



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 lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for **commercial land soil and vapour use**.

The site covered by this Certificate of Compliance is located at 8920 Fraserton Court, Burnaby, British Columbia which is more particularly known and described as:

Lot 1, District Lot 161, Plan LMP7719, New Westminster District

PID: 018-026-826

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

Latitude: 49° 11' 59.8"
Longitude: 123° 0' 49.1"

A site plan is attached as Schedule "A" to this Certificate of Compliance.

I have issued this Certificate of Compliance based on the information summarized in:

- *Summary of Site Condition*, prepared by Franz Environmental Inc., dated 15 Jan 2014;
- *Stage 1 Preliminary Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by Franz Environmental Inc., dated Jan 2014;
- *Performance Verification Plan for: 8920 Fraserton Court, Burnaby (PID 018-026-826, Site 13361); 8978 Fraserton Court, Burnaby (PID: 018-026-834, Site 15866)* prepared by Franz Environmental Inc., dated 05 Dec 2013;
- *Soil Vapour Remediation Plan - 3980 North Fraser way, Burnaby, BC*, prepared by Franz Environmental Inc., dated Dec 2013;
- *Detailed Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by Franz Environmental Inc., dated Aug 2013 and containing as Appendix N, *Screening Level Risk Assessment, 8920 Fraserton Court, Burnaby, BC*, dated December 2013;

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- *Stage 2 Preliminary Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by D.Kelly Environmental Consulting Ltd., dated Dec 2010;
- *Phase II Soil and Groundwater Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Jun 2009; and
- *Phase I Environmental Site Assessment, 8920 Fraserton Court, Burnaby, BC*, prepared by Keystone Environmental Ltd., dated Nov 2008.

This Certificate of Compliance is qualified by the conditions described in Schedule "B" which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule "C".

This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

A Director may rescind this Certificate of Compliance if 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 on the site described above.

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Schedule "B"

Conditions

1. Any changes to the conditions described in the risk assessment could invalidate the assessment. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. Risk management measures required to satisfy risk-based standards must be maintained as described in the following document(s):
 - *Summary of Site Condition*, prepared by Franz Environmental Inc., dated 15 Jan 2014;
 - *Stage 1 Preliminary Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by Franz Environmental Inc., dated Jan 2014;
 - *Detailed Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by Franz Environmental Inc., dated Aug 2013 and containing as Appendix N, *Screening Level Risk Assessment, 8920 Fraserton Court, Burnaby, BC*, dated December 2013; and
 - *Stage 2 Preliminary Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by D.Kelly Environmental Consulting Ltd., dated Dec 2010.

The principal risk management conditions or circumstances upon which the risk assessment is based include the following:

- a) The Site and impacted area remain paved since the presence of pavement/buildings prevents direct contact and contributes to the attenuation of vapours;
- b) The vapour management system beneath the neighbouring property to the east remains in place and operational, as designed and described in the Franz's Soil Vapour Remediation Plan; and
- c) The groundwater contamination does not migrate beyond the southern boundary of the southern neighbouring property, which should not, based on the SLRA modelling.

The conditions for the risk management upon which the risk management is based are that:


- d) A groundwater monitoring plan must be conducted to verify if the risk assessment assumptions have changed significantly; specifically, groundwater conditions should be monitored to confirm that the plume is not changing significantly and is not migrating to the Fraser River;
- e) A soil vapour monitoring plan must be conducted to ensure that the assumptions of the risk assessment have not changed significantly;

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- f) The site owner/operator must ensure that the potential exposure of workers involved in excavations and/or trench work is managed;
- g) A health and safety plan must be developed prior to any subsurface work; and
- h) Annual monitoring reports are submitted to MOE; any recommendations based on the data will be presented in the annual report.
2. If requested by the Director, the responsible person(s) must provide a signed statement on whether conditions set out in this Schedule "B" are being met. This may include providing a signed statement by an Approved Professional.
3. Performance verification must be undertaken as specified in the following plan(s):
- *Summary of Site Condition*, prepared by Franz Environmental Inc., dated 15 Jan 2014; and
 - *Detailed Site Investigation, 8920 Fraserton Court, Burnaby, BC*, prepared by Franz Environmental Inc., dated Aug 2013 and containing as Appendix N, *Screening Level Risk Assessment, 8920 Fraserton Court, Burnaby, BC*, dated December 2013; and
 - *Performance Verification Plan for: 8920 Fraserton Court, Burnaby (PID 018-026-826, Site 13361); 8978 Fraserton Court, Burnaby (PID: 018-026-834, Site 15866)* prepared by Franz Environmental Inc., dated 05 Dec 2013;
- or as agreed by the Director in response to an acceptable request for modification.
4. Up-to-date records of performance verification actions and results must be maintained by the responsible person(s) or their agent. The records must be available for inspection by the Director.
5. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.
6. If an Approval in Principle has been issued for the remediation of a neighbouring site that was contaminated by substances that migrated from the site which is the subject of this Certificate of Compliance, remediation of the neighbouring site must be undertaken as described in the Approval in Principle for the neighbouring site.
7. The documents listed in Schedule B 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 and adjacent to the site. These assumptions include the following:

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- (a) A slab-on-grade building or paved areas will cover the entire site,
- (b) Any building erected south and east of the site will be slab-on-grade only.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of building assumed in the selection of vapour attenuation factors in the documents listed in Schedule B must be promptly identified by the responsible person or 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 remediated in soil:

To meet Contaminated Sites Regulation risk based standards:

- Trichloroethylene.

Substances remediated in soil vapour:

To meet Contaminated Sites Regulation risk based standards:

- Trichloroethylene.

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