



VIA E-MAIL: brenthanson@southstreet.ca

Victoria File: 26250-20/13307
Site ID: 13307

July 26, 2022

South Street 4 Road Holdings Inc. (No BC1246182)
Suite 200 – 1778 West 2nd Avenue
Vancouver, BC V6J 1H6
Attn. Brent Hanson

Dear Brent Hanson:

Re: Certificate of Compliance – 3640 No. 4 Road, Richmond, 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. 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Joe Erceg, General Manager Planning & Development
City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1
planningdevelopment@richmond.ca

Arvind Chowdhari, PEng, EP
Metro Testing & Engineering Ltd.
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enviro@metrotesting.ca

Janick Boudreau, CFA
Addenda Capital Inc.
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Robert Lauman, PChem, Approved Professional:
Ecora Engineering & Resource Group Ltd.
3309A - 31 Avenue, Vernon, BC V1T 2H4
rob.lauman@ecora.ca

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria, 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.

July 26, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3640 No 4 Road, Richmond British Columbia which is more particularly known and described as:

Lot 109 Section 26 Block 5 North Range 6 West New Westminster District Plan 36902
PID: 003-768-457

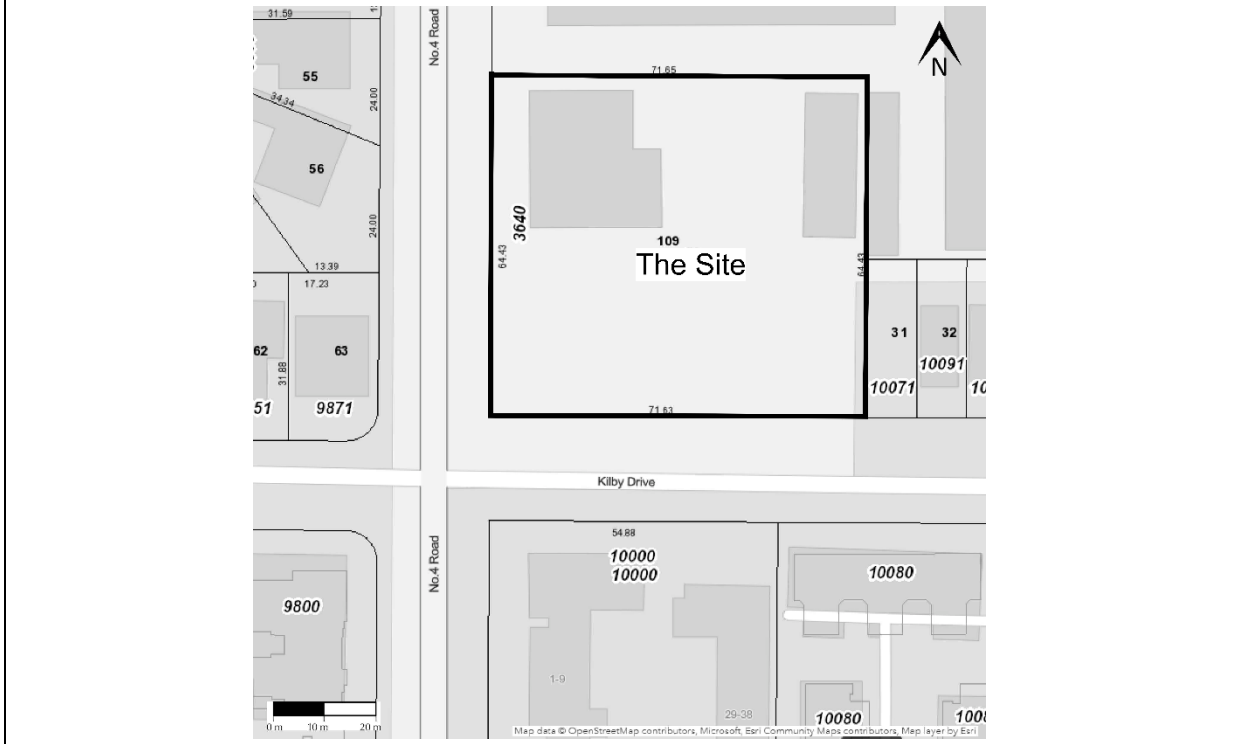
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 10.60"
Longitude: 123° 6' 48.00"

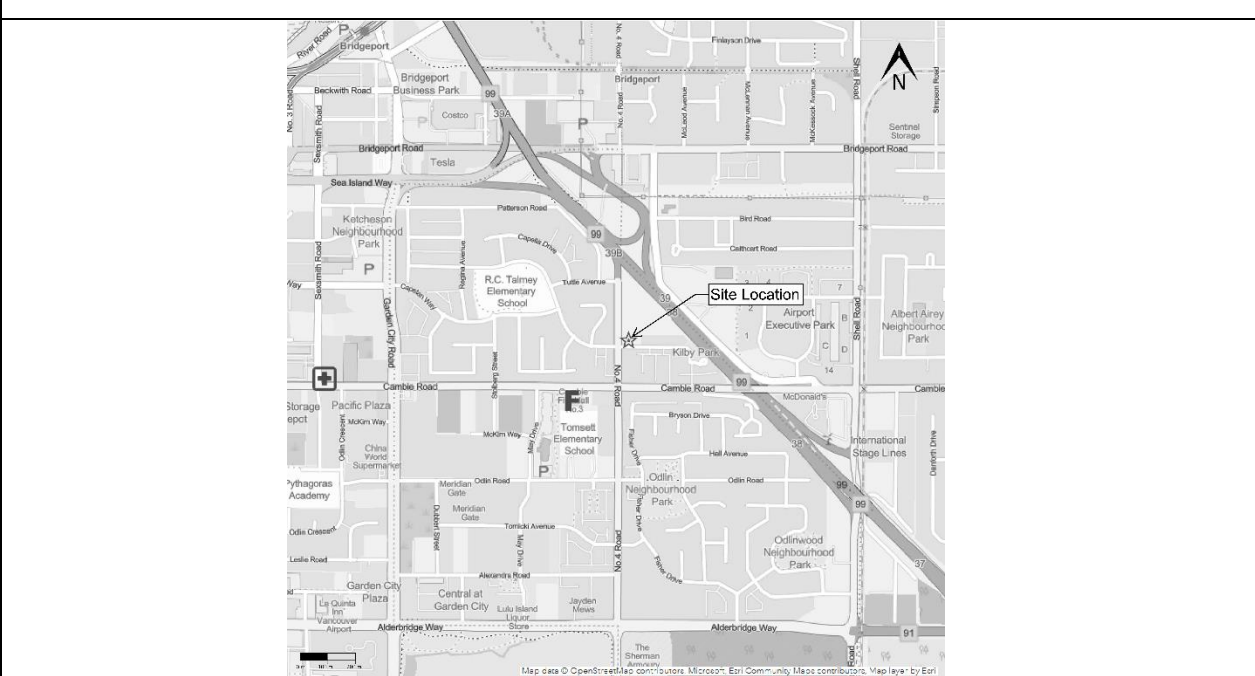
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Liliana Jerade
For Director, *Environmental Management Act*


Site Plan, Richmond, BC



Location Map, Richmond, BC



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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 a 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) Buildings on 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.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial soil use:

To meet local background concentrations:

Arsenic	7440-38-2
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Substances remediated in soil for commercial soil use:

To meet numerical remediation standards:

Benzene	71-43-2
Cobalt	7440-48-4
Ethylene Glycol	107-21-1

Substances evaluated in water for drinking water use:

To meet local background concentrations:

Arsenic	7440-38-2
Cobalt	7440-48-4
Lithium	7439-93-2

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Schedule D

Documents

Summary of Site Condition – 3640 No. 4 Road, Richmond, BC, Lauman, R., Ecora Engineering and Resource Group Ltd., May 6, 2022

Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 3640 No. 4 Road, Richmond, BC, Schoen, S., Pallard, R., Narang, U., Metro Testing & Engineering Ltd., May 4, 2022

Protocol 4 Approval, Arsenic in soil at 3640 No. 4 Road, Richmond, BC, Osachoff, H., BC Ministry of Environment and Climate Change Strategy, March 15, 2022

Request for Approval: Arsenic Soil Background Concentration, 3640 No. 4 Road, Richmond, BC, Pallard, R., Chowdhari, A., Metro Testing & Engineering Ltd., March 8, 2022

Phase II Environmental Site Assessment, 3640 No. 4 Road, Richmond, BC, Vidian-Jones, M., Haberli, A., NEXT Environmental Inc., January 15, 2020

Stage 1 Preliminary Site Investigation, 3640 No. 4 Road, Richmond, BC, Froescher, C., Haberli, A., NEXT Environmental Inc., November 28, 2019

Phase I Environmental Site Assessment, 3640 No. 4 Road, Richmond, BC, Macleod, B., St. Gelais, D., exp Services Inc., October 1, 2011

Underground Storage Tank Removal Report, 3640 No. 4 Road Richmond, BC, Macleod, B., St. Gelais, D., exp Services Inc., July 1, 2011

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For Director, *Environmental Management Act*