 91, Group 1, New Westminster District Plan 41113, described by the following metes and bounds:

Commencing at southwest corner of PID: 003-012-000, Lot 253, District Lot 91, Group 1, New Westminster District Plan 41113)  
Thence, for 29.334 metres at a bearing of 320° 49' 11'';  
Thence, for 1.219 metres at a bearing of 50° 59' 11'';  
Thence, for 28.177 metres at a bearing of 320° 49' 11'';  
Thence, for 6.096 metres at a bearing of 51° 00' 41'';  
Thence, for 17.396 metres at a bearing of 140° 49' 11'';  
Thence, for 11.175 metres at a bearing of 140° 49' 11'';  
Thence, for 9.015 metres at a bearing of 148° 35' 36'';  
Thence, for 20.002 metres at a bearing of 140° 49' 11'';  
Thence, for 6.096 metres at a bearing of 230° 59' 11'', to the point of commencement, and comprising an area of 356.5 m<sup>2</sup>.


PID: Portion of 003-012-000

The site contains part of a legal parcel depicted on Subdivision Plan EPP66294 Entitled "Subdivision of Lot 253, District Lot 91, Group 1, New Westminster District Plan 41113", prepared by Brian W. Collins, B.C.L.S. 627 on the 5th day of October 2016.

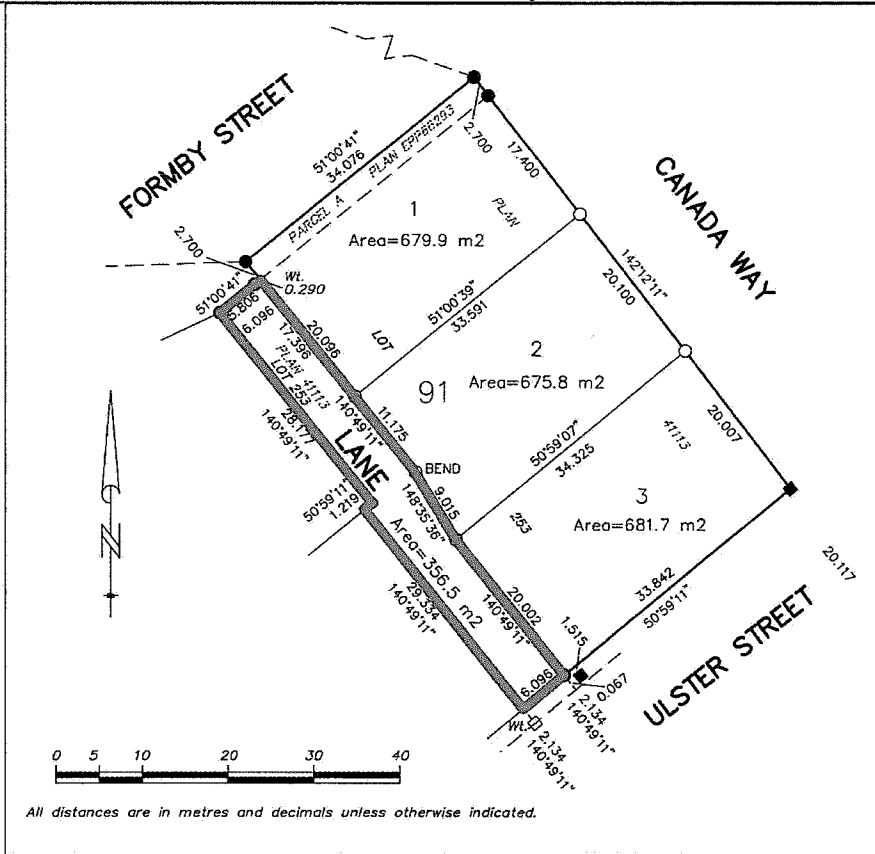
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 38.87"  
Longitude: 122° 56' 45.75"

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### Site Plan, Burnaby, BC



### Location Map, Burnaby, BC



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## Schedule B

### Requirements and Conditions

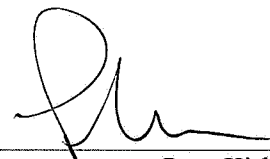
1. Any changes in land and vapour uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected adjacent to the site as described in *Preliminary Site Investigation Detailed Site Investigation and Confirmation of Remediation Report, Former Petro-Canada Gas Bar and Car Wash – 6755 Canada Way, Burnaby, BC*, prepared by Parsons, Dated June 14, 2013, and building depth at the site and neighboring parcels must remain the same as, or shallower than the building depths chosen for the selection of attenuation factors in *Preliminary Site Investigation Detailed Site Investigation and Confirmation of Remediation Report, Former Petro-Canada Gas Bar and Car Wash – 6755 Canada Way, Burnaby, BC*, prepared by Parsons, Dated June 14, 2013. Specifically building construction should not exceed 5.5 meters below ground surface.

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.

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**Schedule C**  
**Substances and Uses**

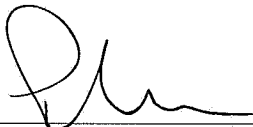
*Substances remediated in soil for commercial land soil use:*

To meet numerical remediation standards:

- HEPHs.

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## Schedule D

### Documents

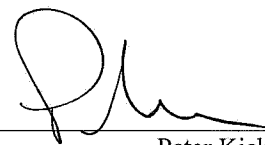
*Summary of Site Condition*, Lori C. Larsen, P.Ag., CSAP, March 8, 2017;

*Stage 1 PSI Update, Portion of 6755 Canada Way to be ceded to City of Burnaby for lane, Burnaby, BC*, TRI Environmental Ltd., March 2017; and

*Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, Former Petro-Canada Gas Bar and Car Wash 6755 Canada Way, Burnaby, BC*, O'Connor Associates Environmental Inc., a Parsons Company, June 14, 2013.

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