



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

May 27, 2014  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at No. 3 Road and Granville Avenue, Richmond, British Columbia which is more particularly known and described as:

Commencing at the northwest corner of Lot 47, Section 16, Block 4, North Range 6 West, NWD Plan 27344.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 29.8 m.

Thence, at a bearing of 270 degrees 0 minutes 0 seconds a distance of 11.2 m.

Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 26.3 m.

Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 5.2 m.

Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 5.1 m.

Thence, at a bearing of 46 degrees 31 minutes 29 seconds a distance of 8.5 m.

Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 3.8 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 1.0 m.

Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 7.5 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 6.5 m.

Thence, at a bearing of 270 degrees 0 minutes 0 seconds a distance of 11.5 m to the point of commencement, and comprising an area of 420.8 m<sup>2</sup>

The site contains part of a legal parcel depicted in an engineering drawing 130932-013 prepared by SNC-Lavalin Inc., Environment & Water, on May 31, 2013.

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

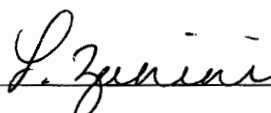
Latitude: 49° 09' 44.7"

Longitude: 123° 08' 11.8"

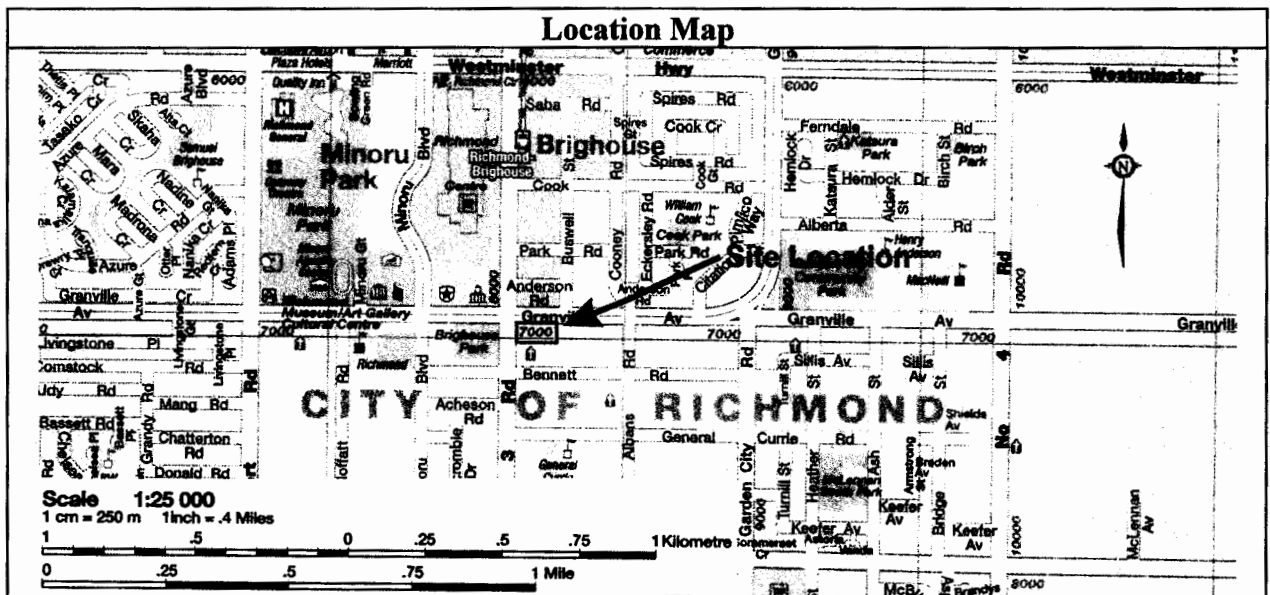
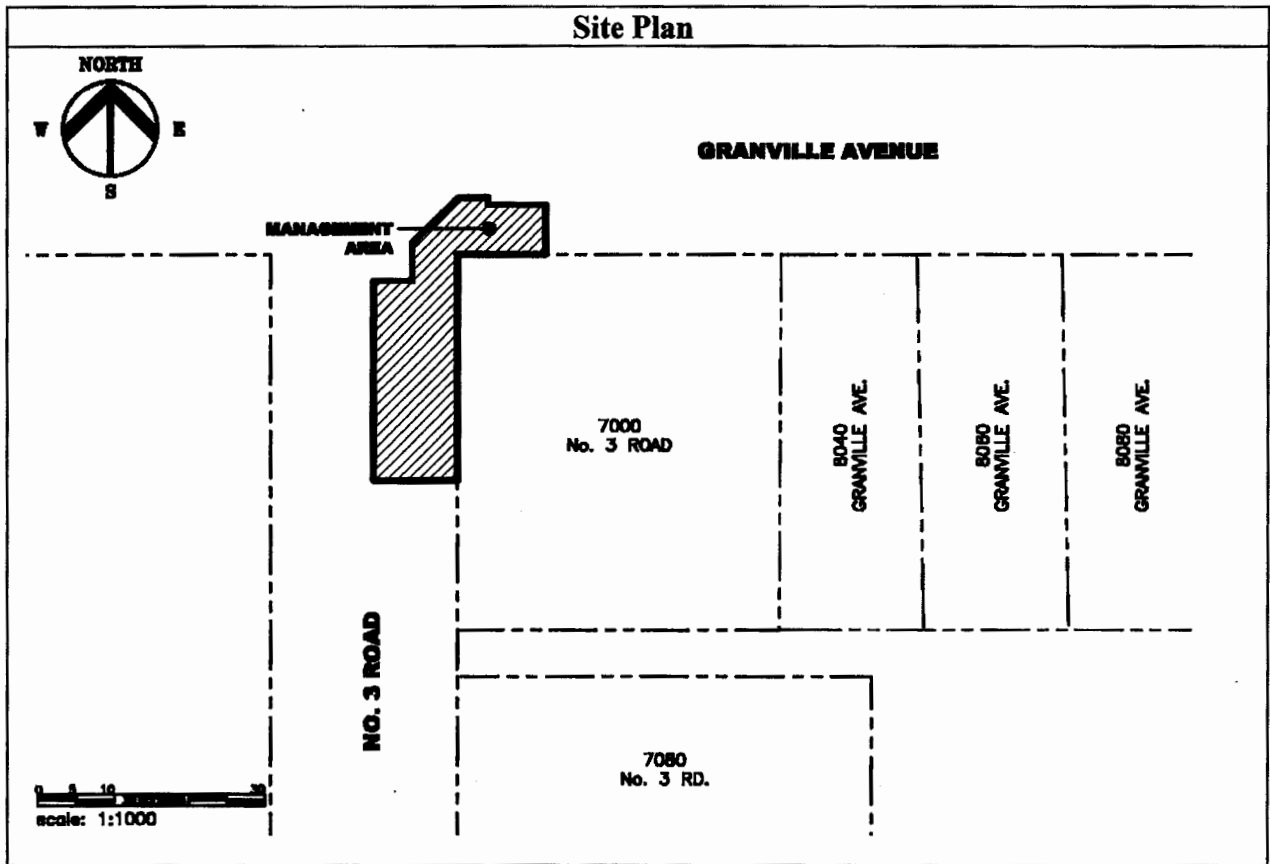
Date Issued

May 27, 2014

Lavinia Zanini



For Director, *Environmental Management Act*



*May 27, 2014*  
Date Issued

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

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water 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 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:

- a) that the site (i.e. the management area[MA]) will continue to be used for outdoor use (roadway/sidewalk) and that no buildings will be constructed in the MA;
- b) Adjacent land use (i.e. 7000 No. 3 Road) vapour was assessed directly and is evaluated by the reports referenced on the CofC for that property; and
- c) A worker health and safety plan with provisions to prevent inhalation exposures will be developed in the event that trenches (excavations that are deeper than they are wide, > 1 m below grade and suitable for human entry) are advanced at the site (i.e., the MA).

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at or adjacent to 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) The MA must continue to be used as a roadway with sidewalk;
  - (b) A worker health and safety plan with provisions to prevent inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1 m below grade and suitable for human entry) are advanced at the MA.
  - (c) Groundwater must not be used as drinking water.

May 27, 2014  
Date Issued

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

3. If requested by the Director, the responsible persons 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 persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional 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 excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
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 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.

May 27, 2014  
Date Issued

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

## Schedule C

### Substances and Uses

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

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

- Benzene, ethylbenzene, xylene; and
- VPHs and LEPHs.

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

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

- Benzene and ethylbenzene.

Date Issued

*May 27, 2014*

For Director, *Environmental Management Act*

*L. Zanini*

Lavinia Zanini

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by SNC-Lavalin Inc., Environment & Water, dated March 5, 2014;
- *Addendum to the Stage 1 PSI and Detailed Site Investigation Updates report for the Management Area Adjacent to Former Shell Site at 7000 No. 3 Road, Richmond, British Columbia (Location Code: C01273) (MoE Site No. 4003 (source parcel) and No. 16137 (affected parcel))*, by SNC-Lavalin, dated February 25, 2014
- *Performance Verification Plan, Management Area Adjacent to Former Shell Service Station 7000 No. 3 Road, Richmond BC, Location Code: C01273*, prepared by SNC-Lavalin Inc., Environment & Water, dated January 23, 2014;
- *Human Health and Ecological Risk Assessment, Management Area Adjacent to Former Shell Service Station at 7000 No. 3 Road, Richmond, BC, Shell Canada Products, Location Code: C01273*, prepared by SNC-Lavalin Inc., Environment & Water, dated November 7, 2013;
- *Stage 1 and Detailed Site Investigation Updates, Management Area Adjacent to Former Shell Service Station at 7000 No. 3 Road, Richmond, BC, Shell Canada Products, Location Code: C01273*, prepared by SNC-Lavalin Inc., Environment & Water, dated July 3, 2013;
- Approval in Principle for Management Area, prepared by the Ministry of Environment, dated October 15, 2012;
- Certificate of Compliance for 7000 No. 3 Road, Richmond, BC, prepared by the Ministry of Environment, dated September 24, 2012;
- *Human Health and Ecological Risk Assessment, Management Area Adjacent to 7000 No. 3 Road, Richmond, BC, Shell Canada Products, Location Code: C01273*, prepared by Meridian Environmental Inc., December 20, 2010;
- *Remedial Plan for the Management Area Adjacent the Former Shell Service Station at 7000 No. 3 Road, Richmond, BC (Location Code: C01273) MoE File No.: 4003*, prepared by SNC-Lavalin Inc., Environment Division, August 6, 2010, (now known as SNC-Lavalin-Inc., Environment & Water);
- *Stage 2 Preliminary and Detailed Site Investigation, 7000 No. 3 Road, Richmond, BC and Adjacent Management Area (Location Code: C01273)*, prepared by SNC-Lavalin Inc., Environment Division, August 6, 2010; and
- *Stage 1 Preliminary Site Investigation, Shell Service Station 7000 No. 3 Road, Richmond, BC (Location Code: C01273)*, prepared by SNC-Lavalin-Inc., Environment Division, September 4, 2009.

May 27, 2014  
Date Issued

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