



Victoria File: 26250-20/10621
Site ID: 10621

November 25, 2021

Brad Halco
3267 Norland Holdings Ltd.
(Dieseltech Truck Repair and Mobile Services)
5288 Still Creek Avenue
Burnaby, BC, V5C 4E4
brad@dieseltech.ca

Dear Mr. Halco:

Re: Certificate of Compliance – 3267 Norland Avenue, 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 Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

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

Brad Halco (Site Owner)
Dieseltech Truck Repair and Mobile Services
(3267 Norland Holdings Ltd)
5288 Still Creek Avenue
Burnaby, BC V5C 4E4
brad@dieseltech.ca

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Gary Hamilton, P.Geo, CSAP
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Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

CSAP Society, 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.

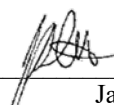
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3267 Norland Avenue, Burnaby BC which is more particularly known and described as:

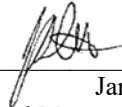
PARCEL A DISTRICT LOT 75 GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN 73092

PID: 005-407-249

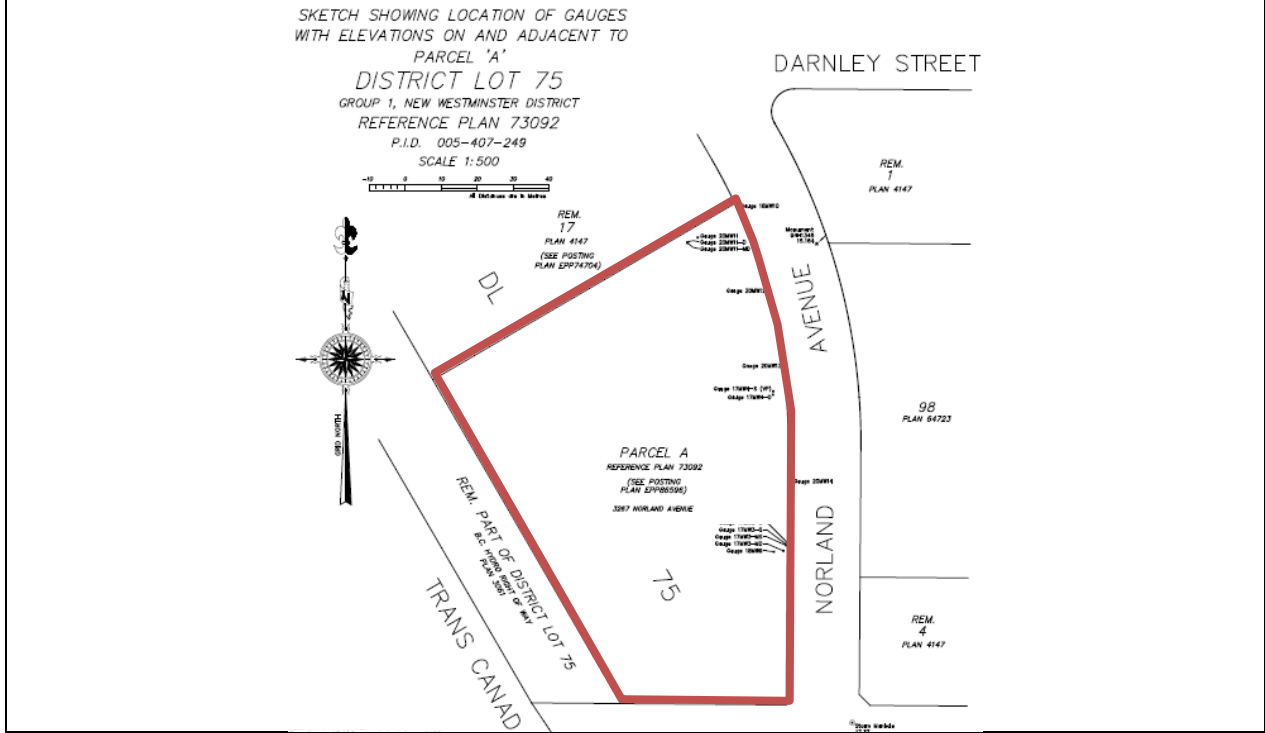
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 15.00"
Longitude: 122° 58' 33.00"

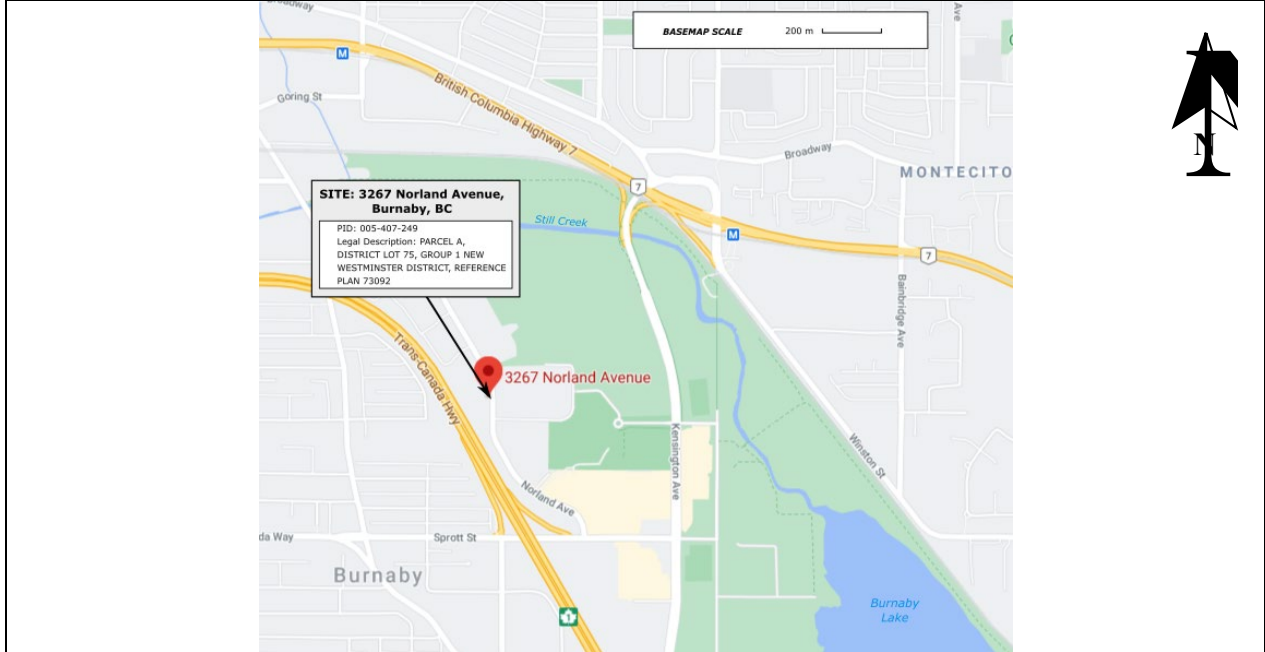
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 and risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Current buildings on-Site will remain in their current, slab-on-grade configuration.
- (b) Future buildings constructed at the Site will be slab-on-grade.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) *Soil containing petroleum hydrocarbon constituents at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) must remain at a depth of at least 1 m below grade (current grade approximately 15.5 metres above sea level) and not be redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade; or the soils must be covered with a permanent barrier (e.g., pavement or concrete).*
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been

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and continue to be met. This may include providing a signed statement by an Approved Professional.

4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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**Schedule C
Substances and Uses**

Substances remediated in soil for commercial use:

To meet numerical standards

Parameter	CAS Number
LEPHs	N/A
Naphthalene	91-20-3
VPHs	N/A
Zinc	7440-66-6

To meet risk-based standards

Parameter	CAS Number
Benzene	71-43-2
Toluene	108-88-3
Xylenes	1330-20-7

To meet local background concentrations

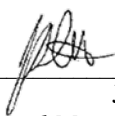
Parameter	CAS Number
Selenium	7782-49-2

Substances remediated in water for aquatic-freshwater use:

To meet numerical standards

Parameter	CAS Number
Benzene	71-43-2
LEPHw	N/A
Naphthalene	91-20-3
Pyrene	129-00-0
Toluene	108-88-3
VPHw	N/A
Xylenes, total	1330-20-7

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Schedule D

Documents

- *Performance Verification Plan*, prepared by CSR Environmental Ltd., dated November 19, 2021
- *Summary of Site Conditions*, prepared by Hamilton & D'Ambra Consulting Inc., dated November 19, 2021
- CSR Environmental Ltd. (CSR Environmental). 2021. *Updated Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment – Addendum #1*. Prepared for 3267 Norland Holdings Ltd. Dated October 4, 2021.
- CSR Environmental Ltd. (CSR Environmental). 2021. *Summary of Site Condition*. Prepared for 3267 Norland Holdings Ltd. Dated August 4, 2021.
- CSR Environmental Ltd. (CSR Environmental). 2021. *Updated Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment*. Prepared for 3267 Norland Holdings Ltd. Dated August 3, 2021.
- CSR Environmental Ltd. (CSR Environmental). 2019. *Environmental Investigation of City of Burnaby Property – Adjacent to 3267 Norland Avenue, Burnaby, BC*. Prepared for Dieseltech Truck Repair and Mobile Services. Dated March 22, 2019.
- CSR Environmental Ltd. (CSR Environmental). 2018. *Environmental Investigation and Remediation – 3267 Norland Avenue, Burnaby, BC*. Prepared for Como Estates Ltd. Dated January 15, 2018.
- PGL Environmental Consultants (PGL). 2016. *Phase 1 Environmental Site Investigation & Groundwater Sampling – 3267 Norland Avenue, Burnaby, BC*. Prepared for Como Estates Ltd. Dated September 2016.
- Soilcon Laboratories Ltd. (Soilcon). 1999. *Preliminary Site Investigation Stages 1 & 2 at 3267-3373 Norland Avenue*. Prepared for Christie Adams Distributors Ltd. Dated March 5, 1999.

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