



**BY EMAIL**

Victoria File: 26250-20/22331,21775,22330  
Regional File: 26250-20/22331,21775,22330  
Site ID: 22331

Date: June 27, 2024

Mamoud Bashi  
CSR Consultants Ltd.  
Suite 206 – 3855 Henning Drive  
Burnaby, BC V5C 6N3  
[mamoud@csrgroup.ca](mailto:mamoud@csrgroup.ca)

Dear Mamoud Bashi:

**Re: Certificate of Compliance – Portions of 5651 and 5671 No. 3 Road and City of Richmond Laneway, 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Matthew Discusso, City of Richmond  
6911 No. 3 Road, Richmond, BC, V6Y 2C1  
[MDiscusso@richmond.ca](mailto:MDiscusso@richmond.ca)

Zayed Mohamed, Approved Professional, PGL Environmental  
1500-1185 West Georgia Street, Vancouver, BC, V6E 4E6  
[zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)

Bryce Margetts, Can Lit Development Inc., Inc. No. BC1150462  
1590-505 Burrard Street, Vancouver, BC V7X 1M5  
[BMargetts@canderel.com](mailto:BMargetts@canderel.com)

Gary Hamilton, P.Geo, CSAP, Hamilton & D'Ambra Consulting Inc.  
2636 Templeton Drive, Vancouver, BC V5N 4W3  
[Garyhamilton49@gmail.com](mailto:Garyhamilton49@gmail.com)

CSAP Society of BC  
613-744 West Hastings Street, Vancouver, BC V6C 1A5  
[submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy  
[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.

June 27, 2024  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at the portion of City of Richmond Laneway west of, and western portions of, 5651 and 5671 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

*That portion of Lot 1 Section 5 Block 4 North Range 6 West, New Westminster District Plan EPP105255; and that portion of Lot 2 Section 5 Block 4 North Range 6 West New Westminster District Plan EPP105255, and that portion of the City of Richmond Lane, beginning at the SE corner of Lot 45, Except: Firstly: Part Subdivided by Plan 35683, Secondly: Part Subdivided by Plan 36514, Section 5 Block 4 North Range 6 West, New Westminster District Plan 34152 and proceeding along the Easterly boundary of Lot 45 on a grid bearing of 0°03'13" a distance of 10.163 metres to the Point of Commencement (PoC);*

*Thence following along the Easterly boundary of Lot 45 on a grid bearing of 0°03'13" a distance of 16.084 metres;*

*Thence on a grid bearing of 77°03'53" a distance of 2.156 metres;*

*Thence on a grid bearing of 74°59'14" a distance of 4.141 metres;*

*Thence on a grid bearing of 0°04'01" a distance of 11.756 metres;*

*Thence on a grid bearing of 89°47'26" a distance of 7.548 metres more or less to the intersection with the western boundary of Lot 1 Section 5 Block 4 North Range 6 West New Westminster District Plan EPP105255;*

*Thence on a grid bearing of 89°47'26" a distance of 0.093 metres;*

*Thence on a grid bearing of 180°04'01" a distance of 25.241 metres;*

*Thence on a grid bearing of 260°30'10" a distance of 0.088 metres more or less to the intersection with the western boundary of Lot 1 Section 5 Block 4 North Range 6 West New Westminster District Plan EPP105255;*

*Thence on a grid bearing of 260°30'10" a distance of 4.648 metres;*

*Thence on a grid bearing of 238°12'46" a distance of 3.527 metres;*

*Thence on a non-tangential curve to the right with a radial grid bearing of 333°00'14", delta angle of 25°28'38", radius of 14.204 and arc length of 6.316 metres more or less to the point of commencement and containing by admeasurement 299.0 metres squared, more or less.*

PID: Portions of 004-884-361 and 003-698-009

The site contains part of legal parcels depicted in an engineering drawing prepared by PGL Environmental Consultants on November 26, 2019.

June 27, 2024

Date Issued



A. Mortensen

For Director, Environmental Management Act

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

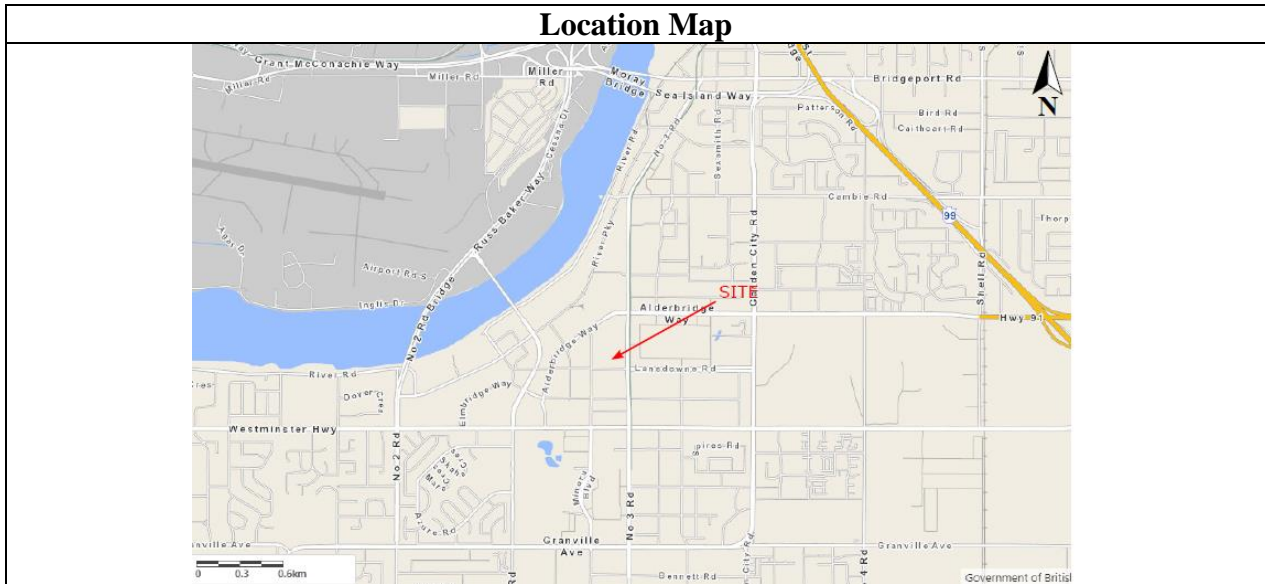
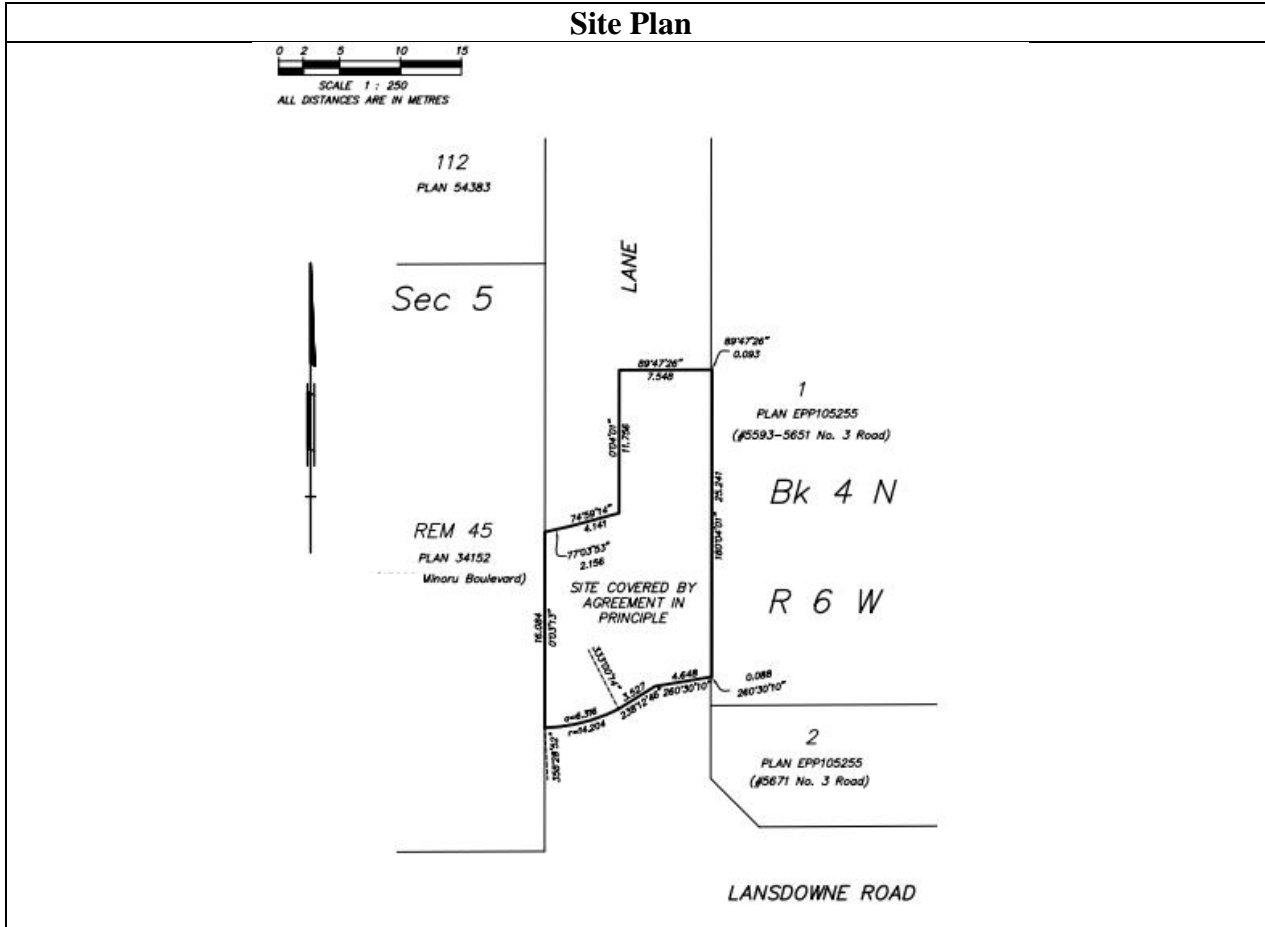
Latitude: 49° 10' 26.90"  
Longitude: 123° 8' 17.50"

June 27, 2024

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A. Mortensen  
For Director, *Environmental Management Act*



*Autte Mortensen*

June 27, 2024  
Date Issued

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For Director, Environmental Management Act

## 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 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) *The subject site will continue to be used as a road/laneway.*

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 soil use:*

To meet numerical remediation standards:

LEPHs	N/A
VPHs	N/A
xylenes	1330-20-7

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

To meet numerical remediation standards:

LEPHw	N/A
Naphthalene	91-20-3
VPHw	N/A
Xylenes, total	1330-20-7

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by CSR Consultants Ltd, dated June 2024;
- *Remedial Excavation, Confirmation of Remediation, and Certificate of Compliance*, prepared by CSR Consultants Ltd, dated January 21, 2023;
- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated December 2019;
- *Stage 2 Preliminary & Detailed Site Investigation, & Confirmation of Remediation*, prepared by PGL Environmental, dated December 2019;
- *Admin Guidance 11 Communications Summary*, prepared by PGL Environmental, dated December 2019;
- *Stage 1 Preliminary Site Investigation*, prepared by PGL Environmental, dated September 2019;
- *Water Use Determination – Site 21775 - 5651 NO. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 NO. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of NO. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated August 16, 2019;
- *Water Use Determination – Site 21775 - 5651 NO. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 NO. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of NO. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by PGL Environmental, dated August 15 2019;
- *Water Use Determination – Site 21775 - 5651 NO. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 NO. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of NO. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by PGL Environmental, dated July 24 2019;
- *Water Use Determination – Site 21775 – 5651 No. 3 Road, Richmond, BC*, prepared by PGL Environmental, dated June 21 2019; and,
- *Water Use Determination – Site 21775 – 5651 No. 3 Road, Richmond, BC*, prepared by PGL Environmental, dated May 31 2019.

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A. Mortensen  
For Director, *Environmental Management Act*