



By EMAIL: mgordichuk@wesgroup.ca

Victoria File: 26250-20/25554
Site ID: 25554

May 2, 2022

Max Gordichuk
Sunbury River Road Investments Ltd.
Suite 2000 – 595 Burrard Street
Vancouver, BC V6C 0E4

Dear Mr. Gordichuk:

Re: Certificate of Compliance – River Way Road Dedication, Delta, 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, 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 (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)
4500 Clarence Taylor Crescent, Delta, BC V4K 3E2

Active Earth Engineering Ltd.
Chuck Jochems, P.Eng., CSAP (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)
1515 Holland St, Nelson, BC V1L 3E2

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

CSAP Society, apopova@csapsociety.bc.ca

Client Information Office, ENV, Victoria, csp_cio@Victorial.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
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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

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

Commencing from the southwest corner of Lot 1, District Lot 131, Group 2, New Westminster District, Plan EPP100165 adjacent River Way (PID 031-264-883), the point of beginning, thence easterly along the bearing N80°09'32"E a distance of 178.377 metres;
Thence southerly along the bearing N180°00'51"E a distance of 11.210 metres;
Thence easterly along the bearing N90°14'29"E a distance of 63.044 metres;
Thence westerly along the bearing S79°14'29"W an arc length of 35.164 metres having a radius of 372.944 metres;
Thence westerly along the bearing S80°09'32"W a distance of 180.325 metres;
Thence northerly along the bearing N00°05'10"W a distance of 14.884 metres;
Thence westerly along the bearing S90°27'47"W a distance of 24.014 metres;
Thence northerly along the bearing N00°05'43"W a distance of 5.096 metres to the point of beginning.

The site is 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' 51.70"
Longitude: 122° 59' 5.00"

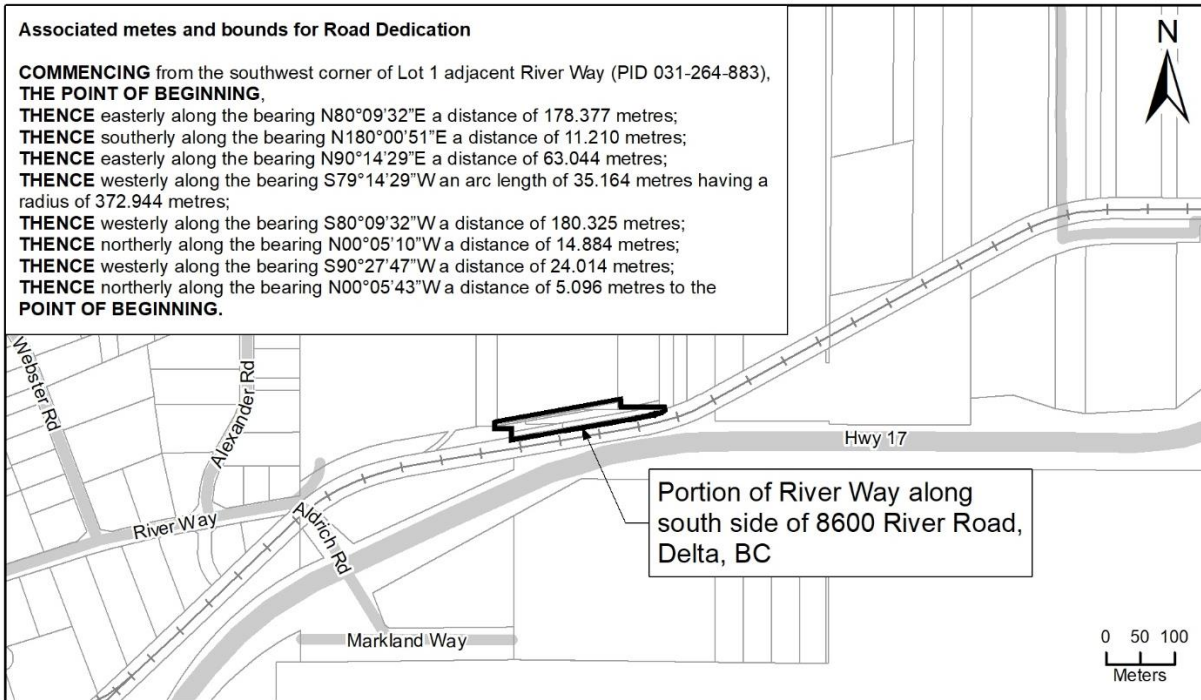
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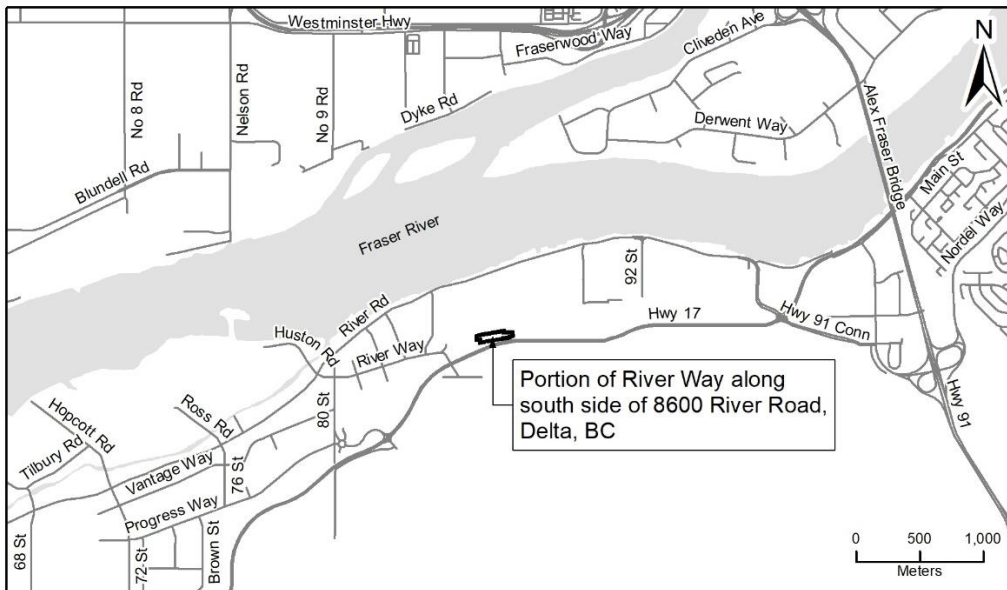
Site Plan, Delta, BC

Associated metes and bounds for Road Dedication

COMMENCING from the southwest corner of Lot 1 adjacent River Way (PID 031-264-883),
THE POINT OF BEGINNING,
THENCE easterly along the bearing N80°09'32"E a distance of 178.377 metres;
THENCE southerly along the bearing N180°00'51"E a distance of 11.210 metres;
THENCE easterly along the bearing N90°14'29"E a distance of 63.044 metres;
THENCE westerly along the bearing S79°14'29"W an arc length of 35.164 metres having a radius of 372.944 metres;
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THENCE northerly along the bearing N00°05'43"W a distance of 5.096 metres to the
POINT OF BEGINNING.



Location Map, Delta, BC



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Schedule B

Requirements and Conditions

- 1) Any changes in land 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 existing or expected at the site. These assumptions include the following:

- a) A municipal roadway.

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) Site groundwater must not be used as drinking water.
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.

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Schedule C

Substances and Uses

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 ₂ 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 ₂ S)	7783-06-4
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

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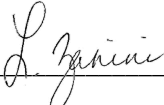


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benzo(a)pyrene	50-32-8
boron	7440-42-8
cobalt	7440-48-4
fluoranthene	206-44-0
nickel	7440-02-0
strontium	7440-24-6

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Schedule D

Documents

Summary of Site Conditions – 8600 River Road, Delta, BC, prepared by Hemmera Envirochem Inc., January 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;

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 Sulphide 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 Sulphide Concentrations in Groundwater, prepared by Hemmera Envirochem Inc., December 16, 2016;

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

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;

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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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