



**VIA EMAIL**

Victoria File: 26250-20/2404  
Site ID: 2404

Date: October 20, 2023

Ken Low, President & CEO  
**MONTROSE INDUSTRIES LTD.**  
208-10991 Shellbridge Way  
Richmond, BC V6X 3C6  
[klow@montroseproperties.com](mailto:klow@montroseproperties.com)

Dear Ken Low:

**Re: Certificate of Compliance  
Part of Site ID 2404 – Building 2 (8031 Zylmans Way, Richmond, BC) Part of  
PID 031-099-475, 15111 Williams Road, Richmond, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

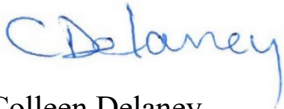
and may be encountered during any future work at the site.

4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the Water Sustainability Act's Groundwater Protection Regulation.

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,



Colleen Delaney  
for Director, *Environmental Management Act*

Enclosure

cc: Steven De Sousa, City of Richmond, [SDeSousa@richmond.ca](mailto:SDeSousa@richmond.ca)  
Josh Reis, City of Richmond, [jreis@richmond.ca](mailto:jreis@richmond.ca)  
Katie Scott, PGL Environmental Consultants, [kscott@pggroup.com](mailto:kscott@pggroup.com)  
Duncan Macdonald, Approved Professional, PGL Environmental Consultants,  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)  
Scott Steer, Approved Professional, Steer Environmental Associates Ltd.  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)  
Wes McCrorie, TD Commercial Bank, [wesley.mccrorie@td.com](mailto:wesley.mccrorie@td.com)  
CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, ENV, [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.

October 20, 2023

\_\_\_\_\_  
Date Issued

\_\_\_\_\_  
Colleen Delaney  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 15111 Williams Road, Richmond, British Columbia and comprises a Building (8031 Zylmans Way), which is more particularly known and described as:

Part of:

STRATA LOT 2 SECTION 22 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS6471 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Which is described by the following metes and bounds:

Beginning at the SE corner of S.L.1. Strata Plan EPS6471, then

S 5.762m to Point of Commencement (P.o.C.), then

S 187.686m, then

To the right 16.657m along the arc of a curve whose radius is 26.600m whose chord bears S 17° 56' 22" W 16.386m, then

To the right 17.387m along the arc of a curve whose radius is 44.600m whose chord bears S 47° 02' 50" W 17.277m, then

S 58° 12' 57" W 115.738m, then

To the right 14.756m along the arc of a curve whose radius is 26.600m whose chord bears S 74° 06' 28" W 14.568m, then

W 186.674m, then

To the right 10.131m along the arc of a curve whose radius is 9.600m whose chord bears N 59° 46' 10" W 9.667m, then

To the right 23.183m along the arc of a curve whose radius is 44.592m whose chord bears N 14° 38' 38" W 22.923m, then

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N 00° 15' 00" E 252.956, then

E 329.802m to P.o.C.

Part of PID: 031-099-475

The site contains part of a legal parcel depicted in an engineering drawing prepared by PGL Environmental Consultants, dated August 4, 2023.

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

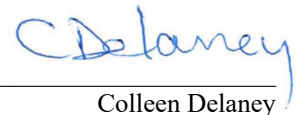
Latitude: 049° 09' 5.83"  
Longitude: 123° 03' 7.71"

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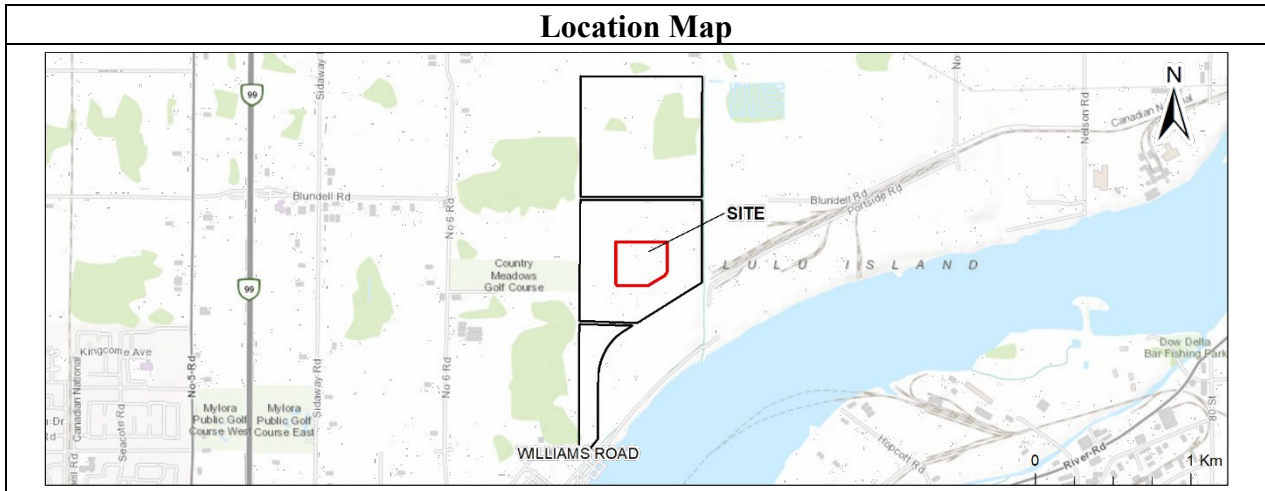
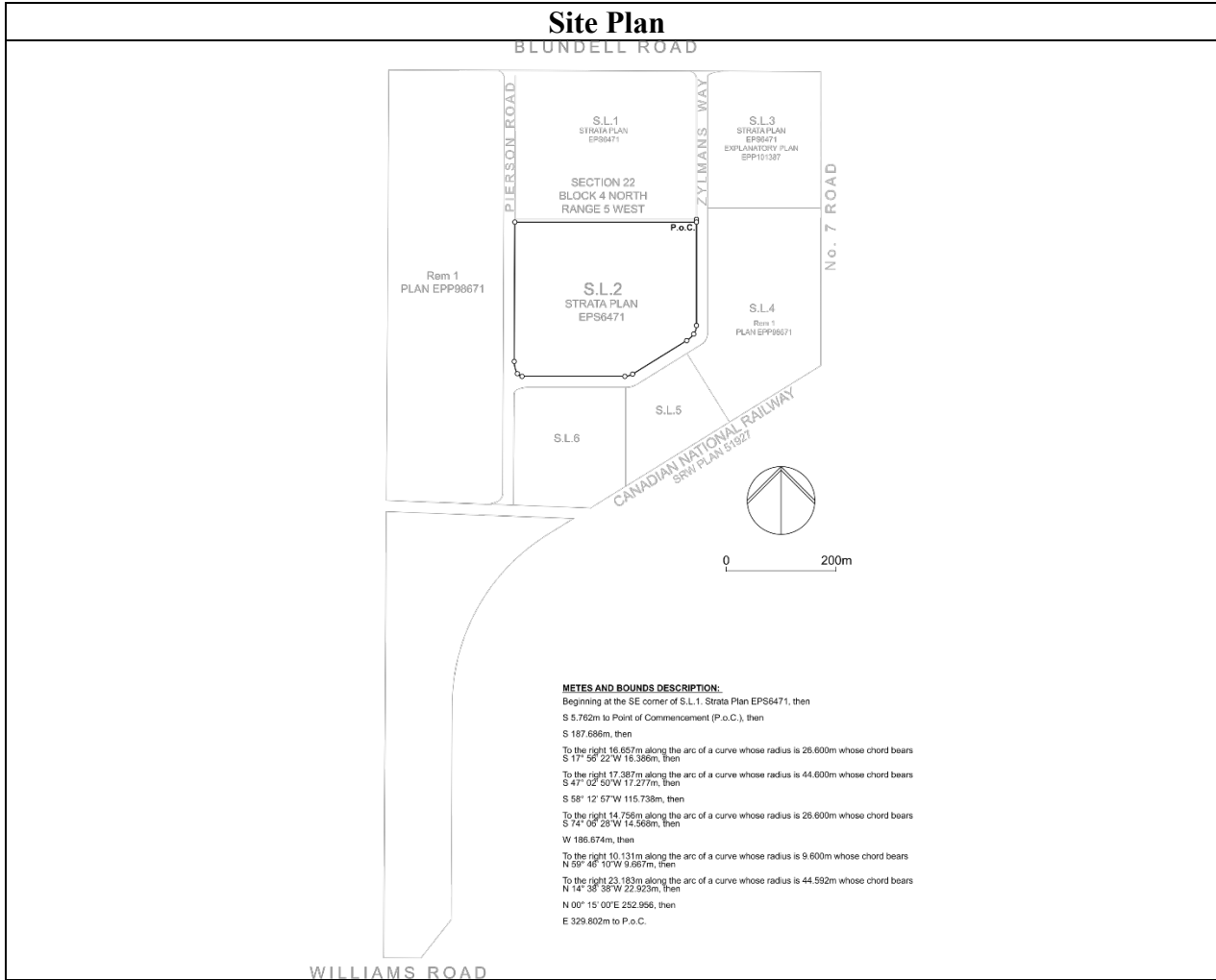
Site Identification Number 2404  
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*CDelaney*  
Colleen Delaney

For Director, *Environmental Management Act*

## Schedule B

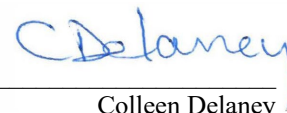
### Requirements and Conditions

WHEREAS Operational Certificate 4922 – issued under the provisions of the *Environmental Management Act* (“Act”) and in accordance with the Metro Vancouver Solid Waste Management Plan – governs management of solid waste at the site AND the Director, by letter dated November 30, 2016, provided a necessary release to the City of Richmond for issuance of the development permit for the site AND an Approval in Principle was issued September 22, 2017 for the site, TAKE NOTE THAT the following requirements and conditions are hereby imposed upon Montrose Industries Ltd. (“responsible person”):

1. Any conflict or inconsistency between this Certificate of Compliance and the requirements imposed in the Operational Certificate must be promptly identified by the responsible person in a written submission to the Director. This Certificate of Compliance is subject to ongoing compliance with the Operational Certificate, as amended.
2. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for a 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.
3. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) *Any building constructed on the Site will have a vapour management system.*
  - (b) *The Vapour Management System operating below the building slab must continue to operate as designed.*
  - (c) *Site groundwater must not be used as a drinking water source.*
  - (d) *The requirements of the Design, Operations and Closure Plan (DOCP) for the landfill must be adhered to.*
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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Colleen Delaney

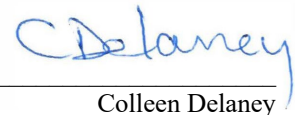
\_\_\_\_\_  
For Director, *Environmental Management Act*

6. Institutional and engineering controls required in clause 3 of this Schedule must be undertaken as specified in the Operation and Maintenance Plan listed in Schedule D.
7. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 3 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 problem;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
8. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 3 of this Schedule have been implemented and are being met must be submitted to the Director by March 31, every 2 years, with the first statement required in March 2026.
9. 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.
10. As of the date of issue below, the Director does not require preparation and registration of a covenant under section 219 of the Land Title Act nor provision of financial security in connection with this Certificate of Compliance; however, the possible future need for measures and controls for the purposes specified in section 48 of the Contaminated Sites Regulation may be assessed by the Director from time to time.

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For Director, *Environmental Management Act*



## Schedule C

### Substances and Uses

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

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

antimony	7440-36-0
arsenic	7440-38-2
molybdenum	7439-98-7
zinc	7440-66-6

#### *Substances remediated in vapour for industrial land vapour use:*

##### To meet numerical remediation standards:

naphthalene	91-20-3
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##### To meet risk-based remediation standards:

benzene	71-43-2
dichlorodifluoromethane	75-71-8
tetrachloroethylene	127-18-4
trichloroethylene	79-01-6
vinyl chloride	75-01-4
VPH <sub>v</sub>	NA

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

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

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

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

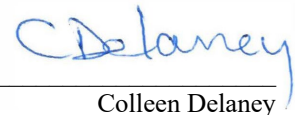
sulfide (as H <sub>2</sub> S)	7783-06-4
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*Substances remediated in water for marine aquatic life water use:*

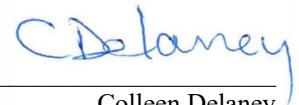
To meet risk-based remediation standards:

sulfide (as H<sub>2</sub>S) 7783-06-4

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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition 15111 Williams Road, Richmond, BC. Site ID 2404. PGL Environmental Consultants. September 2023*

*Confirmation of Remediation, Metes and Bounds Area Associated with Building 2, (8031 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. September 2023*

*Human Health and Ecological Risk Assessment, Metes and Bounds Area Associated with Building 2, (8031 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. September 2023*

*Performance Verification Plan – Site ID: 2404 8031 Zylmans Way (Building 2), Richmond, BC. PGL Environmental Consultants. September 2023*

*Operation and Maintenance Plan – Active VMS - Site ID: 2404 8031 Zylmans Way (Building 2), Richmond, BC. PGL Environmental Consultants. September 2023*

*Confirmation of Remediation, Metes and Bounds Area Associated with Building 4, (8040 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. July 2023*

*Human Health and Ecological Risk Assessment, Metes and Bounds Area Associated with Building 4, (8040 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. July 2023*

*Performance Verification Plan – Site ID: 2404 8040 Zylmans Way (Building 4), Richmond, BC. PGL Environmental Consultants. July 2023*

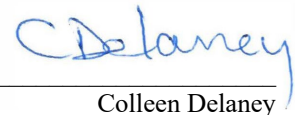
*Operation and Maintenance Plan – Active VMS - Site ID: 2404 8040 Zylmans Way (Building 4), Richmond, BC. PGL Environmental Consultants. July 2023*

*Summary of Site Condition 15111 Williams Road, Richmond, BC. Site ID 2404. PGL Environmental Consultants. July 2023*

*Approval in Principle Annual Report for Ecowaste Landfill, 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. March 2023;*

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*Summary of Site Condition 15111 Williams Road, Richmond, BC. Site ID 2404. PGL Environmental Consultants. June 2022*

*Confirmation of Remediation, Metes and Bounds Area Associated with Building 1, (8011 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. June 2022*

*Human Health and Ecological Risk Assessment, Metes and Bounds Area Associated with Building 1, (8011 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. June 2022*

*Performance Verification Plan – Site ID: 2404 8011 Zylmans Way (Building 1), Richmond, BC. PGL Environmental Consultants. June 2022*

*Operation and Maintenance Plan – Active VMS - Site ID: 2404 8011 Zylmans Way (Building 1), Richmond, BC. PGL Environmental Consultants. June 2022*

*Approval in Principle Annual Report for Ecowaste Landfill, 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. March 2022;*

*Material Recovery Facility, Northern Landfill, Ecowaste Landfill, 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. January 2022*

*Approval in Principle Annual Report for Ecowaste Landfill, 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. May 2021;*

*Summary of Site Condition 15111 Williams Road, Richmond, BC. Site ID 2404. PGL Environmental Consultants. March 2021;*

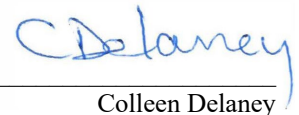
*Addendum to Certificate of Compliance Application (Detailed Risk), Site #2404 PID#: 031-099-467, 031-099-475, 031-099-483, Metes and Bounds Area Associated with the Roadways (a portion of Pierson Road and a portion of Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. March 2021;*

*Confirmation of Remediation, Metes and Bounds Area Associated with the Roadways (a portion of Pierson Road and a portion of Zylmans Way) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. December 2020;*

*Human Health and Ecological Risk Assessment, Metes and Bounds Area Associated with the Roadways (a portion of Pierson Road and a portion of Zylmans Way) at 15111 Williams Road, Richmond, BC. PGL Environmental Consultants. December 2020;*

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For Director, Environmental Management Act

*Summary of Site Condition 15111 Williams Road, Richmond, BC. Site ID 2404.* PGL Environmental Consultants. August 2020;

*Confirmation of Remediation, Metes and Bounds Area Associated with Building 3, (8020 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. April 2020;

*Human Health and Ecological Risk Assessment, Metes and Bounds Area Associated with Building 3, (8020 Zylmans Way, Richmond, BC) at 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. April 2020;

*Operation and Maintenance Plan – Active VMS - Site ID: 2404 8020 Zylmans Way (Building 3), Richmond, BC.* PGL Environmental Consultants. April 2020;

*Performance Verification Plan – Site ID: 2404 8020 Zylmans Way (Building 3), Richmond, BC.* PGL Environmental Consultants. April 2020;

*Approval in Principle Annual Report for Ecowaste Landfill, 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. March 2020;

*Sulfides in Groundwater at Ecowaste Landfill, 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. December 2019.

*Request for Concurrence with Investigation Strategy, Ecowaste Landfill, 15111 William Road, Richmond, BC.* Ministry of Environment. July 2019;

*Concurrence with Investigation Strategy, Ecowaste Landfill, 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. May 2019;

*Sulfides in Groundwater at Ecowaste Landfill, 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. May 2019;

*Approval in Principle Annual Report for Ecowaste Landfill, 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. March 2019;

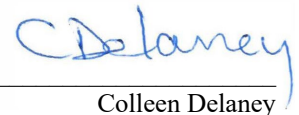
*Approval in Principle Annual Report for Ecowaste Landfill, 15111 Williams Road, Richmond, BC.* PGL Environmental Consultants. March 2018;

*Approval in Principle – 15111 Williams Road, Richmond, BC.* Ministry of Environment. September 2017;

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Colleen Delaney  
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*Summary of Site Conditions.* PGL Environmental Consultants. September 2017;

*Ecowaste Landfill, 15111 Williams Road, Richmond, BC – Record Review Update.* PGL Environmental Consultants. May 2017;

*Protocol 6 Approval Application for Relief from Delineation.* Ministry of Environment. November 2016;

*Release Request – Development Permit Application.* Ministry of Environment. November 2016;

*Release Request – Development Permit.* PGL Environmental Consultants. November 2016;

*Remediation Plan, Ecowaste Landfill.* PGL Environmental Consultants. November 2016;

*Stage 2 Preliminary Site Investigation and Detailed Site Investigation, Ecowaste Landfill.* PGL Environmental Consultants. November 2016;

*Preapproval Application for Relief from further Horizontal Delineation.* PGL Environmental Consultants. September 2016;

*Site-Specific Determination of Water Use.* PGL Environmental Consultants. August 2016;

*Water Use Determination.* Ministry of Environment. August 2016;

*Addendum Water Use Determination, Ecowaste Landfill.* PGL Environmental Consultants. June 2016;

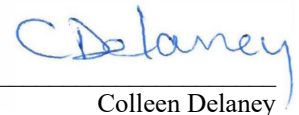
*Water Use Determination, Ecowaste Landfill.* PGL Environmental Consultants. May 2016;

*Stage 1 Preliminary Site Investigation, Ecowaste Landfill.* PGL Environmental Consultants. April 2016

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