



Ministry of
Environment

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 11, 2014
Date Issued

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

Schedule A

The site covered by this Certificate of Compliance is located at 10780, 10820, and 10880 No. 5 Road and 12733 Steveston Highway, Richmond, British Columbia, which is more particularly known and described as:

Legal Description	PIN or PID
10780 No. 5 Road: Lot D Section 31 Block 4 North Range 5 West, New Westminster District Plan EPP12978	028-631-579
10820 No. 5 Road: Lot C Section 31 Block 4 North Range 5 West, New Westminster District Plan EPP12978	028-631-561
10880 No. 5 Road: Lot 1 Section 31 Block 4 North Range 5 West, New Westminster District Plan EPP12984	028-632-273
12733 Steveston Highway: Lot E Section 31 Block 4 North Range 5 West, New Westminster District Plan EPP12978	028-631-587

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

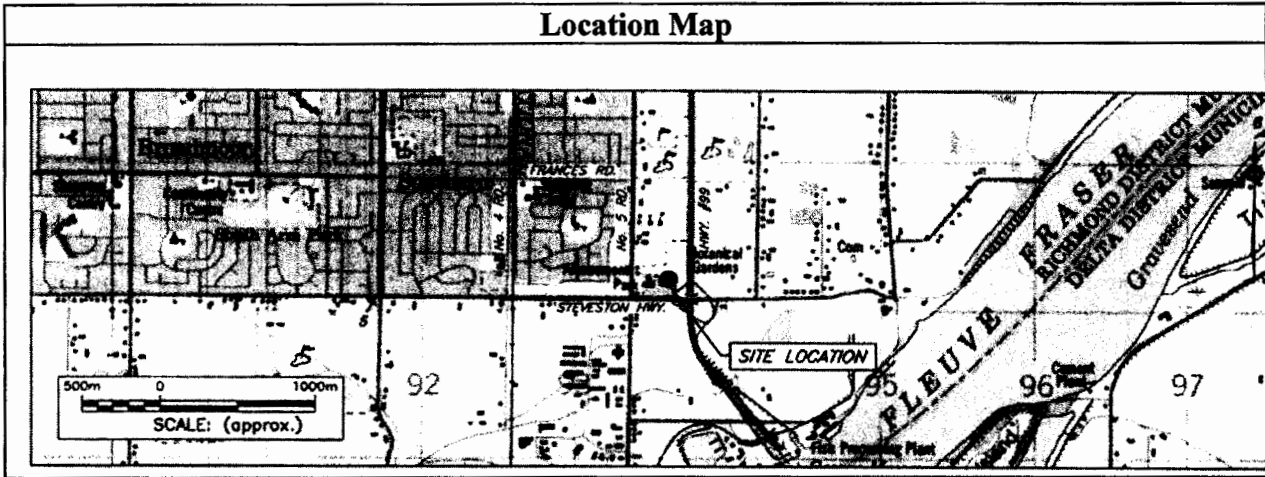
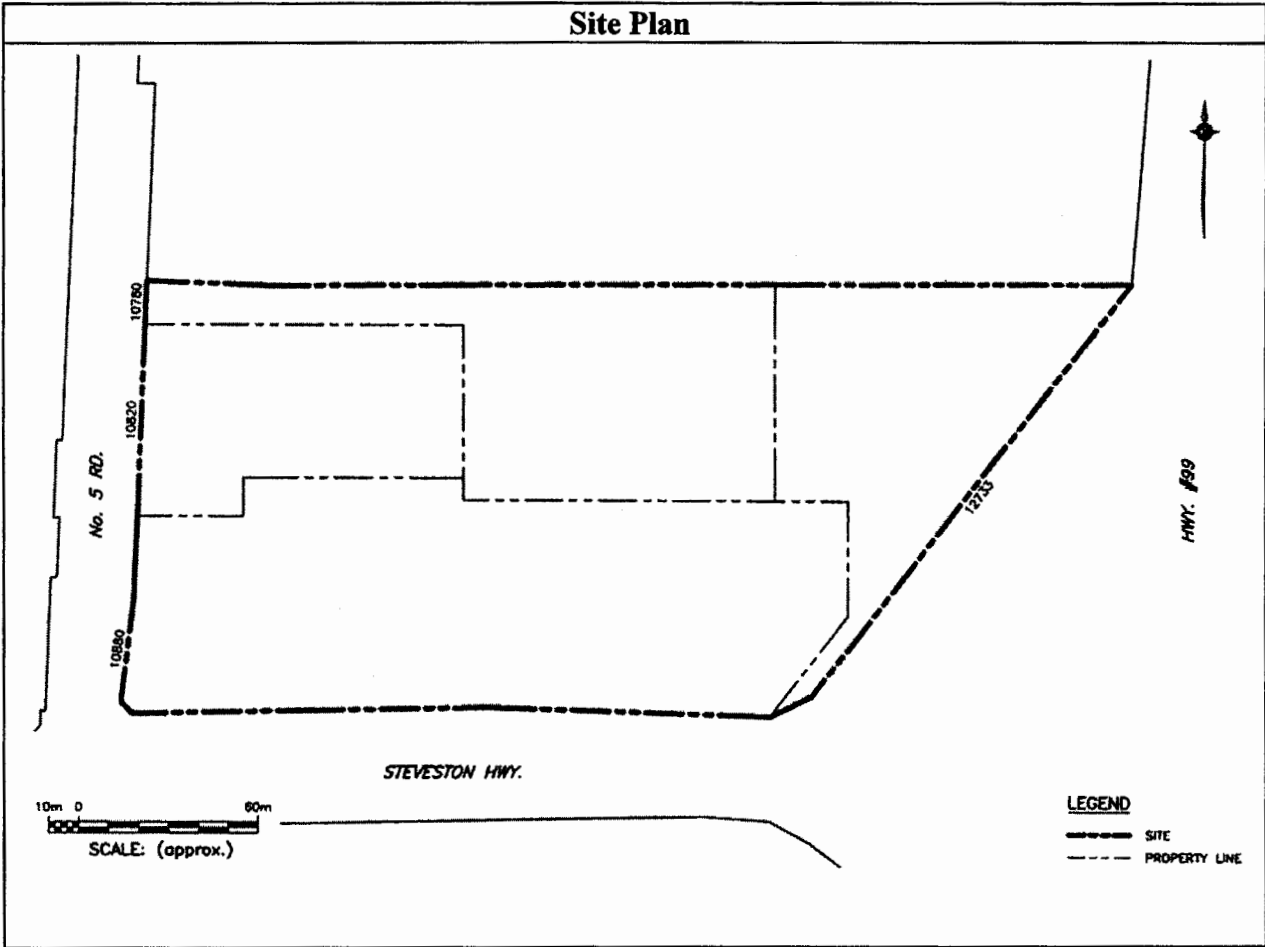
Latitude: 49° 08' 3.30"
Longitude: 123° 05' 22.98"

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Schedule B

Requirements and Conditions

1. 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 an amendment or new Certificate of Compliance may be necessary. The uses to which this condition apply 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 and adjacent to 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 concrete floor slab is maintained in the basement; and
- (b) The basement elevation is no greater than 1.9 m below 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 person 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:

Groundwater must not be used for Drinking Water.

3. If requested by the Director, the responsible person 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.

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6. 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 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. 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 residential land soil use:

To meet numerical remediation standards:

- Arsenic, cadmium, copper, lead, molybdenum, tin and zinc;
- Benzene, ethylbenzene, toluene, and xylenes; and
- VPHs, LEPHs and HEPHs
- Naphthalene and benzo[b]fluoranthene.

Substances remediated in vapour for residential vapour use:

To meet numerical remediation standards:

- Benzene, 1,2,4 trimethylbenzene; and
- VPHv.

Substances remediated in water for marine and freshwater aquatic life water use:

To meet numerical remediation standards:

- Benzene and toluene;
- VPHw, LEPHw; and
- Naphthalene.

To meet risk-based remediation standards:

- Cadmium, cobalt and nickel.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic.

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Schedule D

Documents

- *Summary of Site Condition*. Prepared by Keystone Environmental Inc., May 30, 2014;
- *Performance Verification Plan for Risk-based Certificate of Compliance at 10780 No. 5 Road, 10820 No. 5 Road and 12733 Steveston Highway, Richmond, BC*, prepared by Keystone Environmental, June 5, 2014;
- *Addendum to Human Health and Ecological Risk Assessment , 10780 No. 5 Road, 10820 No. 5 Road, 10880 No. 5 Road and 12733 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., June 4, 2014;
- *Report of Findings, Screening Level Risk Assessment and Human Health Risk Assessment - 10780 No. 5 Road, 10820 No. 5 Road, 10880 No. 5 Road and 12733 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., November, 2012;
- *Report of Findings – Report of Findings Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, Confirmation of Remediation, and Remediation Plan 10780 No. 5 Road, 10820 No. 5 Road, 10880 No. 5 Road and 12733 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Inc., October, 2012;
- *Figures, Sample and Excavation Locations*. Prepared by Technology Resource Inc., May 2012;
- *Methodology for Report*. Prepared by Technology Resource Inc., October 2011;
- *Letter, Addendum to TRI Remedial Plan of March 21, 2011*. Prepared by Technology Resource Inc., April 2011;
- *Report of Findings, Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, Fantasy Gardens, Richmond, BC*. Prepared by Technology Resource Inc., March 2011;
- *Report of Findings, Detailed Site Investigation – 12011 Steveston Highway, Richmond, BC*. Keystone Environmental Ltd., October 2006. *Report of Findings, Detailed Site Investigation – 12011 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., October 2006;
- *Report of Findings, Preliminary Site Investigation Stage 2 – 12011 Steveston Highway, Richmond, BC*. Prepared by Keystone Environmental Ltd., August 2001;
and

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- *Report of Findings, Preliminary Site Investigation Stage 1 – 12011 Steveston Highway and 10620 to 10800 No. 5 Road, Richmond, BC. Prepared by Keystone Environmental Ltd., July 2001.*

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