



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.

July 24, 2015  
Date Issued

Fergus Ewan  
Signing Authority  
For Director, *Environmental Management Act*

**Schedule A**

The site covered by this Certificate of Compliance is located at **13894 117 Avenue, Surrey, BC**, which is more particularly known and described as:

LOT A (BG364990) Block 30 New Westminster District Plan 2546 Except Plan EPP159

P.I.D.: 018-483-836

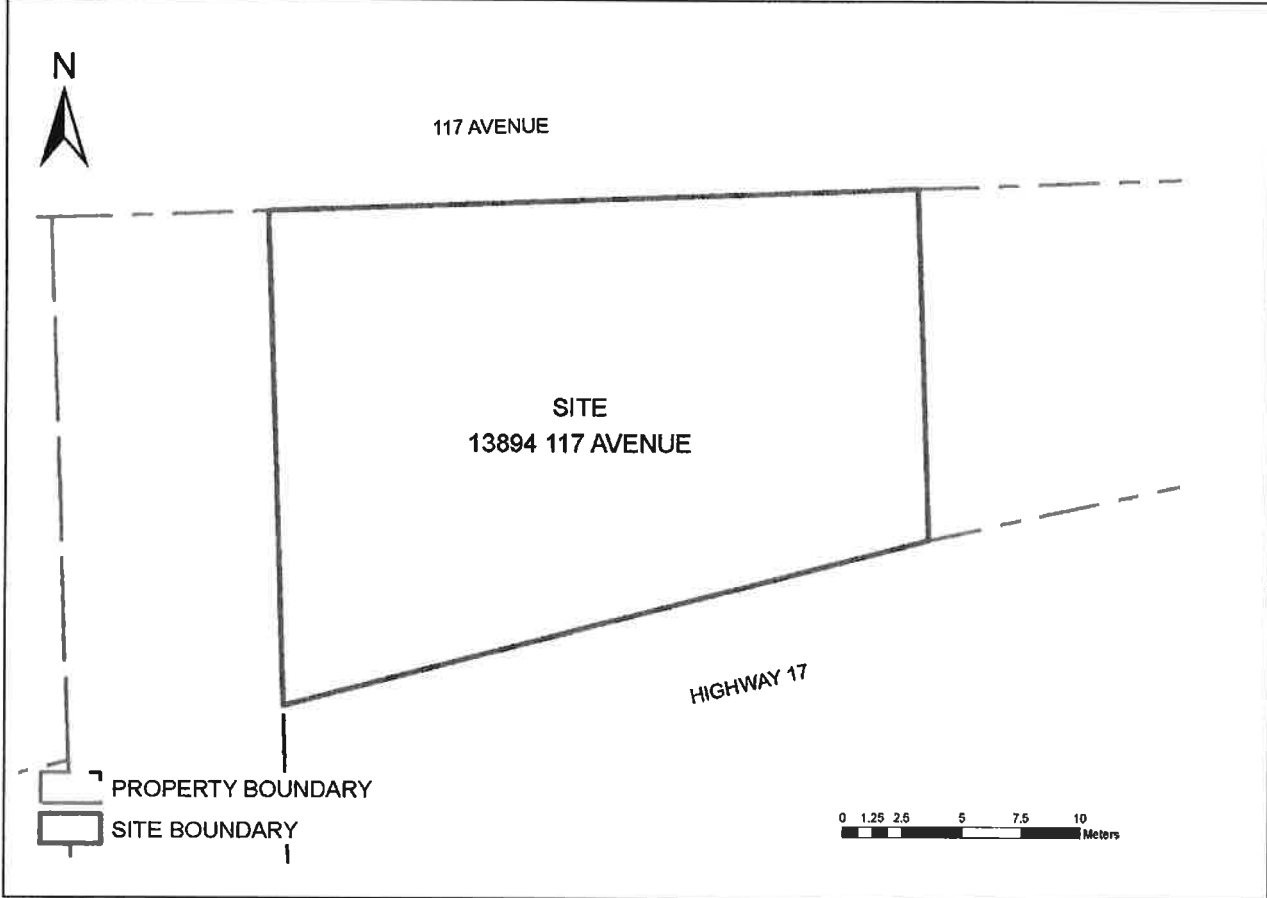
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:      49° 12' 52.6"  
Longitude:    122° 50' 13.9"

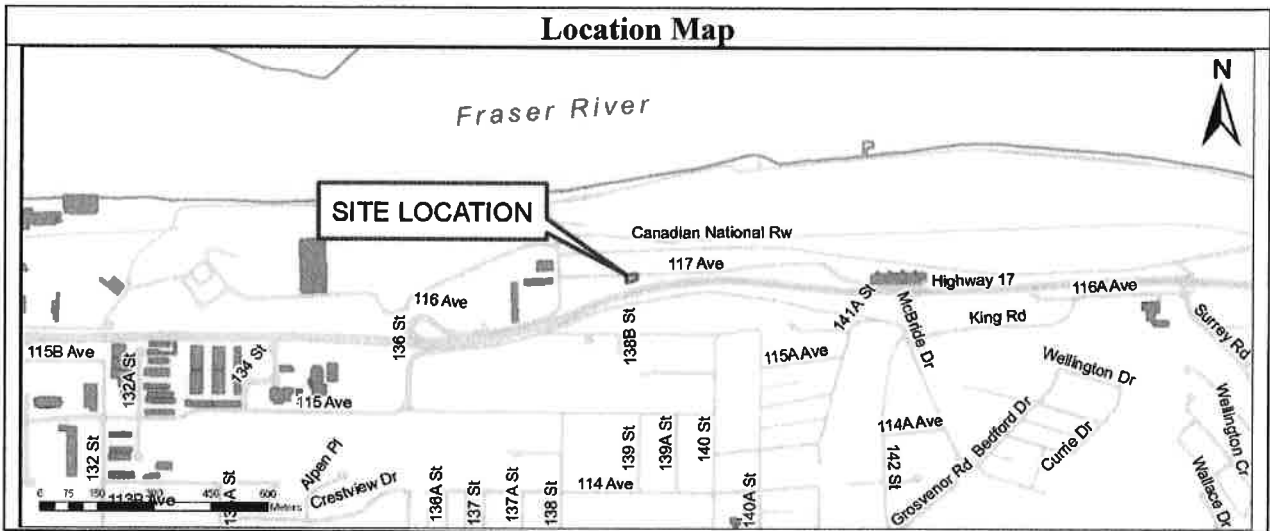
July 24, 2015  
Date Issued

Peggy Swan  
Signing Authority  
For Director, *Environmental Management Act*

### Site Plan



### Location Map



July 29, 2015  
Date Issued

Peggy Wan  
Signing Authority  
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 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 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) *Future buildings must be of slab-on-grade construction; and*
- b) *Groundwater must not come in contact with building foundations.*

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.

Date Issued

*July 24, 2015*

  
Signing Authority  
For Director, *Environmental Management Act*

**Schedule C**  
**Substances and Uses**

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

- Arsenic;
- Cadmium;
- Lead;
- Zinc.

*July 24, 2015*  
Date Issued

*Peggy Wan*  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2015;
- *Confirmation of Remediation, South Fraser Perimeter Road, 13894 117 Avenue, Surrey, BC*, SLR Consulting (Canada) Ltd., March 2015;
- *Detailed Site Investigation, 13894 117 Avenue, Surrey, BC*, SLR Consulting (Canada) Ltd., February 2015; and,
- *Stage 1 and 2 Preliminary Site Investigation, 13894 and 13904 117 Avenue, Surrey, BC*, SLR Consulting (Canada) Ltd., March 2013.

Date Issued

*July 27, 2015*

*Peggy Wan*  
Signing Authority  
For Director, *Environmental Management Act*

### CSAP Application Log

#### Site Information

Approved professional	Eva Gerencher			
AP's firm	SLR Consulting			
CSAP Ref. #	Site ID	Application Number	Instrument	
15-005PA	17458		CoC Num	
Civic Address	13894 117th Ave, Surrey			
<b>Summary of Submission Processing Time CSAP and MoE</b>				
Date Received at CSAP	Date sent to MoE	Date received at MoE	Date assigned	Date Instrument Signed
10-Apr-2015	23-Jun-2015			
<b>Correspondence by date</b>				
Date	Comments			
10-Apr-2015	Submission selected for PA. Preliminary screening started, Site Registry updated.			
23-Jun-2015	Submission approved by PA, couriered to MoE.			
7-Jul-2015	No DW - referred to Amy/Annette			
9-Jul-2015	Amy gives OK , Draft sent to Peggy			
24-Jul-2015	Forwarded to Michele to finalize			