



**VIA E-MAIL**

Victoria File: 26250-20/2452  
Regional File: 26250-20/2452  
Site ID: 2452

May 2, 2022

Max Gordichuk  
Sunbury River Road Developments Ltd.  
Suite 2000 - 595 Burrard Street  
Vancouver, British Columbia, V6C 0E4

Dear Mr. Gordichuk:

**Re: Certificate of Compliance – 8600 River Road, Delta, 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:

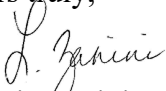
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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, and engineering controls (as required for landfill closure) to vent vapours to atmosphere will be required. 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 [Site@gov.bc.ca](mailto:Site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Corporation of Delta  
Mike Brotherston ([mbrotherston@delta.com](mailto:mbrotherston@delta.com))  
4500 Clarence Taylor Crescent, Delta, BC V4K 3E2

Active Earth Engineering Ltd.  
Chuck Jochems, P.Eng., CSAP ([chuck.jochems@activeearth.ca](mailto:chuck.jochems@activeearth.ca))  
2250 Boundary Rd Unit 160, Burnaby, BC V5M 3Z3

Steer Environmental Associates Ltd.  
Scott Steer, R.P.Bio., CSAP ([scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com))  
1515 Holland St, Nelson, BC V1L 3E2

Hemmera Envirochem Inc.  
Jennifer Trowell ([jtrowell@hemmera.com](mailto:jtrowell@hemmera.com))  
4730 Kingsway, 18th Floor, Burnaby, BC V5H 0C6

HSBC Bank Canada  
Andrew Gordon ([andrew.g.gordon@hsbc.ca](mailto:andrew.g.gordon@hsbc.ca))  
Suite 600 – 885 West Georgia Street, Vancouver, BC V6C 3E9

Greater Vancouver Water District ([icentre@metrovancover.org](mailto:icentre@metrovancover.org))  
4400 Lillooet Rd, North Vancouver, BC V7J 3V9

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Office, ENV, Victoria, [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.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 2, 2022  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 8600 River Road (formerly 8576 to 8594) River Road, Delta, British Columbia which is more particularly known and described as:

PID: 031-264-883

Portions of Lot 1, District Lot 131, Group 2, New Westminster District, Plan EPP100165 described by the following metes and bounds:

Commencing from the northwest corner of Lot 1 adjacent the south side of River Road, the point of beginning, thence easterly along the bearing N69°38'44"E a distance of 188.146 metres;  
Thence southerly along the bearing N180°00'51"E a distance of 496.416 metres;  
Thence westerly along the bearing S80°09'32"W a distance of 178.377 metres;  
Thence northerly along the bearing N00°05'43"W a distance of 461.463 metres to the point of beginning.

and;

Commencing from the northeast corner of Lot 1 adjacent the north side of River Road, the point of beginning, thence westerly along the bearing S69°38'44"W a distance of 144.588 metres;  
Thence northerly along the bearing N00°05'43"W a distance of 5.490 metres;  
Thence easterly along the natural boundary as shown on Plan EPP100165 an approximate distance of 58.700 metres;  
Thence southerly along the bearing S00°01'36"E a distance of 3.400 metres;  
Thence easterly along the natural boundary as shown on Plan EPP1001165 an approximate distance of 85.850 metres;  
Thence southerly along the bearing S00°00'51"E a distance of 2.440 metres to the point of beginning.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Hemmera Envirochem Inc. on February 25, 2022.

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

Latitude:	49°	08'	57.40"
Longitude:	122°	59'	05.00"

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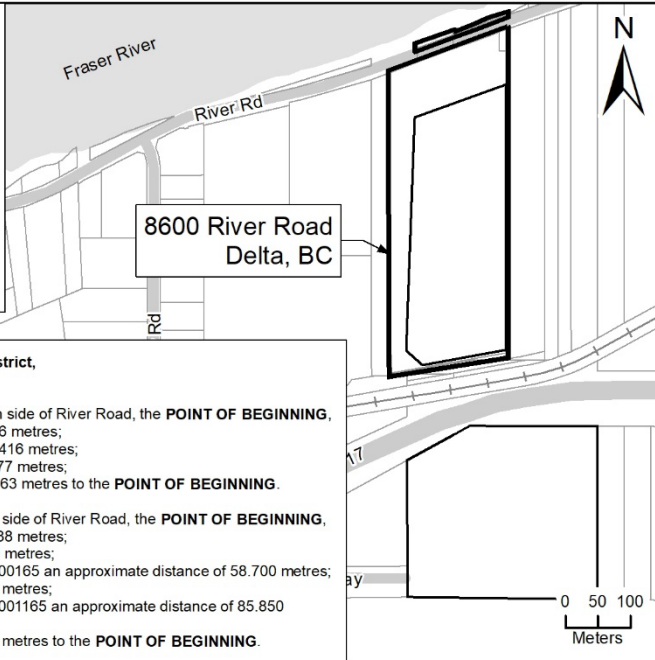
## Site Plan, Delta, BC

### Landfill Cap Metes and Bounds Description

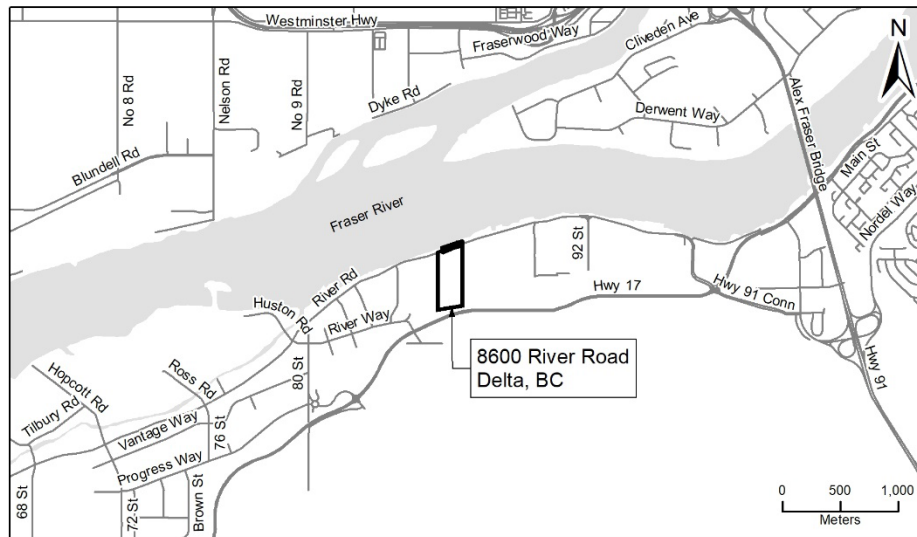
**COMMENCING** from the southeast corner of Lot 1 adjacent River Way (PID 031-264-883)  
**Thence** northerly along the bearing  $N00^{\circ}00'51''W$  a distance of 2.000 metres to the **POINT OF BEGINNING**;  
**Thence** westerly along the bearing  $S80^{\circ}09'32''W$  a distance of 130.000 metres;  
**Thence** northwesterly along the bearing  $N45^{\circ}00'00''W$  a distance of 32.000 metres;  
**Thence** northerly along the bearing  $N02^{\circ}09'08''E$  a distance of 357.000 metres;  
**Thence** easterly along the bearing  $N69^{\circ}38'44''E$  a distance of 147.000 metres;  
**Thence** southerly along the bearing  $S00^{\circ}00'51''W$  a distance of 405.000 metres to the **POINT OF BEGINNING**.

### Portions of Lot 1, District Lot 131, Group 2, New Westminster District, Plan EPP100165 Metes and Bounds Description

**COMMENCING** from the northwest corner of Lot 1 adjacent the south side of River Road, the **POINT OF BEGINNING**,  
**Thence** easterly along the bearing  $N69^{\circ}38'44''E$  a distance of 188.146 metres;  
**Thence** southerly along the bearing  $N180^{\circ}00'51''E$  a distance of 496.416 metres;  
**Thence** westerly along the bearing  $S80^{\circ}09'32''W$  a distance of 178.377 metres;  
**Thence** northerly along the bearing  $N00^{\circ}05'43''W$  a distance of 461.463 metres to the **POINT OF BEGINNING**.  
 and;  
**COMMENCING** from the northeast corner of Lot 1 adjacent the north side of River Road, the **POINT OF BEGINNING**,  
**Thence** westerly along the bearing  $S69^{\circ}38'44''W$  a distance of 144.588 metres;  
**Thence** northerly along the bearing  $N00^{\circ}05'43''W$  a distance of 5.490 metres;  
**Thence** easterly along the natural boundary as shown on Plan EPP100165 an approximate distance of 58.700 metres;  
**Thence** southerly along the bearing  $S00^{\circ}01'36''E$  a distance of 3.400 metres;  
**Thence** easterly along the natural boundary as shown on Plan EPP1001165 an approximate distance of 85.850 metres;  
**Thence** southerly along the bearing  $S00^{\circ}00'51''E$  a distance of 2.440 metres to the **POINT OF BEGINNING**.



## Location Map, Delta, BC



May 2, 2022  
 Date Issued

*L. Zanini*  
 Lavinia Zanini  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land or water uses must be promptly identified by the responsible person<s>s 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 (where conditions were met that allowed for their application) 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 existing or expected at the site. These assumptions include the following:

- a) A combination of a slab-on-grade building and asphalt parking lot will cover the top surface of the landfill.

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 person<s>s 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) Site groundwater must not be used as drinking water.
  - (b) Soil contamination within the landfill footprint must remain at least 1m below ground surface or covered by pavement or buildings as indicated by the metes and bounds on Schedule A.
  - (c) Future enclosed industrial buildings must be a concrete floor slab located at or above the site grade, without basements.
  - (d) The passive soil vapour barrier that spans the entirety of the landfill footprint (both building footprint and asphalt parking lots) must remain in place and continue to operate as designed.
  - (e) The leachate collection system must remain operational until the Site has been built over and paved.

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For Director, *Environmental Management Act*

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 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.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursion;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
7. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director annually within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
8. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
chromium	7440-47-3
copper	7440-50-8
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
phenanthrene	85-01-8
zinc	7440-66-6

#### *Substances remediated in water for protection of drinking water use:*

##### To meet risk-based remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
boron	7440-42-8
cobalt	7440-48-4
fluoranthene	206-44-0
nickel	7440-02-0
strontium	7440-24-6

##### To meet local background concentrations:

sulfide (as H <sub>2</sub> S)	7783-06-4
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***Substances remediated in water for protection of freshwater aquatic life water use:***

To meet risk-based remediation standards:

acridine	260-94-6
anthracene	120-12-7
arsenic	7440-38-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
chrysene	218-01-9
cobalt	7440-48-4
phenanthrene	85-01-8
pyrene	129-00-0
sulfide (as H <sub>2</sub> S)	7783-06-4

***Substances remediated in water for protection of marine aquatic life water use:***

To meet risk-based remediation standards:

acridine	260-94-6
anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
chrysene	218-01-9
cobalt	7440-48-4
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
sulfide (as H <sub>2</sub> S)	7783-06-4
zinc	7440-66-6

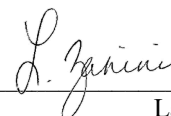
***Substances remediated in soil vapour for commercial use:***

To meet risk-based remediation standards:

benzene	71-43-2
dichlorodifluoromethane	75-71-8
tetrachloroethylene	127-18-4
trichloroethylene	79-01-6
VPHv	NA
Xylenes, total	1330-20-7

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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Conditions – 8600 River Road, Delta, BC*, prepared by Active Earth Engineering Ltd., February 2022;

*Stage 1 Preliminary Site Investigation and Detailed Site Investigation Update– North Alpha Landfill, BC*, prepared by Hemmera Envirochem Inc., December 9, 2021;

*Human Health and Ecological Risk Assessment Update – North Alpha Landfill, BC*, prepared by Hemmera Envirochem Inc., December 9, 2021;

*Performance Verification Plan for North Alpha, 8600 River Road, Delta, BC*, prepared by Hemmera Envirochem Inc., December 9, 2021;

*Letter of Assurance: Ventilation System for 8600 River Road, Delta, BC*, prepared by Hemmera Envirochem Inc., November 25, 2021;

*Approval in Principle, 8576 to 8644 River Road, Delta, BC*, issued by BC ENV - Land Remediation Section, February 6, 2018;

*North Alpha Landfill Evaluation of the Requirement of a Leachate Collection System*, prepared by Hemmera Envirochem Inc., December 2017;

*Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation Update, 8576 to 8694 River Road, Delta, BC*, prepared by Hemmera Envirochem Inc., October 2017;

*Human Health and Ecological Risk Assessment and Remedial Action Plan – North Alpha Landfill, Delta, BC*, prepared by Hemmera Envirochem Inc., October 2017;

*Protocol 9 Application for Determination of Background Sulfide Concentrations in Groundwater, North and South Alpha Landfill, 8576 to 8694 River Road, Delta, BC*, prepared by BC ENV - Land Remediation Section, October 30, 2017;

*Pollution Prevention Order OR-10682* - letter indicating the Order is no longer in effect and confirming no further obligations under the Order, prepared by BC ENV - Environmental Protection Division, July 10, 2017;

*Protocol 6 Approval, Extend AIP to 10 years*, BC ENV – Land Remediation Section, July 11, 2017;

*Protocol 9 Application for Determination of Background Sulfide Concentrations in Groundwater*, prepared by Hemmera Envirochem Inc., December 16, 2016;

*Stage 2 Preliminary Site Investigation, 8740 River Road, Delta, BC, MOTI South Fraser Perimeter Road Program (MOTI Site No. 9)*, prepared by SLR Consulting (Canada) Ltd., February 1, 2016;

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*Alpha North Landfill Closure Completion Report – Final Report*, prepared by Sperling Hansen Associates, March 22, 2016;

*Report of Findings – Preliminary Site Investigations – Stage 1 and 2, and Detailed Site Investigation (DSI)*, 8400 River Road, Delta, BC, prepared by Keystone Environmental Ltd., October 15, 2015;

*Report of Findings – Human Health and Ecological Risk Assessment*, 8400 River Road, Delta, BC, prepared by Keystone Environmental Ltd., October 15, 2015;

*Report of Findings – Human Health and Ecological Risk Assessment*, 8576 to 8694 River Road, Delta, BC, prepared by Keystone Environmental Ltd., January 30, 2015;

*Report of Findings – Preliminary Site Investigations – Stage 1 and 2, and Detailed Site Investigation (DSI)*, 8576 to 8694 River Road, Delta, BC, prepared by Keystone Environmental Ltd., December 31, 2014;

*Closure Plan for North Alpha Landfill Final V2 Report*, prepared by Sperling Hansen Associates, July 8, 2013; and

*Environmental Assessment Factual Report of the Former Alpha Landfill*, 8594 River Road, Delta, BC, MOTI Gateway Program, prepared by Golder Associates Inc., December 17, 2007.

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Lavinia Zanini  
For Director, Environmental Management Act

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