



VIA EMAIL meng.lai@gmail.com

Victoria File: 26250-20/5001
Regional File: 26250-20/5001
Site ID: 5001

July 7, 2023

Mr. Meng Lai
A2Z 011 Meadow Ltd., Inc. No. A0102855
7185 11th Avenue
Burnaby, BC V3N 2M5

Dear Mr. Lai:

Re: Certificate of Compliance - 6064 Spur Road, Burnaby, BC

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 subject to removal and notice under Part 8 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 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Mr. Saleh Haidar, City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M2
saleh.haidar@burnaby.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

CSAP Society
613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5
apopova@csapsociety.bc.ca

Jason Christensen, Keystone Environmental Ltd.
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3
jchristensen@keystoneenvironmental.ca

Scott Steer, Steer Environmental Associates Inc.
1515 Holland Street, Nelson, BC, V1L 3E2
scott.steer@steerenvironmental.com

Coast Capital Savings Federal Credit Union
800-9900 King George Blvd #800, Surrey, BC V3T 0K7
lending.operations@coastcapital.com

KingSett Mortgage Corporation
3700-40 King Street,
PO Box 110, Toronto, Ontario M5H 3Y2
scoates@kingsettcapital.com

18Wheels Warehousing & Trucking
7185 11th Avenue
Burnaby, BC V3N 2M5
meng.lai@18wheels.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.

July 7, 2023
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 6064 Spur Road, Burnaby, British Columbia which is more particularly known and described as:

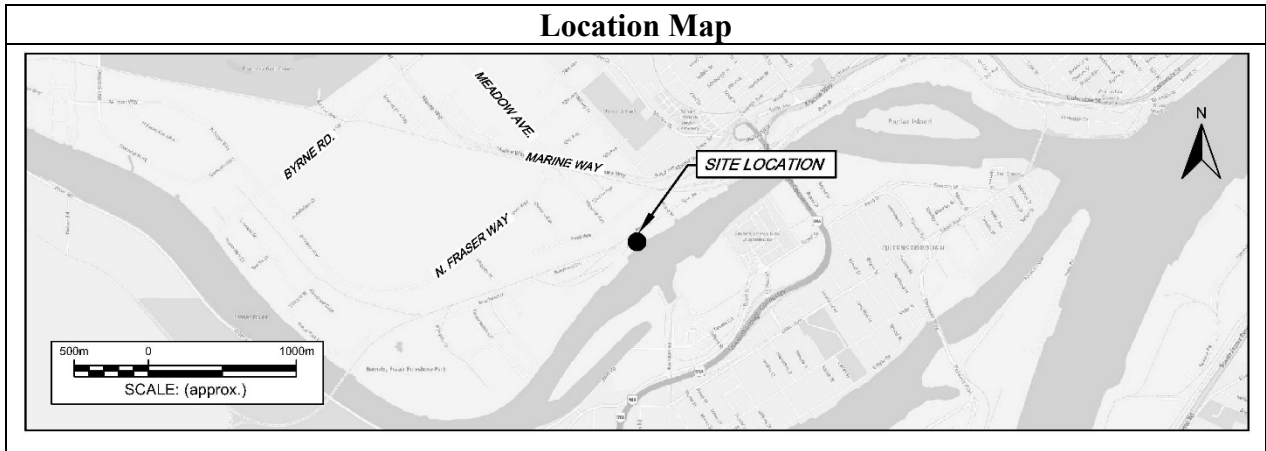
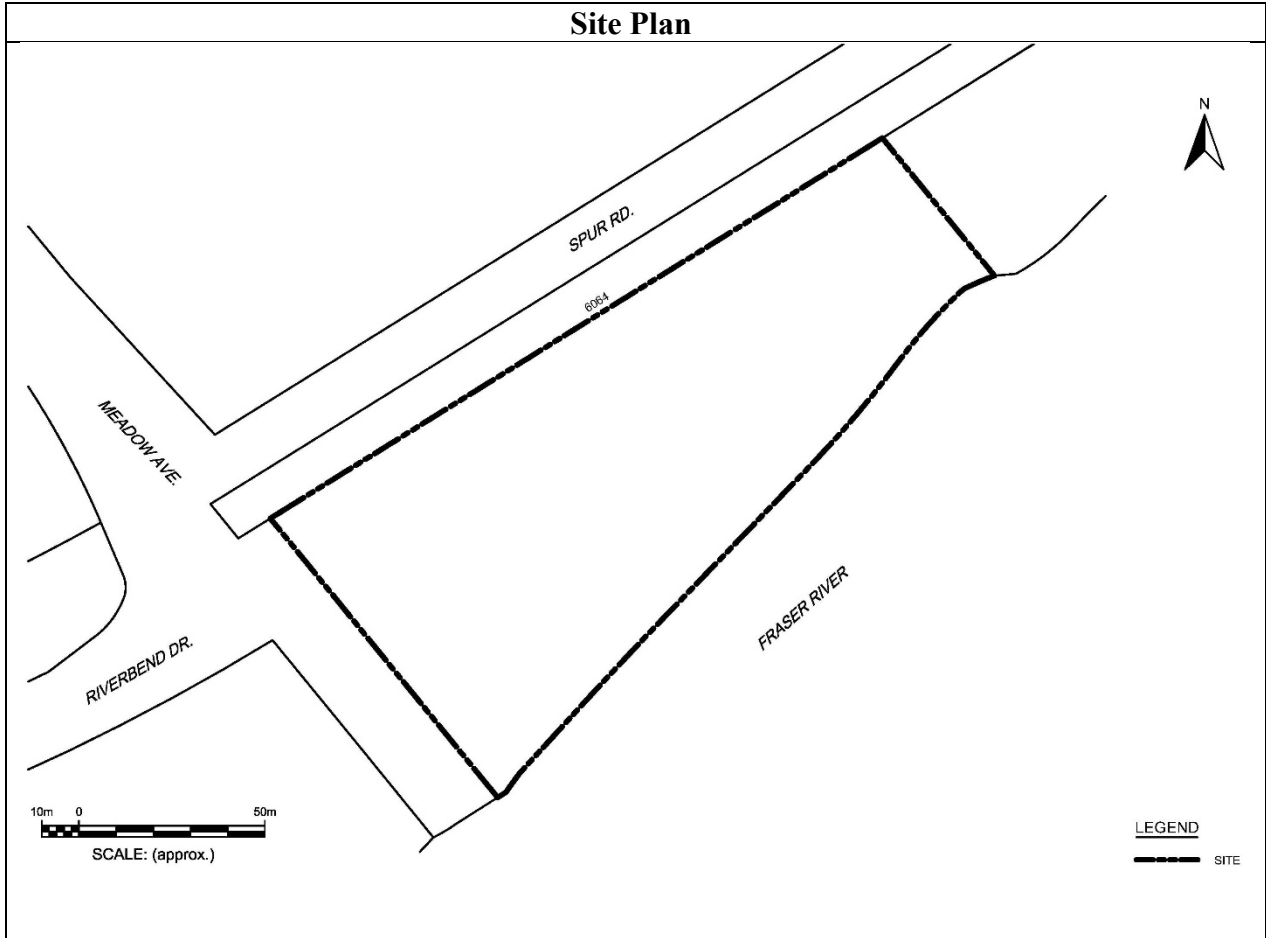
Lot 22 Except: Parcel A (Statutory Right of Way Plan LMP32303) District Lot 173 Group 1
New Westminster District Plan 28236
PID: 008-930-228

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


Latitude:	49°	11'	30.4"
Longitude:	122°	57'	38.2"

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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 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- (a) *No current building exists on the Site.*
- (b) *New buildings or structures, excluding a parkade, must not be in contact with the groundwater table.*

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 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 C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

Substance	CAS Number
benz(a)anthracene	56-55-3
indeno(1,2,3-cd)pyrene	193-39-5
HEPHs	N/A

To meet risk-based remediation standards:

Substance	CAS Number
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
LEPHs	N/A
molybdenum	7439-98-7
pentachlorophenol	87-86-5
VPHs	N/A
zinc	7440-66-6

Substances remediated in water for aquatic life freshwater use:

To meet risk-based remediation standards:

Substance	CAS Number
LEPHw	N/A
pyrene	129-00-0

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Substances remediated in water for aquatic life marine water use:

To meet risk-based remediation standards:

Substance	CAS Number
LEPH _w	N/A
pyrene	129-00-0
zinc	7440-66-6

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Schedule D

Documents

Site 5001:CoC Application Preliminary Review, Email response prepared by Keystone Environmental Ltd., June 7, 2023;

Summary of Site Condition, 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., June 6, 2023;

Report of Findings – Human Health and Ecological Risk Assessment, 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., December 12, 2022;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., December 12, 2022;

Report of Findings – Supplemental Site Investigation, 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., November 7, 2014;

Report of Findings – Phase I Environmental Site Assessment Update, 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., September 12, 2014;

Report of Findings – Phase III Environmental Site Assessment and Remedial Action Report Meadow Triangle Lot (Lot 22), 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., March 16, 2005;

Report of Findings – Supplemental Phase I & II Environmental Site Assessment Meadow Triangle Lot, 6064 Spur Road, Burnaby, BC, Keystone Environmental Ltd., June 6, 2003;

CN Real Estate Management Phase II Environmental Site Assessment, Big Bend, Burnaby, BC, Morrow Environmental Consultants Inc., February 13, 1997;

Phase I Environmental Site Assessment at CN Property in Burnaby, BC, Morrow Environmental Consultants Inc., October 17, 1996.

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